

# 3317 PRINCETON AVENUE

Highland Park, Texas 75205

**5,631 SF**

*Living Area*

**4 BD / 4.2 BA**

*Bedrooms & Baths*

**3-Car Garage**

*Porte-Cochère*

**HPISD Zoned**

*Armstrong Elementary*

A rare opportunity to acquire one of Highland Park's most thoughtfully curated French-inspired estates. Since 2018, the current owners have invested comprehensively — transforming every principal space with designer finishes, expanding the primary suite, installing a resort-caliber pool and spa, and integrating the latest in smart home technology. The result is a home that moves in ready in the truest sense, requiring nothing more than your personal touch.

## ARCHITECTURE & SIGNATURE PRESENCE

- Stucco exterior with Vermont slate & tile roof (refurbished 2025)
- In-home elevator with dual custom-carpeted staircases
- Venetian plaster in the formal dining room
- Central courtyard with multiple French doors
- Four fireplaces — three interior, one outdoor
- Drive-through porte-cochère & 3-car attached garage
- Vaulted and architectural ceilings throughout
- Two private balconies off primary & upper guest suite

## CHEF'S KITCHEN — FULLY REMODELED 2024

- Custom ceiling beams & oversized quartz center island
- 6-burner Wolf gas cooktop with griddle + Wolf warming drawer
- Two ovens, two dishwashers, two sinks
- Culligan reverse osmosis system (replaced 2025)
- Newport Metropolitan polished faucets — elegant & timeless
- Built-in Sub-Zero refrigerator
- Pantry remodel with extensive custom cabinetry
- Planning station & coffee bar

## PRIMARY SUITE — A TRUE PRIVATE SANCTUARY

- Spa bath with jetted soaking tub & Toto toilet
- Her closet, dressing area & makeup vanity — added 2018
- Private balcony access
- His closet — fully remodeled with designer cabinetry
- Hardwood floors (added 2018, refinished)
- Spa booster pump replaced 2026

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## RESORT-STYLE OUTDOOR LIVING — INSTALLED 2018

- Swimming pool & spa with new booster pump (2026)
  - Upper patio heater for year-round entertaining
  - Full exterior landscape redesign
  - Shadow screens for first-floor privacy
  - Lower patio with outdoor fireplace, heaters & ceiling fan
  - Mosquito Nix system covering entire property (2019)
  - Covered patios on both levels with electric shades
  - Courtyard designed for seamless indoor-outdoor flow
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## INTELLIGENT SYSTEMS & INFRASTRUCTURE

- Control4 smart home automation — lighting, audio, climate, security (2018)
  - ADT security + exterior & interior cameras
  - Tankless water heaters & circulation pump (replaced 2023)
  - Fully encapsulated crawl space with commercial dehumidifier (2024)
  - Lutron lighting system — fully reprogrammed (2018)
  - Culligan whole-home water softening system (2025)
  - Third HVAC unit added 2018 for comprehensive coverage
  - Sump pump system for moisture management
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## LIFESTYLE & ENTERTAINMENT SPACES

- Private media room with blackout shades — added 2018
  - Three large ensuite guest bedrooms with walk-in closets
  - Second-floor homework station with built-in desk
  - Front powder room — remodeled 2022
  - Library/reading room with custom built-ins & balcony access
  - Wet bars on both levels — ice maker repaired 2026
  - Laundry room — fully remodeled 2020
  - Cedar closet — rare and highly desirable
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## RECENT STEWARDSHIP — 2025 / 2026

- Slate roof professionally refurbished — 2025
  - True ice machine repaired — 2026
  - Spa booster pump replaced — 2026
  - Culligan whole-home water softening installed — 2025
  - Bosch dishwasher serviced — 2026
  - Reverse osmosis system replaced — 2025
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## LOCATION

Coveted positioning near HP Village, Knox Street, Turtle Creek, and the Katy Trail. Zoned to award-winning Highland Park ISD — Armstrong Elementary. One of Dallas's most sought-after addresses, offering the rare combination of walkable luxury, privacy, and enduring value.

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