

\$5,750,000 - 3205 Caruth Boulevard, University Park

MLS® #21067061

\$5,750,000

5 Bedroom, 5.30 Bathroom, 7,302 sqft
Residential on 0.27 Acres

University Heights, University Park, TX

Welcome to 3205 Caruth Boulevard, a truly exceptional custom home with downstairs primary suite, situated on a 70x170 lot on one of the most coveted streets in University Park. Built by Robert Elliott and completed in Nov. 2017 with an unwavering attention to detail, this transitional Mediterranean home showcases luxurious finishes, smart design, and countless upgrades throughout. From the moment you step inside, the home's stunning craftsmanship is immediately evident—from the soaring staircase and leaded glass windows to the seamless flow of the spacious floorplan. The main level features a rare downstairs primary suite with French doors opening to a private courtyard, complete with a fireplace and serene sitting area that evokes the charm of the Italian countryside. Want a pool - no problem! The yard is large enough to add your dream pool. A climate-controlled California room with retractable screens and windows allows for year-round indoor-outdoor entertaining, while the chilled wine room and open-concept gourmet kitchen with adjacent bar area create the ultimate atmosphere for hosting. Additional highlights include a formal dining room bathed in natural light and a large private study with custom built-ins. Upstairs, you'll find four en-suite bedrooms, a spacious game room, a versatile bonus room or exercise space, and a second laundry room for added convenience. The extensive smart home technology system is integrated throughout the house and includes motorized



shades, lighting, surveillance, Ring doorbell and electronic door locks, Nest climate control system, AV and security systems, all managed via the Control4 app. The 2 car garage is climate controlled. The location is as impressive as the home itself—quiet, central, and walkable to Boone Elementary, Caruth Park, with easy access to Preston Center and major thoroughfares like the Tollway and US-75. This peaceful home is the embodiment of thoughtful design, highest quality finish out and timeless elegance.

Built in 2016

Essential Information

MLS® #	21067061
Price	\$5,750,000
Bedrooms	5
Bathrooms	5.30
Full Baths	5
Half Baths	3
Square Footage	7,302
Acres	0.27
Year Built	2016
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary/Modern, Mediterranean
Status	Active

Community Information

Address	3205 Caruth Boulevard
Subdivision	University Heights
City	University Park
County	Dallas
State	TX
Zip Code	75225

Amenities

Utilities	City Sewer, City Water, Concrete, Curbs, Individual Gas Meter,
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	Individual Water Meter
# of Garages	2
Garages	Alley Access, Epoxy Flooring, Garage, Garage Door Opener, 2-Car Double Doors, Garage Faces Rear, Inside Entrance, Kitchen Level, Oversized

Interior

Interior Features	Built-in Features, Built-in Wine Cooler, Decorative Lighting, Double Vanity, Eat-in Kitchen, Kitchen Island, Open Floorplan, Pantry, Smart Home System, Sound System Wiring, Vaulted Ceiling(s), Wet Bar
Heating	Central, Natural Gas, Zoned
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas Logs, Wood Burning, Outside

Exterior

Exterior Features	Courtyard, Rain Gutters, Outdoor Living Center
Lot Description	Few Trees, Interior Lot, Landscaped, Level, Sprinkler System
Construction	Stucco
Foundation	Pillar/Post/Pier

School Information

District	Highland Park ISD
Elementary	Michael M Boone
Middle	Highland Park
High	Highland Park

Listing Details

Listing Agent	Susan Baldwin
Listing Office	Allie Beth Allman & Assoc.

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