

**Bluffview***

TOTAL SINGLE-FAMILY SALES

250 (28%)

AVG PRICE

\$1,333,244 (5%)

DAYS ON MARKET

68 (11%)

*YTD April 2017 over same period last year. Includes HP/UP.

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“It has such an Austin sensibility. The hills, cliffs, and winding, crunchy streets take you completely out of the city. There are no sidewalks. Bluffview buyers prefer trails and hills to walk and hike.”

—Jonathan Rosen, The Collective Residential

**LISTING:**

4612 Watauga Rd.
\$5,500,000
7,863 square feet, 4 beds, 5/2 baths
The Harold Leidner-designed yard, pool, and gardens resemble an Italian estate.

**ALL BARK:**

Bluffview was once a dairy farm, and with its leafy streets and wide setbacks, it retains a bucolic feel.

BLUFFVIEW

AS YOU WIND along Watauga Road, towering trees etch shadows onto estates set back from the street. You feel far from the city, transported by the hills, green, and quiet. This is the magic of Bluffview—the North Dallas neighborhood located between Northwest Highway and Lovers, Inwood and Midway—whose topography is as refreshing as its homes are lavish. The area, originally 215 acres of dairy farm, was developed as 1-acre-lot Bluff View Estates in 1924 along Bachman Creek and was annexed by the city in 1943. In the neighborhood’s south-east corner, there are a few blocks between

Elsby and Menier known as Baby Bluffview, which tends to attract buyers who’ve been priced out of Devonshire to the east but who can’t afford an extravagant Bluffview abode to the west. Although the area as a whole is mostly residential, nearby Lovers Lane provides entertainment with the Landmark Inwood theater and longtime restaurant staples, Neighborhood Services and Celebration Restaurant. To the north, Bluffview Growler, little brother to Lakewood Growler, is well-situated by the picturesque Bachman Creek Greenbelt, where you’ll often see residents out for a sunset jog.

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