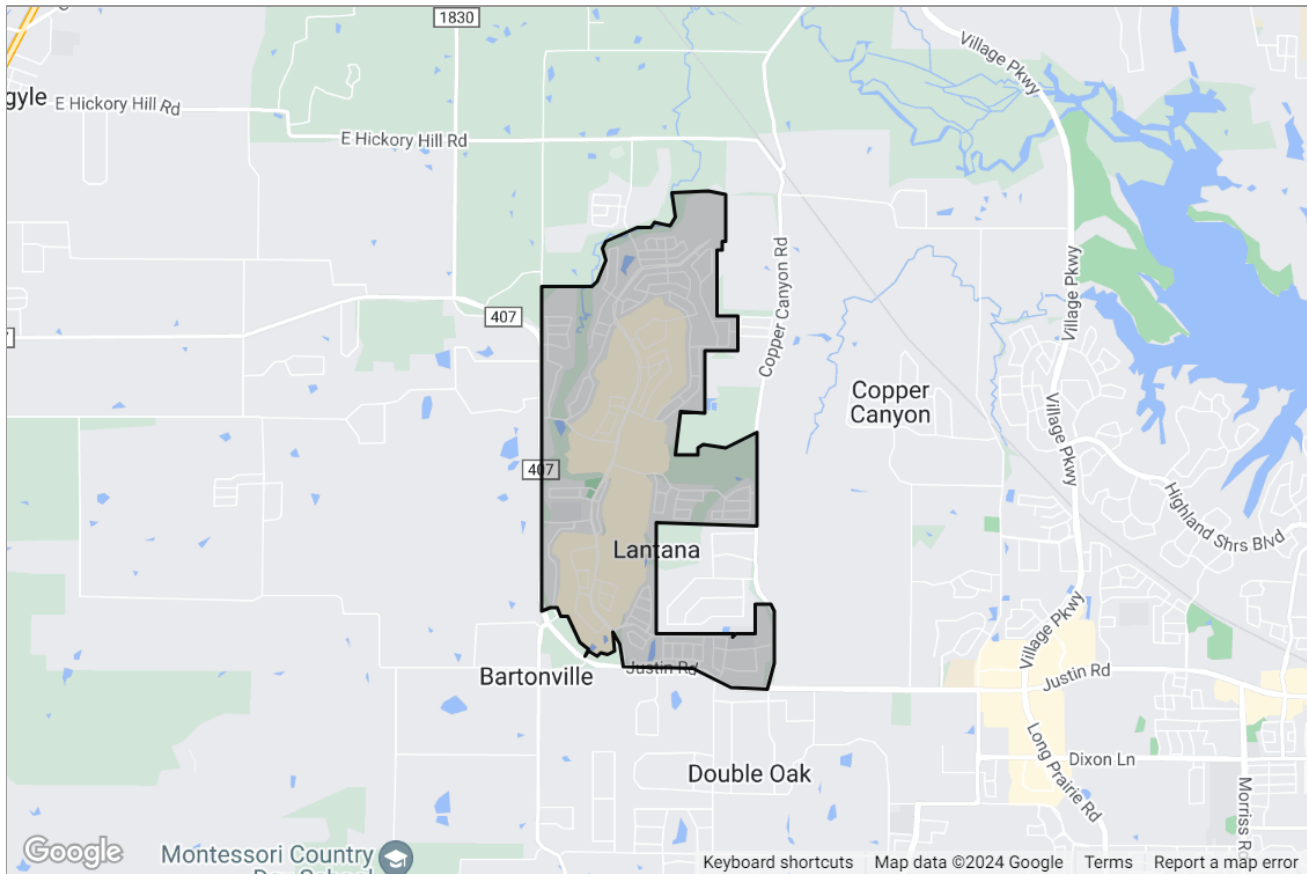


MARKET ACTIVITY REPORT

# Lantana, Texas



Presented by  
**David Peet | Sales Agent**  
Texas Real Estate License: 0634691

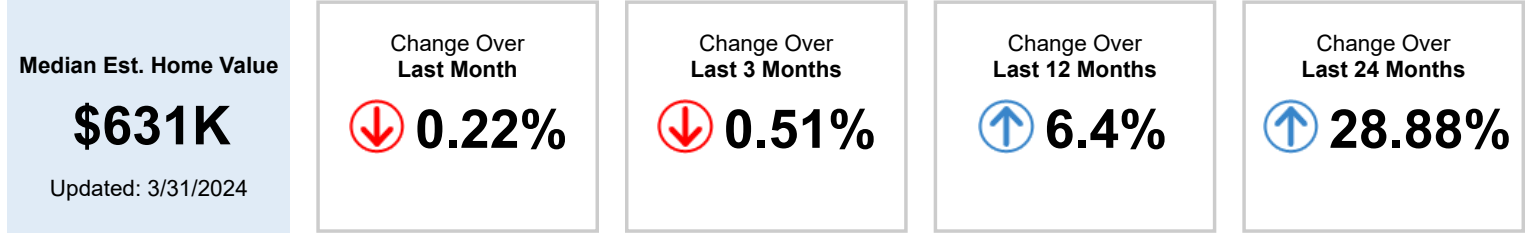


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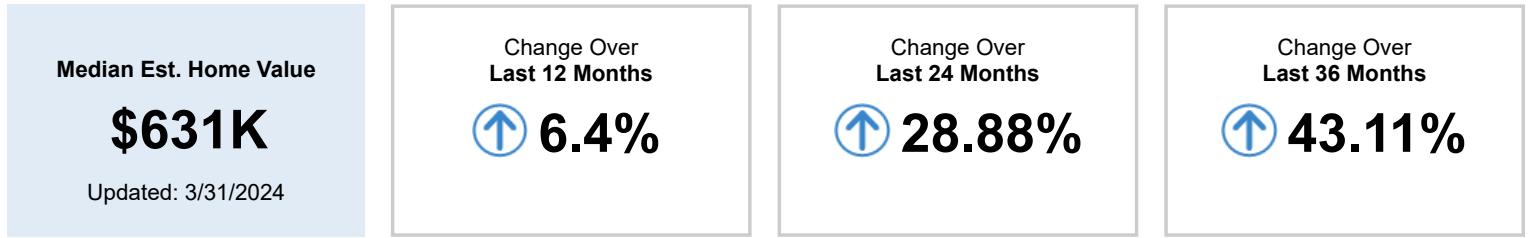
## Lantana, Texas

### Market Snapshot: Estimated Home Values



About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

### Market Snapshot: 12-Month Change in Estimated Value



About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

### Market Snapshot: Concentration of Distressed Properties



About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 4/10/2024.

