

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 3301 VILLANOVA STREET

UNIVERSITY PARK, TX 75225



\$2,775,000



1,838 sqft



3 beds



2 baths

## DESCRIPTION

On a quiet, no-through street in the heart of the Park Cities, this timeless ranch-style residence blends classic charm with a comprehensive, top-to-bottom renovation—creating a home that feels both rooted and remarkably refreshed. Set on an oversized 70 x 150 lot, the property is framed by lush new landscaping and softly lit mature trees, offering a sense of privacy and serenity rarely found this close to everything. Offering a gated drive with electric entry, the home unfolds with warmth and intention. Inside, every detail has been thoughtfully elevated—from fresh paint and refinished hardwood floors to new lighting and hardware throughout. The reimagined kitchen serves as the centerpiece of the home, showcasing Taj Mahal marble, sleek new appliances, and a refined yet inviting aesthetic that flows seamlessly into the living and dining spaces. The main residence embodies the ease of ranch-style living, while a beautifully updated separate guest house offers flexibility for extended stays, private work-from-home space, or future customization. For those seeking even more potential, the property allows for the addition of a garage with guest quarters above, designed for convenient alley access with front-facing exit—a rare and valuable feature in this coveted neighborhood. Outdoors, the expansive backyard is equal parts retreat and gathering place. Children and guests alike will delight in the custom treehouse, while the open lawn and curated landscaping create the perfect backdrop for entertaining under the glow of evening lights. Positioned within the highly regarded Highland Park Independent School District, and just moments from Boone Elementary School, Coffee Park, and Preston Center, this home offers an unmatched combination of walkability, lifestyle, and enduring value. A true Park Cities cottage—reimagined for today, yet timeless in every sense.

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

**MLS STATUS:** Active

**MLS:** 21251569

**YEAR BUILT:** 1950

**COUNTY:** Dallas

**TRACT OR SUBDIVISION:** University Heights

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

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 1,838

**TOTAL BEDS:** 3

**FULL BATHS:** 2

**HALF BATHS:** 0

**ACRES:** 0.24

**LOT SIZE (SQFT):** 10,497

## INTERIOR FEATURES

### FIREPLACE:

- Gas

### FLOOR COVERINGS:

- Wood

### APPLIANCES:

- BuiltInGasRange
- Dishwasher
- Disposal

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Traditional
- Detached

### PARKING:

- Driveway
- ElectricGate

### LOT DESCRIPTION:

- InteriorLot

### ROOF TYPE:

- Composition

### SIDING:

- Brick

### POOL TYPE:

- None

### FOUNDATION:

- PillarPostPier

### FENCING:

- BackYard
- Wood

## UTILITIES

### HEATING/COOLING:

- Central
- Fireplaces
- NaturalGas

### UTILITIES:

- SewerAvailable
  - WaterAvailable
  - CableAvailable
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## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- BuiltInFeatures
- DecorativeDesignerLightingFixtures
- DoubleVanity
- EatInKitchen
- KitchenIsland
- OpenFloorplan
- CableTv
- WalkInClosets

### SECURITY FEATURES:

- SecuritySystem
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