

# \$36,500,000 - 3711 Lexington Avenue, Highland Park

MLS® #20870693

## \$36,500,000

5 Bedroom, 7.60 Bathroom, 20,485 sqft  
Residential on 1.06 Acres

Highland Park, Highland Park, TX

Exquisite Craftsmanship and elegant execution pervade this elegant estate sited along serpentine St. Johns Drive and Hackberry Creek in Old Highland Park, First Installment. The final work of master Classicist Cole Smith, Smith-Ekblad & Assoc., build by Crowbar Constructors, Cole Smith, Jr. with design consultation by Sherry Hayslip Interiors, the house exudes stately elegance. Site lines & floor plan take advantage of verdant park & trails. Exquisite craftsmanship throughout with commercial grade structure. Multiple living areas, dining areas, food preparation kitchen, levels, bedrooms, outdoor spaces culminate into a magnificent experience. The Great Room, two stories high, anchors the house, with brilliantly engineered acoustics and handsome master crafted carpentry; it opens to a picturesque screened porch with fireplace and views to the park. It is complimented by a beautiful formal Dining Room, surveying the rear grounds of this rare acre lot. Privacy is ultimately afforded by the corner lot. Kitchen, Breakfast Rm, Conservatory and upstairs Primary share the view. The first floor is completed by the Fitness Rm, a near Olympic sized Natatorium with cabana area and a Guest Apartment along the north front. Fitness and Guest have private north entrances. Commercial elevator serves all 4 floors. The Primary consists of bed chambers, living area and Gentleman's study. Study opens to the upstairs screened balcony, also overlooking the greenbelt and park. The



primary bath features an expansive multiple head shower with body sprays, a separate garden tub, dual sinks, a vanity desk & 2 water closets. The couture closet with rows of wardrobes and glass front curio cabinets adjoins a haberdasher's dream, accounting for a luxurious experience; in the closet a circuitously situated private elevator accesses oversized pool perfect for swim or recreation & cabana from the primary. 4 additional ensuite bedrms, secondary laundry station, loft & rear stairwell finish the floor.

Built in 2012

### **Essential Information**

MLS® #	20870693
Price	\$36,500,000
Bedrooms	5
Bathrooms	7.60
Full Baths	7
Half Baths	6
Square Footage	20,485
Acres	1.06
Year Built	2012
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional, English
Status	Active

### **Community Information**

Address	3711 Lexington Avenue
Subdivision	Highland Park
City	Highland Park
County	Dallas
State	TX
Zip Code	75205-3802

### **Amenities**

Utilities Cable Available, City Sewer, City Water, Concrete, Curbs, Individual

	Gas Meter, Individual Water Meter, Sidewalk
# of Garages	6
Garages	Additional Parking, Circular Driveway, Electric Vehicle Charging Station(s), Garage, Garage Door Opener, 2-Car Double Doors, Garage Faces Side, Inside Entrance, Kitchen Level, Lighted, Off Street, Oversized, Paved, Storage, Basement, Heated Garage
Has Pool	Yes
Pool	Cabana, Gunite, Heated, In Ground, Separate Spa/Hot Tub, Indoor

### **Interior**

Interior Features	Built-in Features, Built-in Wine Cooler, Chandelier, Decorative Lighting, Eat-in Kitchen, Elevator, Flat Screen Wiring, High Speed Internet Available, Kitchen Island, Multiple Staircases, Natural Woodwork, Paneling, Pantry, Walk-In Closet(s), Wet Bar
Appliances	Call Listing Agent
Heating	Central, Fireplace(s), Natural Gas, Zoned, Other
Fireplace	Yes
# of Fireplaces	7
Fireplaces	Bedroom, Decorative, Electric, Family Room, Gas, Gas Logs, Gas Starter, Great Room, Living Room, Master Bedroom, Outside, Wood Burning, Kitchen, Masonry

### **Exterior**

Exterior Features	Awning(s), Balcony, Covered Porch(es), Rain Gutters, Lighting, Private Yard
Lot Description	Acreage, Adjacent to Greenbelt, Corner Lot, Irregular Lot, Landscaped, Lrg. Backyard Grass, Many Trees, Park View, Sloped, Sprinkler System, Subdivision
Roof	Slate
Construction	Stone Veneer

### **School Information**

District	Highland Park ISD
Elementary	Armstrong
Middle	Highland Park
High	Highland Park

### **Listing Details**

Listing Agent	Ralph Randall
Listing Office	Briggs Freeman Sotheby's Int'l

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