## Market Snapshot: Sales Price

Median Sales Price

**\$585K**

Updated: 3/31/2024

Change Over  
Last Month

 **0.43%**

Change Over  
Last 3 Months

 **3.63%**

Change Over  
Last 12 Months

 **7.88%**

Change Over  
Last 24 Months

 **11.37%**

About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

## Market Snapshot: List Price

Median List Price

**\$649K**

Updated: 3/31/2024

Change Over  
Last Month

 **4.69%**

Change Over  
Last 3 Months

 **0.04%**

Change Over  
Last 12 Months

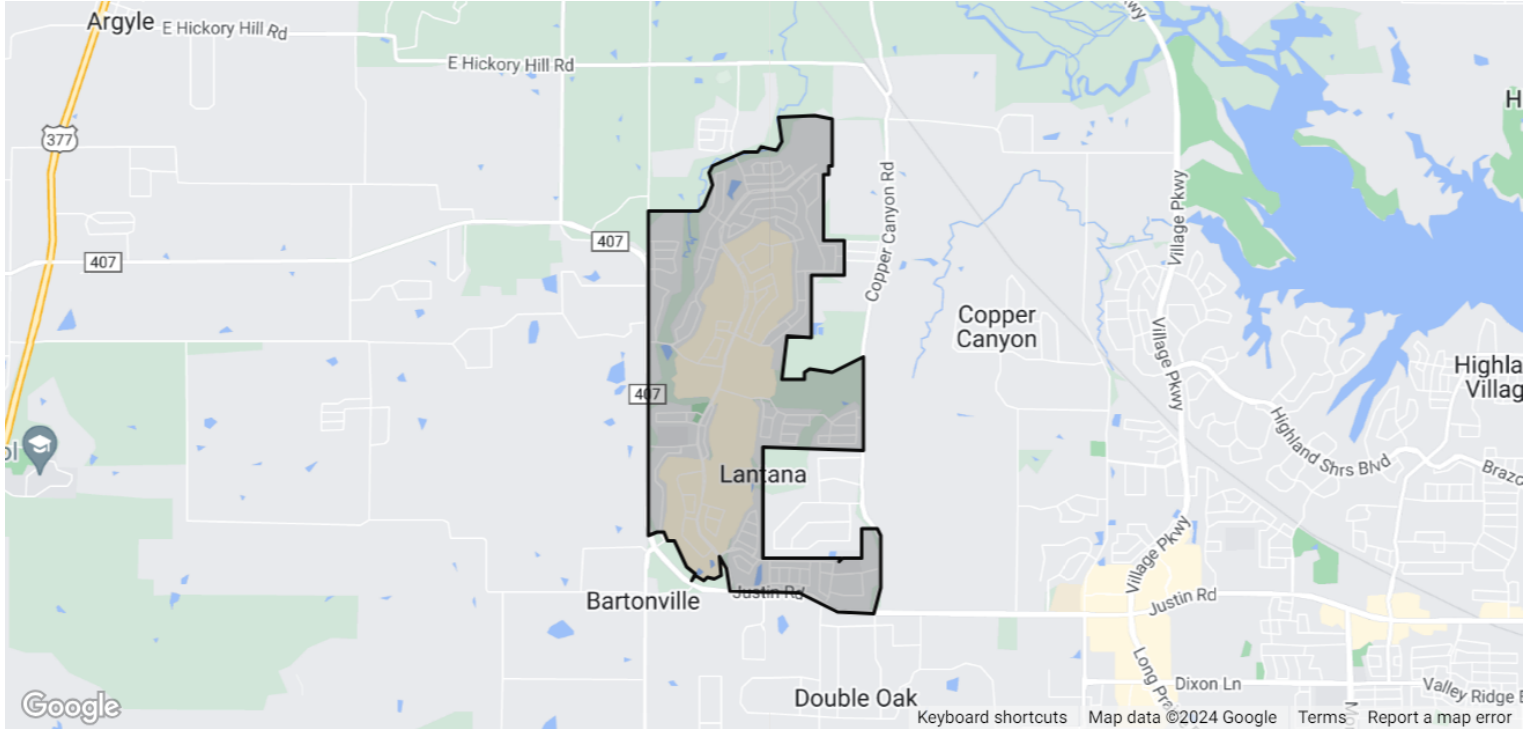
 **0.15%**

Change Over  
Last 24 Months






 **8.17%**

About this data: The Metrics displayed here reflect median list price for **All Residential Properties** using **MLS listing** data.

