

\$7,995,000 - 9700 Audubon Place, Dallas

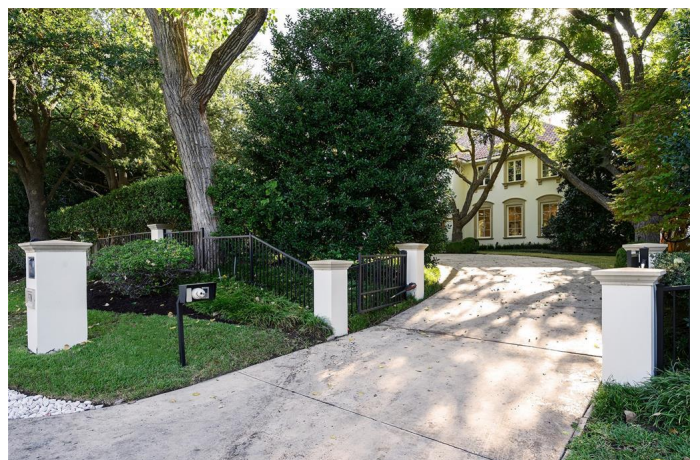
MLS® #21079663

\$7,995,000

5 Bedroom, 7.10 Bathroom, 11,508 sqft
Residential on 1.01 Acres

Sunnybrook Estates, Dallas, TX

Discover a rare gem in the heart of Old Preston Hollow, perched on an elevated one-acre lot at the coveted intersection of Audubon and Park Lane. Just completed: a refreshing transformation under the esteemed design direction of Studio Thomas James, this custom-built home by renowned builder Nickey Oates circa 2002, spans over 11,500 ft of luxurious living space. Designed by Hudson Lockett III, the home features a thoughtful floor plan with well-proportioned formal and informal living areas, creating a harmonious flow throughout. The estate boasts five primary-sized bedroom suites, all with large walk-in closets. The expansive downstairs primary suite is a true retreat, complete with a spacious sitting area anchored by a fireplace, dual marble bathrooms, and exceptional built-in clothing storage. Natural light floods the interiors, accentuated by beautiful, hardwood floors (newly refinished), smooth texture walls (just recently completed), soaring vaulted ceilings, and multiple stone fireplaces. The gourmet kitchen, recently remodeled with new Sub Zero and Wolf appliances and quartz countertops, flows seamlessly to a spacious breakfast area, perfect for everyday gatherings. Large game room with a wet bar area is ideal for entertaining, and the fifth bedroom, offers privacy—perfect for extended stay guests or an au pair. The third floor offers terrific storage and was previously utilized as a workout space. Sellers just added a whole-house generator. Outdoors, the



property is an entertainer’s dream, featuring a pool, covered loggia, and expansive grassy areas, all surrounded by manicured hedges and mature trees for ultimate privacy and serenity. This gated estate provides plentiful parking with a circle drive and a four-car garage with a separate entrance off Park Lane. This magnificent estate presents a unique opportunity to embrace the finest in Old Preston Hollow locale with a fresh palate to bring your own personal final touches to call it your own.

Built in 2002

Essential Information

MLS® #	21079663
Price	\$7,995,000
Bedrooms	5
Bathrooms	7.10
Full Baths	7
Half Baths	1
Square Footage	11,508
Acres	1.01
Year Built	2002
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Active

Community Information

Address	9700 Audubon Place
Subdivision	Sunnybrook Estates
City	Dallas
County	Dallas
State	TX
Zip Code	75220-2011

Amenities

Utilities	City Sewer, City Water
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# of Garages	4
Garages	Circular Driveway, Driveway, Electric Gate, Garage, Garage Faces Rear
Has Pool	Yes
Pool	Cabana, Gunite, Heated, In Ground, Pool Sweep, Pool/Spa Combo

Interior

Interior Features	Built-in Wine Cooler, Cable TV Available, Decorative Lighting, Dry Bar, Flat Screen Wiring, High Speed Internet Available, Kitchen Island, Multiple Staircases, Sound System Wiring, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Heating	Central, Natural Gas
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Decorative, Dining Room, Gas Logs, Gas Starter, Great Room, Living Room, Master Bedroom, Stone, Wood Burning

Exterior

Exterior Features	Attached Grill, Covered Porch(es), Fire Pit, Lighting, Outdoor Living Center
Lot Description	Acreage, Corner Lot, Lrg. Backyard Grass, Many Trees
Roof	Slate, Tile
Construction	Stucco
Foundation	Pillar/Post/Pier

School Information

District	Dallas ISD
Elementary	Walnuthill
Middle	Medrano
High	Jefferson

Listing Details

Listing Agent	Ryan Streiff
Listing Office	Dave Perry Miller Real Estate

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