

# CENTURY 21

Judge Fite Company



## 9406 ARBORHILL DRIVE

DALLAS, TX 75243



\$935,000



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

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

## UTILITIES

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

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

● Curbs  
**LISTED BY:** Corey Martin 

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**BROKERED BY:** Ultima Real Estate