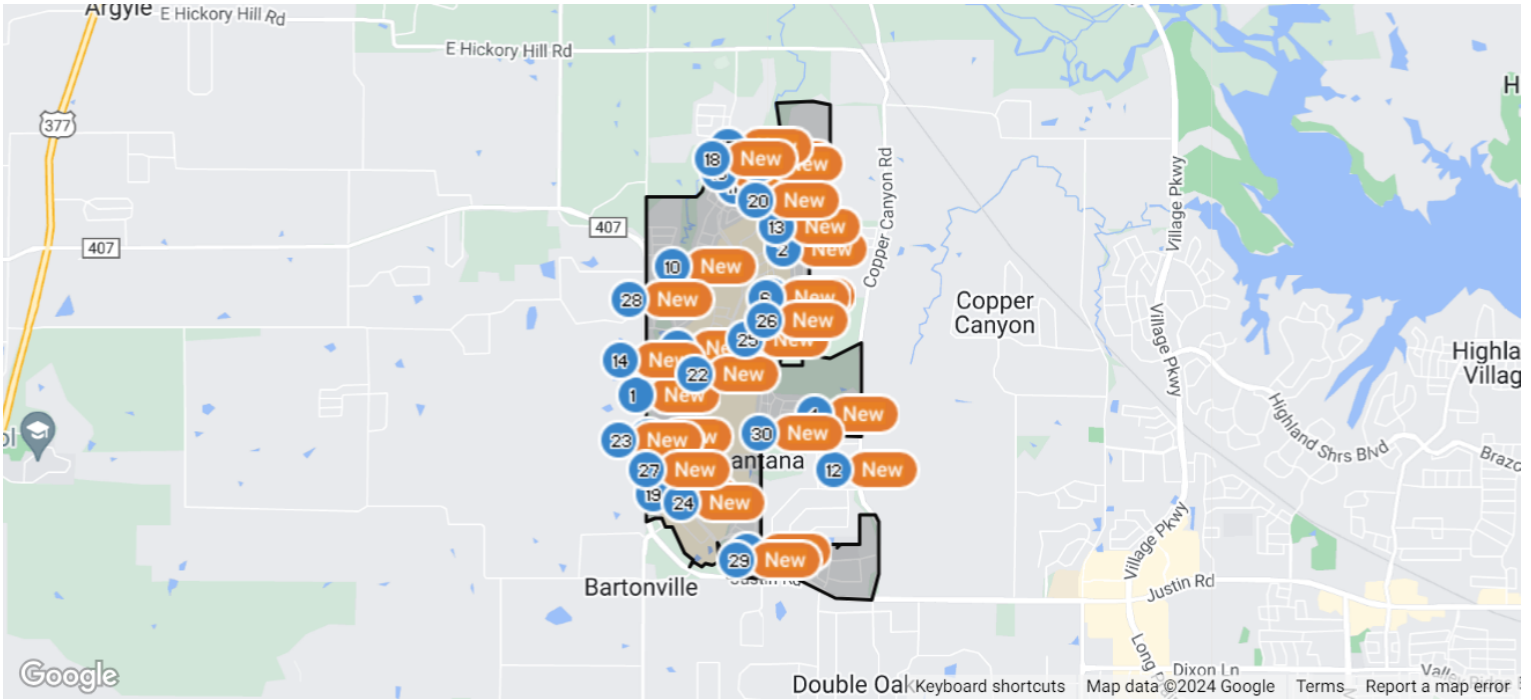
## Market Activity Summary Stats



**Search Criteria** | **Location:** Lantana, Texas; **Date:** Changes in the Last 6 Months; **Transaction Types:** For Sale; **Change Types:** New Listings, Pending, Closed, Distressed, Price Change, Expired; **Property Types:** Single Family, Condo/Townhouse/Apt., CoOp; **Beds:** 3 – No Max; **Baths:** 2 – No Max; **Maximum Properties per Change Type:** 50; **Sort Order:** Recently updated

	 <b>New Listings</b>	 <b>Pending</b>	 <b>Closed</b>	 <b>Price Changes</b>	 <b>Expired</b>
<b>Number of Properties</b>	30	8	50	12	2
<b>Low Price / Value</b>	\$399,000	\$559,000	–	\$475,000	\$629,500
<b>Median Price / Value</b>	\$670,500	\$637,450	\$536,000	\$595,000	\$652,250
<b>High Price / Value</b>	\$2,249,999	\$950,000	\$2,821,392	\$2,249,999	\$675,000
<b>Average Price / Sq. Ft.</b>	\$205	\$196	\$169	\$217	\$186
<b>Median Price / Sq. Ft.</b>	\$194	\$192	\$185	\$189	\$186
<b>Average Days in RPR</b>	36	44	81	84	202
<b>Median Days in RPR</b>	29	37	71	48	202
<b>Total Volume</b>	\$21,837,998	\$5,262,291	\$27,670,108	\$8,698,299	\$1,304,500

## Lantana, Texas



### New Listings: 30

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
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**1 Active** • New, Active: 4/4/2024 *MLS ID: 20579720*

**800 George St**

Single Family    4/4    3,702 sq ft    7,361    2003    4/4/2024    \$699,000    \$189

Located in the unassuming, tree lined Camden area of Lantana, this 4 bdrm, 3.5 bath property offers modern comfort & timeless appeal w a coastal vibe. The completely remodeled interior has oak engineered flooring throughout downstairs. Say hello to hand-troweled walls & ceilings & casement windows throughout. Natural light from multiple lrg windows floods the interior while recessed lighting illuminates the interior at night. The Kit. boasts THOR appliances including a 6 burner gas stove w a convection oven & a smaller oven. A butler's pantry offers extra storage & a place for a drink fridge. The family rm has a recessed area for a lg wall mount TV. The ample primary suite & bath is truly spa like w a free standing tub & separate shower. Upstairs, where the coastal vibe continues & between 3 oversized bdrms, a Jack-N-Jill bath, & a 2nd full bath are 2 bonus areas for relaxing or sewing or crafting. In the backyard, the pool and hot tub await Summer fun.

