

# CENTURY 21

Judge Fite Company



## 17 ASHTON COURT

DALLAS, TX 75230



\$1,695,000



4,292 sqft



4 beds



4 baths

## DESCRIPTION

Beautifully situated in a private, gated Preston Hollow neighborhood, this sophisticated residence was completely remodeled in 2022-2023 by the current owners, including new windows & a fully renovated kitchen & family room. The 4-bedrm, 4-bath home offers 4,292 sq ft of thoughtfully designed living space centered around a private landscaped courtyard, creating seamless indoor-outdoor living. The inviting floor plan features a formal living rm w gas FP & an elegant dining rm accented w designer wallpaper. A spacious family rm w fireplace opens to the completely updated gourmet kitchen, while a large game rm & dedicated fitness rm provide flexible spaces for recreation & wellness. The downstairs primary suite is a serene retreat, highlighted by a wall of windows overlooking the landscaped courtyard. The luxurious primary bath feat dual vanities, a soaking tub, separate shower & oversized walk-in closet designed by California Closets. The kitchen was completely redesigned and renovated with new cabinetry, Dolomite countertops, built-in refrigerator & freezer, Thermador ovens & gas cooktop, dual dishwashers, a farmhouse sink, Sub-Zero wine refrigerator, beverage drawers & an oversized walk-in pantry. A large eat-in seating area makes the kitchen the heart of the home. The adjacent family rm feat custom built-in cabinetry, a gas FP w stone surround & direct access to the courtyard. A secondary ensuite bedrm on the 1st floor—currently used as a study—includes built-ins & a walk-in closet, providing flexible living options. Upstairs are 2 oversized ensuite bedrms w walk-in closets, along w a spacious game rm featuring custom built-in cabinetry, desk area, Juliette balcony, & abundant storage. A dedicated fitness rm w skylight & wall mirror offers additional versatility & could easily serve as a secondary bedrm or bunk room. Additional highlights include hardwd floors throughout, new windows installed in 2022, 2 Navien tankless water heaters, & a 2-car garage w built-ins.

**PROPERTY TYPE:** Residential - Single Family Residence

**MLS STATUS:** Active

**MLS:** 21250231

**YEAR BUILT:** 1996

**COUNTY:** Dallas

**TRACT OR SUBDIVIION:** Churchill Pointe

**LIST DATE:** 04/28/2026

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 4,292

**TOTAL BEDS:** 4

**FULL BATHS:** 4

**HALF BATHS:** 0

**ACRES:** 0.11

**LOT SIZE (SQFT):** 5,009

## INTERIOR FEATURES

### FIREPLACE:

- FamilyRoom
- Gas
- LivingRoom

### FLOOR COVERINGS:

- Hardwood
- Tile

### APPLIANCES:

- SomeGasAppliances
- BuiltInRefrigerator
- Dishwasher
- GasCooktop
- Disposal
- GasOven
- Microwave
- PlumbedForGas
- Refrigerator
- TanklessWaterHeater
- VentedExhaustFan
- WineCooler

### WINDOWS:

- Shutters

### 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>● AdditionalParking</li><li>● Driveway</li><li>● Garage</li><li>● KitchenLevel</li><li>● GarageFacesSide</li><li>● OnStreet</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● InteriorLot</li><li>● Landscaped</li><li>● SprinklerSystem</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>● Balcony</li><li>● Courtyard</li><li>● Lighting</li><li>● RainGutters</li></ul>	<b>SIDING:</b> <ul style="list-style-type: none"><li>● Brick</li><li>● Frame</li></ul>
<b>POOL TYPE:</b> <ul style="list-style-type: none"><li>● None</li></ul>	<b>FOUNDATION:</b> <ul style="list-style-type: none"><li>● Slab</li></ul>	<b>FENCING:</b> <ul style="list-style-type: none"><li>● WroughtIron</li></ul>

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## UTILITIES

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

<b>AMENITIES:</b> <ul style="list-style-type: none"><li>● BuiltInFeatures</li><li>● Chandelier</li><li>● DryBar</li><li>● DecorativeDesignerLightingFixtures</li><li>● EatInKitchen</li><li>● HighSpeedInternet</li><li>● OpenFloorplan</li><li>● PanelingWainscoting</li><li>● NaturalWoodwork</li><li>● WalkInClosets</li><li>● WiredForSound</li></ul>	<b>SECURITY FEATURES:</b> <ul style="list-style-type: none"><li>● SecuritySystem</li><li>● CarbonMonoxideDetectors</li><li>● FireAlarm</li><li>● GatedCommunity</li><li>● SmokeDetectors</li></ul>
<b>COMMUNITY:</b> <ul style="list-style-type: none"><li>● Curbs</li><li>● FencedYard</li><li>● Gated</li></ul>	

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**BROKERED BY:** Compass RE Texas, LLC.