

CENTURY 21[®]

Judge Fite Company



9406 ARBORHILL DRIVE

DALLAS, TX 75243



\$930,000



2,903 sqft



3 beds



3 baths

DESCRIPTION

Completely reimaged and move-in ready, this stunning renovation blends modern design, quality craftsmanship, and major system upgrades in a prime location within the highly regarded Richardson Independent School District. Situated on a spacious corner lot in the desirable Forest Meadow community, this home offers exceptional curb appeal, extensive improvements, and a backyard designed for entertaining. The interior has been thoughtfully redesigned with custom cabinetry, level 3 quartz countertops throughout, large-format tile, LED lighting, and solid-core shaker doors with matching trim and hardware for a cohesive, upscale feel. The fully renovated kitchen features all new appliances including a gas range, speed oven, integrated dishwasher with custom panel, wine refrigerator, and custom vent hood, while the living area is highlighted by a custom white oak fireplace mantel and wet bar with floating shelves. Expansive energy-efficient Low-E Argon filled windows and large sliding glass doors bring in natural light and create seamless indoor-outdoor living to the patio and pool. Major updates provide long-term peace of mind, including foundation work completed in 2024 with transferable warranty, new HVAC system in 2024, and a 30-year roof installed in 2019. Additional exterior improvements include fresh exterior paint, dual driveways providing expanded parking, and a newly installed 10' stained cedar privacy fence. The backyard is a true highlight with a beautifully renovated pool featuring new surface, tile, coping, decking, and an upgraded programmable pump (2024–2025), perfect for relaxing or entertaining. Conveniently located near shopping, dining, and major commuting routes, this property offers the rare combination of designer renovation, significant mechanical upgrades, excellent schools, and a desirable Dallas location. Richardson ISD offers a school Choice program allows families the opportunity to apply to preferred elementary campuses.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21248632

YEAR BUILT: 1970

COUNTY: Dallas

TRACT OR SUBDIVIION: Forest Meadows

LIST DATE: 04/23/2026

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800.451.8055

AREA:

SQUARE FEET: 2,903

TOTAL BEDS: 3

FULL BATHS: 3

HALF BATHS: 0

ACRES: 0.2

LOT SIZE (SQFT): 8,755

INTERIOR FEATURES

FIREPLACE:

- Gas
- GasLog
- GasStarter

FLOOR COVERINGS:

- LuxuryVinylPlank
- Tile

APPLIANCES:

- SomeGasAppliances
- ConvectionOven
- Dishwasher
- ElectricOven
- Disposal
- GasRange
- Microwave
- PlumbedForGas
- Range
- Refrigerator
- SomeCommercialGrade
- WineCooler

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE: <ul style="list-style-type: none">● Traditional● Detached	PARKING: <ul style="list-style-type: none">● AlleyAccess● DoorSingle● Garage● GarageDoorOpener● Oversized● GarageFacesRear	LOT DESCRIPTION: <ul style="list-style-type: none">● CornerLot● FewTrees
ROOF TYPE: <ul style="list-style-type: none">● Composition	YARD/GROUNDS: <ul style="list-style-type: none">● RainGutters	SIDING: <ul style="list-style-type: none">● Brick● Frame● WoodSiding
POOL TYPE: <ul style="list-style-type: none">● Fenced● Gunite● Heated● InGround● Pool● PoolSweep● PoolSpaCombo	FOUNDATION: <ul style="list-style-type: none">● PillarPostPier	FENCING: <ul style="list-style-type: none">● Wood

UTILITIES

HEATING/COOLING: <ul style="list-style-type: none">● Central● Gas	UTILITIES: <ul style="list-style-type: none">● NaturalGasAvailable● SewerAvailable● SeparateMeters● UndergroundUtilities● WaterAvailable● CableAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES: <ul style="list-style-type: none">● CathedralCeilings● DecorativeDesignerLightingFixtures● EatInKitchen● OpenFloorplan● Pantry● CableTv● VaultedCeilings● WalkInClosets	SECURITY FEATURES: <ul style="list-style-type: none">● CarbonMonoxideDetectors● FireAlarm
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COMMUNITY:

● Curbs
LISTED BY: Corey Martin 

PHONE: 214.893.3114

BROKERED BY: Ultima Real Estate