*Listing Courtesy of Keller Williams Realty-FM*



**2 Active** • New, Active: 4/3/2024 *MLS ID: 20577088*





**1040 Fannin Dr**

Single Family    4/4    3,457 sq ft    15,246    2009    4/3/2024    \$700,000    \$202

MULTIPLE OFFERS RECEIVED - Deadline for highest and best Monday, April 8th, at 6:00 pm. Stunning 4 bed, 3.1 bath Lantana home on expansive oversized lot. Beautiful hand scraped wood floors throughout the downstairs give way to large updated kitchen, complete with commercial gas range dual ovens and large island. Plenty of space for large families or entertaining of all kinds. Plentiful natural light throughout the interior. Incredible floorplan flexibility with study and primary suite downstairs and additional game room and media room upstairs. The backyard is complete with a large extended patio complete with built in outdoor kitchen, basketball court, and enclosed garden. All this and still plenty of room for a future pool if desired. Generous 3 car garage. Lantana's tremendous amenities include 5 pools, fitness centers, sport courts, and miles of walking trails. You need to come see it for yourself!





*Listing Courtesy of Compass RE Texas, LLC*

## New Listings: 30 (cont.)

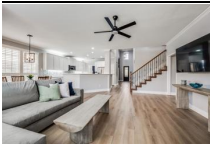



	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	3 ● Active	*New, Active: 4/3/2024 MLS ID: 20575183						
<b>1231 Powell Rd</b>	Single Family	4/3	3,396 sq ft	10,280	2005	4/3/2024	\$674,900	\$199
<p>OPEN HOUSE ON SAT FROM 12-2PM. Welcome to your dream home in the Fairlin community of Lantana! This incredible single-story custom home offers unparalleled functionality with multiple office spaces, 4 bedrooms, a formal dining room, and an amazing media or game room equipped with three mounted televisions for entertaining. Professionally wired with surround sound throughout, this home ensures an immersive entertaining experience. The main office boasts a cozy fireplace, while the spacious family room, adorned with another fireplace, seamlessly opens to the kitchen, fostering easy flow and connectivity. Outside, the lovely backyard beckons with its inviting ambiance, complete with a built-in grill, large pergola, and meticulously landscaped greenery for those with a passion for gardening. Kitchen with gas stove, butlers pantry, and ample counters and cabinets. Move-in ready in a quiet neighborhood. Experience the best of Lantana with amenities right at your fingertips.</p> <p><i>Listing Courtesy of Keller Williams Realty</i></p>								
	4 ● Active	*New, Active: 2/29/2024 MLS ID: 20548029						
<b>1608 Golf Club Dr</b>	Single Family	4/3	3,441 sq ft	5,662	2013	2/29/2024	\$619,000	\$180
<p>OPEN HOUSE, SUNDAY MARCH 17th FROM 1 to 3pm. Welcome to your dream home in Lantana! Step into the open, inviting space of this beautifully designed residence. From the grand spiral staircase to the hand-scraped hardwood floors, every detail elevates the ambiance. Entertain with ease in the spacious kitchen and enjoy gatherings in the oversized family living area. This home boasts 4 large bedrooms, media room, game room, office, and two separate dining areas, providing endless possibilities for both living and entertainment! With 3 full bathrooms, convenience is key for families. Situated within walking distance of the Lantana Golf Club, splash pad, pools, tennis courts, trails and basketball courts, this home offers the perfect blend of recreation and relaxation! Don't miss the opportunity to make this your new family and entertainment home. Schedule a showing today and experience the Lantana lifestyle firsthand!</p> <p><i>Listing Courtesy of Repeat Realty, LLC</i></p>								
	5 ● Active	*New, Active: 1/11/2024 MLS ID: 20510905						
<b>1431 Bonham Pkwy</b>	Single Family	4/4	2,674 sq ft	6,751	2003	1/11/2024	\$542,500	\$203
<p>Protect your vehicles in this huge 3-CAR GARAGE HOME boasting 2674 square feet of comfortable, modern living space. Complete with 4 spacious Bedrooms, 3.5 Bathrooms, and a secluded downstairs Primary Bedroom looking out at a relaxing Backyard Patio. 1 cozy Fireplace, 2 separate Living Room &amp; Loft Den areas, an Executive Office room, an Island Kitchen with gas range &amp; double oven, and Crown Moldings throughout. Both HVAC units replaced in 2018, a Tankless Water Heater installed in 2018, new Carpeting in 2020, full Roof replacement in 2017, and upgraded Bathroom Flooring &amp; Fixtures in 2022. House features a high-fenced backyard with marvelous Stone Floor Covered Patio, a built-in Barbecue Grill &amp; Wine Chiller, and circular Fire Pit. All installed appliances, including Stainless Steel Refrigerator and both Washer &amp; Dryer units in the laundry room, are included. Premium Home Maintenance Warranty coverage good through March '25 for all major appliances (AC units, extended Plumbing, more).</p> <p><i>Listing Courtesy of Seeto Realty</i></p>								
	6 ● Active	*New, Active: 3/26/2024 MLS ID: 20570692						
<b>1380 Meadows Ave</b>	Single Family	3/2	1,860 sq ft	6,534	2003	3/26/2024	\$399,000	\$215
<p>Charming 3 bed, 2 bath home in wonderful community. Spacious and open floorplan are ideal for gatherings. Gas fireplace in living room with luxury vinyl plank flooring. Kitchen features island and breakfast bar. Walls of windows flood the living and kitchen with light. Primary suite is large and has an ensuite bath, and walk-in-closet. Secondary bedrooms share a hall bath. Community amenities include a pool, golf course, tennis courts and so much more!</p> <p><i>Listing Courtesy of Local Dwelling</i></p>								



## New Listings: 30 (cont.)





	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p><b>7 ● Active</b> • New, Active: 12/15/2023 <i>MLS ID: 20495452</i></p> <p><b>1132 Claire St</b></p> <p>Beautifully maintained 2-story in Lantana with gorgeous brick and stone facade! A grand staircase welcomes you inside where you will find 4 bedrooms, 3 full baths, formal dining area, upstairs game and media rooms, and split 3-car garage! Updates in the last couple years include new top of the line HVACs systems, water heater, and upstairs carpet! Second bedroom on 1st floor with full bath is perfect for guests! Other upgrades and amenities include rich hand-scraped hardwoods throughout main living areas, towering ceilings, neutral paint tones, extensive crown molding, wrought iron balusters, plantation shutters, and MORE! Gourmet kitchen boasts granite countertops with a glass tile backsplash, large island with breakfast bar, stainless appliances, an abundance of cabinetry and counter space, and gas cooktop. Renovated primary bath features spacious walk in shower. Private backyard is an entertainer's delight, complete with an expansive patio area with outdoor kitchen, firepit, &amp; spa!</p> <p><i>Listing Courtesy of Your Home Free LLC</i></p>	Single Family	4/3	3,861 sq ft	6,969	2006	12/15/2023	\$725,000	\$188
 <p><b>8 ● Active</b> • New, Active: 3/13/2024 <i>MLS ID: 20559477</i></p> <p><b>1220 Claire St</b></p> <p>Welcome home to this charming property featuring a cozy fireplace, a soothing natural color palette, and a spacious kitchen with a center island and a nice backsplash. The master bedroom boasts a walk-in closet for all your storage needs, with other rooms offering flexible living space. The primary bathroom includes a separate tub and shower, double sinks, and good under sink storage. Step outside to a fenced backyard with a covered sitting area, perfect for enjoying the outdoors. Fresh interior paint and partial flooring replacement in some areas make this home move-in ready. Don't miss out on this fantastic opportunity. This home has been virtually staged to illustrate its potential.</p> <p><i>Listing Courtesy of Opendoor Brokerage, LLC</i></p>	Single Family	4/4	4,106 sq ft	5,810	2007	3/13/2024	\$672,000	\$164
 <p><b>9 ● Active</b> • New, Active: 3/7/2024 <i>MLS ID: 20554612</i></p> <p><b>650 Griffin St</b></p> <p>Welcome to this stunning property featuring a cozy fireplace, natural color palette, and a center island in the kitchen. The kitchen boasts a nice backsplash and there are other rooms for flexible living space throughout. The primary bathroom includes a separate tub and shower, double sinks, and good under sink storage. Step outside to the fenced in backyard with a private in ground pool and covered sitting area, perfect for entertaining or relaxing. Fresh interior paint gives this home a clean, updated look. Don't miss out on this amazing opportunity to own a beautiful property with so many wonderful features. This home has been virtually staged to illustrate its potential.</p> <p><i>Listing Courtesy of Opendoor Brokerage, LLC</i></p>	Single Family	5/5	3,947 sq ft	6,982	2005	3/7/2024	\$705,000	\$179
 <p><b>10 ● Active</b> • New, Active: 3/19/2024 <i>MLS ID: 20564409</i></p> <p><b>8650 Canyon Xing</b></p> <p>One of a kind Sanders Custom Home overlooking 6th fairway of Lantana Golf Club in the Coveted Bellaire section. Amazing Executive Home offers 3800 sq ft on the first floor for magnificent livability, entertaining and pure enjoyment. Hand-scraped hardwood floors invite guests into this entertainers paradise. Stately Executive Office includes abundant custom shelves and secret room for storage. Secondary downstairs bedroom and ensuite are perfect guest getaway. You'll be amazed by the open kitchen, living breakfast space which makes up the heart of the home. Chef Kitchen offers exquisite appliances including Wolf Range, 42in KitchenAid Fridge &amp; more. Primary suite will take your breath away, from wall of shuttered windows overlooking the beautifully treed view to the spa-like bathroom designed with 2 expansive closets for the ultimate retreat. Upstairs, Boast 3 Large bedrooms, 3 baths a loft and walk in attic. Outside, enjoy a covered patio, outdoor kitchen gas grill &amp; green egg.</p> <p><i>Listing Courtesy of eXp Realty LLC</i></p>	Single Family	5/6	5,520 sq ft	13,068	2014	3/19/2024	\$1,275,000	\$231

## New Listings: 30 (cont.)





	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p>11 ● <b>Active</b> *New, Active: 3/8/2024 <i>MLS ID: 20546435</i></p> <p><b>1140 Dayton Dr</b></p> <p>Single Family    4/4    3,248 sq ft    6,141    2007    3/8/2024    \$615,000    \$189</p> <p>Step into this light and airy 4 bed, 3.5 bath home, recently renovated to offer a seamless blend of style and functionality. Recent improvements such as the beautifully updated kitchen, new interior paint, new lighting and new flooring enhance this home's overall appeal. Plantation shutters throughout also add a classic touch and elevated sophistication. The property includes a well-appointed office, game room, and media room, providing versatile spaces for work and leisure. A dedicated homework desk area also adds a practical touch for the family. Outside, relax on your patio or engage in the various amenities in this bustling community. From pools and splash pads to pickleball, tennis, and basketball courts, the neighborhood caters to an active lifestyle. Well-maintained walking trails, fitness facilities, playgrounds, and green spaces enhance the community's appeal. Welcome home and enjoy the experience of striking just the right balance between luxury and convenience.</p> <p><i>Listing Courtesy of eXp Realty</i></p>								
 <p>12 ● <b>Active</b> *New, Active: 3/13/2024 <i>MLS ID: 20558668</i></p> <p><b>21 Bradford Ln</b></p> <p>Single Family    5/5    4,591 sq ft    87,250    2022    3/13/2024    \$2,249,999    \$490</p> <p>COUNTRY LIVING IN THE CITY, this multi-generational 5 bed, 4.5 bath custom home is immaculately designed, w-no detail spared. Situated on a 2 acre corner lot, in sought after gated Boots Ranch. Open concept features a Chef's Kit w-top of the line apps, farmhouse sink + working pantry loaded w-storage. Dble slider doors extend the living area outside to an entertainers dream screened porch, custom pool &amp; pergola. Owners suite w-a BI electric FP, dble French doors lead to a private screened porch + en-suite bath w-dble vanities, soaking tub, dble-head shower + dual closets. 2nd Primary Suite w-shower, soaking tub + WIC. 3rd bedroom is massive &amp; perfect for an in home office! Hard-wired data ports in every room! In-law suite is designed to perfection, w-a private entrance, living, kitchenette, bdrm + bath. Entire home is handicap accessible w-BI ramps. Garages boast 6 oversized bays + stairs that lead to a floored attic space. Do not miss your chance to own this one of a kind masterpiece!</p> <p><i>Listing Courtesy of Fraser Team Realty</i></p>								
 <p>13 ● <b>Active</b> *New, Active: 2/9/2024 <i>MLS ID: 20533177</i></p> <p><b>8421 Bayberry Ave</b></p> <p>Single Family    4/4    3,308 sq ft    6,272    2009    2/9/2024    \$619,900    \$187</p> <p>Welcome home and enjoy the perks of Lantana Living! This spacious floorplan offers an abundance of natural light and wood floors throughout the downstairs living areas! Working from home has never been easier with your very own office conveniently located at the front of the house just as you enter the home! Enjoy the kitchen's open concept featuring a large island perfect for entertaining, stainless steel appliances, gas range, and more! Retreat into the large primary suite with recently replaced carpet, ensuite bathroom, double vanity, &amp; walk in closet. A wrought iron staircase leads you to the homes large flex space, perfect for a game room, workout room, or extra work space! You'll find three additional bedrooms and two bathrooms, all with brand new carpet recently replaced Feb 2024! Lantana HOA includes front yard maintenance, 5 pools, 2 gyms, tennis or pickleball courts, community center, walking &amp; bike trails, &amp; more!</p> <p><i>Listing Courtesy of Keller Williams Realty-FM</i></p>								
 <p>14 ● <b>Active</b> *New, Active: 3/21/2024 <i>MLS ID: 20559104</i></p> <p><b>8128 Tyler Dr</b></p> <p>Single Family    4/5    3,412 sq ft    8,973    2013    3/21/2024    \$624,000    \$183</p> <p>ATTENTION ALL GOLF ENTHUSIASTS! Don't miss this stunning home with golf course and lake views in the coveted Brazos Addition of Lantana. Step inside to discover an open floor plan with hardwood floors and amenities that add a touch of elegance to the home. Features include a dedicated office with built in cabinetry, two dining areas, a game room with a built-in desk, a bar with wine fridge off the family room, a floor to ceiling stone fireplace, a media room, and a mud room with a bench and shelving. The large primary suite is complete with bay window seating, along with his and her vanities AND closets. The kitchen is a chef's dream, featuring a gas cooktop, double ovens, a walk-in pantry, and a breakfast nook for casual dining. Upstairs, one bedroom features a built-in desk, so it could be a second office. A large covered back patio enables you to relax and enjoy the views of the lake on the golf course. HOA does front yard maintenance. New roof will be installed prior to closing!</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>								







## New Listings: 30 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p>15 ● <b>Active</b> *New, Active: 3/6/2024 MLS ID: 20554423</p> <p><b>1116 Grant Ave</b></p> <p>Single Family 4/3 3,558 sq ft 6,983 2008 3/6/2024 \$669,000 \$188</p> <p>Beautiful home in highly desirable community of Lantana with multiple pools, tennis courts, basketball, private golf course and miles of trails. home is located 4 houses from community center with pool, pond w fountain, gym and trail system, The Isabel addition is where all homes have a castle element to the design. Fully remodeled kitchen is a chefs dream with ample counterspace for entertaining, lrg island with seating, marble counters, farm sink, opens to livingroom fireplace, hand scraped wood floors downstairs, formal dining, study with 2bd fireplace, large master suite with garden tub, lrg shower and walk in closet, 3 bdrms upstairs with 2 flex spaces, 1 huge bdrm is optional media room. backyard has outdoor living space with stonework, deck with seating, fire pit feature, water feature, palm trees and extensive landscaping.</p> <p><i>Listing Courtesy of Axis Realty Solution</i></p>								
 <p>16 ● <b>Active</b> *New, Active: 4/3/2024 MLS ID: 20577539</p> <p><b>1244 Grant Ave</b></p> <p>Single Family 4/4 3,998 sq ft 5,837 2007 4/3/2024 \$825,000 \$206</p> <p>—</p> <p><i>Listing Courtesy of OnDemand Realty</i></p>								
 <p>17 ● <b>Active</b> *New, Active: 3/28/2024 MLS ID: 20561187</p> <p><b>1129 Reese Way</b></p> <p>Single Family 4/4 4,106 sq ft 7,318 2007 3/28/2024 \$745,000 \$181</p> <p>Welcome Home to the prestigious Lantana Golf community! Situated on a serene greenbelt lot, this property boasts an open layout accentuated by hand-scraped hardwood floors &amp; abundant natural light. Enter through the foyer to find a graceful spiral staircase &amp; a private home office. Enjoy meal prep in the elegant kitchen featuring a large island, rich cabinets, granite countertops &amp; a built-in desk. The airy 2-story living room showcases a cozy stone fireplace &amp; expansive windows overlooking the lush greenbelt. Retreat to the primary suite offering ample space for a seating area, an ensuite with dual vanities, jetted soaking tub &amp; a massive walk-in closet. Upstairs, discover sprawling game &amp; media rooms perfect for entertaining, along with 3 additional bedrooms each featuring ensuite baths &amp; walk-in closets. Enjoy Lanatana's amenities including Junior Olympic-size pools, a water spray park, tennis &amp; pickleball courts, fitness centers &amp; much more! Experience luxury living at its finest.</p> <p><i>Listing Courtesy of MAGNOLIA REALTY</i></p>								
 <p>18 ● <b>Active</b> *New, Active: 3/18/2024 MLS ID: 20563729</p> <p><b>9100 Stacee Ln</b></p> <p>Single Family 5/4 4,565 sq ft 10,628 2007 3/18/2024 \$899,900 \$197</p> <p>Welcome to luxury living in Lantana, Texas! Situated on a sprawling greenbelt that offers unparalleled serenity, with trails weaving through the landscape. Walk to the golf course or spend the day in the community pool. Step inside and prepare to be captivated by the amenities that await. Five spacious bedrooms and four full bathrooms, this residence offers ample accommodation. The master suite is a sanctuary featuring a spa-like ensuite and serene views. Entertain with ease in the gourmet kitchen with granite countertops, ideal for culinary endeavors. Gather around the kitchen island, where culinary creations become the centerpiece of gatherings. The media room complete with equipment including furnishings promises unforgettable cinematic experiences. Effortlessly traverse between floors with the convenience of an elevator, ensuring accessibility for all occupants. Outside, the beauty continues with a meticulously landscaped backyard retreat with a 3 car garage. This home has it all!</p> <p><i>Listing Courtesy of United Real Estate Frisco</i></p>								





## New Listings: 30 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p>19 ● <b>Active</b> • <i>New, Active: 2/28/2024</i> <i>MLS ID: 20546103</i></p> <p><b>1320 Terrace Dr</b></p> <p>Single Family    5/4    4,187 sq ft    9,408    2006    2/28/2024    \$725,000    \$173</p> <p>Introducing this immaculate &amp; thoughtfully designed two-story home. The 1st floor is unique, offering 2 bedrooms w. full baths. The spacious primary suite has large windows for natural light, an ensuite bathroom containing a serene escape, a separate shower, and two walk-in closets; the 2nd first-floor bedroom offers a wheelchair-accessible bathroom and shower. Ascend the curved staircase to find 3 additional bedrooms, providing retreats for family or guests, and separate large media and game rooms. The private backyard is a sanctuary for relaxing or entertaining, w. an outdoor kitchen offering gas and wood grills nestled under a covered patio. A porte-cochere with a wrought Iron gate and stone archway creates elegance between the 3rd car garage and the home. The home was converted from slab-on-grade to slab-on-piers to guarantee foundation stability. Neighborhood amenities include 5 pools, 2 workout centers, playgrounds, and walking &amp; biking paths.</p> <p><i>Listing Courtesy of eXp Realty LLC</i></p>								
 <p>20 ● <b>Active</b> • <i>New, Active: 3/28/2024</i> <i>MLS ID: 20573413</i></p> <p><b>1236 Wilson Dr</b></p> <p>Single Family    4/4    3,516 sq ft    522    2007    3/28/2024    \$649,000    \$185</p> <p>Are you looking for 'THE HOUSE' that will be your 'new' home? Look no further. This beautiful Smart Home in Heritage Lantana Subdivision is available NOW. New carpets. The motivated sellers have priced the house to sell. The first floor, the house features the large primary Bedroom with Bath (dual sinks, tub, shower), Office, Dining Room, Kitchen, Breakfast Nook, Living room with Stone Fireplace, Half Bath, large Utility Room, &amp; 2-car Garage. Upstairs are 3 bedrooms: One is near a full bath; the other 2 are Jack &amp; Jill &amp; share another full bath, Game Room &amp; Media Room. Then there is the back yard: It's Truly an OASIS with a heated Waterfall Pool &amp; Spa-&amp; new pool equip. Check out 'Community Features' for HOA amenities. Information deemed reliable to Seller &amp; Seller's Agent's knowledge, but not guaranteed. Buyer and Buyer's Agent should verify all information for accuracy. All furniture has been removed. The recent hail storm damaged the roof; owners are having it repaired.</p> <p><i>Listing Courtesy of A+ Realtors</i></p>								
 <p>21 ● <b>Active</b> • <i>New, Active: 3/21/2024</i> <i>MLS ID: 20561326</i></p> <p><b>9036 Blanco Dr</b></p> <p>Single Family    4/4    3,806 sq ft    8,450    2002    3/21/2024    \$765,000    \$201</p> <p>You must see this charming Cape Cod style Weekley home located on a culdesac with covered patios and outdoor escape with a gorgeous pool and spa! Relax and enjoy a cup of coffee on the covered front porch or enjoy entertaining in the beautiful backyard oasis. Inside you will find recently installed hardwood floors, soaring ceilings, lots of natural light, and large windows looking out at the view of the patio and pool. This home features upgrades such as plantation shutters, fresh paint, a built-in wine cooler, a beautifully updated large private office with custom built-ins, and a fireplace in the master bedroom. The kitchen is great for entertaining and has lots of cabinets with a study desk and breakfast bar. The family room is a great place to hang out and enjoy the grand stone fireplace. Upstairs you will find 3 bedrooms, 2 bathrooms, a game room and media room! Tons of space and upgrades throughout this lovely home.</p> <p><i>Listing Courtesy of Post Oak Realty</i></p>								
 <p>22 ● <b>Active</b> • <i>New, Active: 11/14/2023</i> <i>MLS ID: 20477022</i></p> <p><b>8706 Cherry Lee Ln</b></p> <p>Single Family    4/3    3,502 sq ft    13,416    2004    11/14/2023    \$570,000    \$163</p> <p>Amazing home includes; New interior paint, new carpet new HVAC system, tankless water heater, roof 5 years old, Pool 2 years old with water feature, outdoor kitchen and pergola. Backs up to green belt around golf course. Located at the end of a Cul De Sac no drive through traffic. Upstairs Large game room with wet bar, second living area, 3 bedrooms and bath. First floor offers a formal dining area, parlor, breakfast area in kitchen, natural cabinets and granite counter tops. High end appliances, gas cooktop, built in microwave and oven and a large pantry. Two gas fireplaces one in Master bedroom and the other in living room. A great home at a great price for a discriminating buyer just in time for Christmas.</p> <p><i>Listing Courtesy of Reata Realty</i></p>								

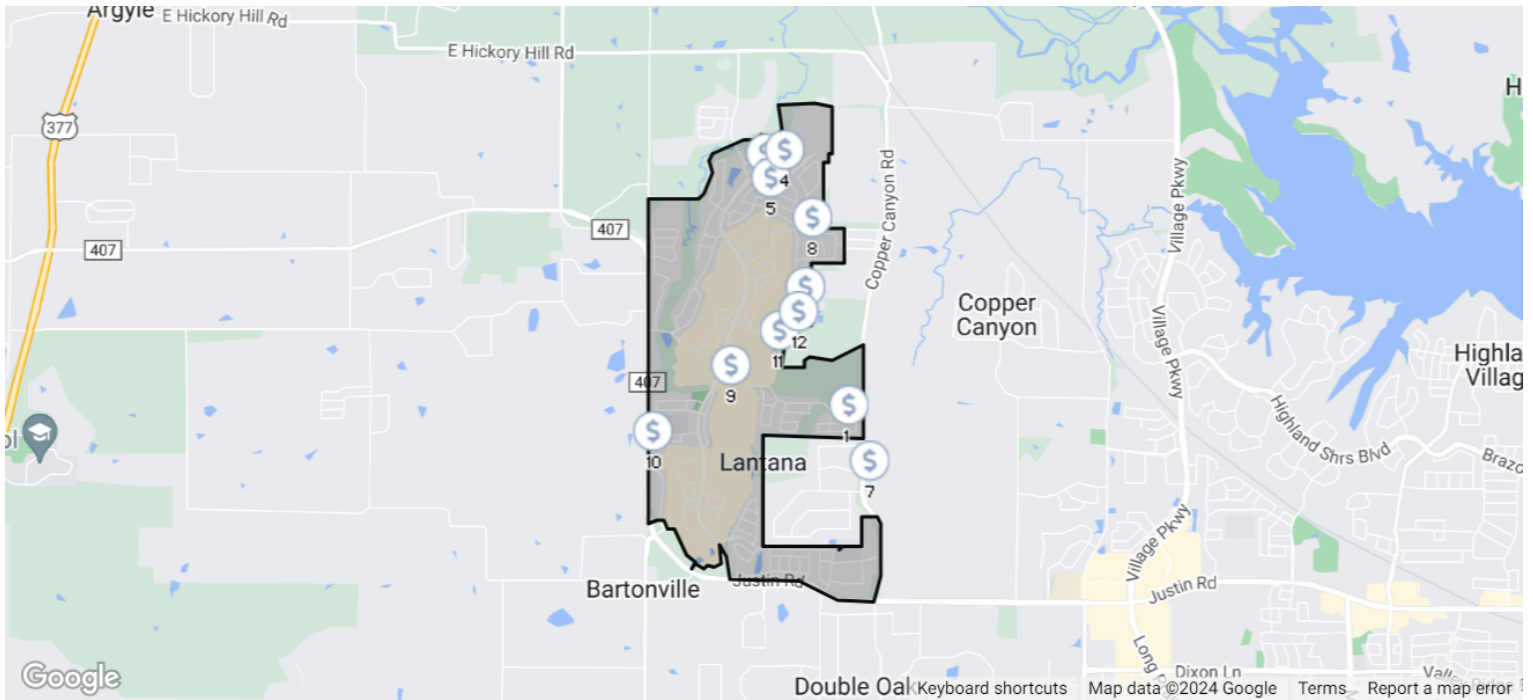
## New Listings: 30 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p>23 ● <b>Active</b> *New, Active: 2/23/2024 MLS ID: 20542386</p> <p><b>441 Copper Cir</b></p>	Single Family	3/3	3,070 sq ft	12,100	2005	2/23/2024	\$549,900	\$179
<p>Welcome to this spacious and inviting one story home on desirable cul-de-sac close to elementary school and HOA amenities. Upon entering you are greeted by an open concept layout seamlessly integrating the kitchen, living room and dining areas, ideal for entertaining guests and everyday family life. The kitchen features ample counter space, cabinets and convenient island with seating. Adjacent to the kitchen is the large living area with fireplace perfect for relaxing. For those requiring a dedicated workspace, the office provides the perfect retreat with a built in desk. This home offers 2 dining areas, split bedrooms with 2nd living area located between the 2 guest bedrooms and a full bath located nearby. Primary ensuite boasts double sinks, separate garden tub and shower and huge walk-in closet. This home also offers inviting front porch, large patio, plantation shutters throughout, garage workspace area, sprinkler system and mature landscaping. Seller has never occupied the home.</p> <p><i>Listing Courtesy of All City Real Estate Ltd. Co</i></p>								
 <p>24 ● <b>Active</b> *New, Active: 3/4/2024 MLS ID: 20528190</p> <p><b>771 Lark St</b></p>	Single Family	5/5	4,645 sq ft	13,852	2004	3/4/2024	\$920,000	\$198
<p>MOVE IN READY! Fresh, light and bright this home just underwent a \$45k refresh featuring all new interior paint, updated lighting &amp; landscaping! Nestled in a renown private golf course community, this home boasts a coveted THIRD ACRE lot &amp; an inviting backyard sanctuary! Enjoy the sparkling pool, outdoor cabana featuring a TV &amp; wood burning fireplace, an outdoor kitchen equipped with a grill &amp; mini fridge. Inside the home, meticulous craftsmanship is evident with plantation shutters &amp; rich hardwood floors throughout! A gourmet kitchen with granite, gas cooktop, double ovens &amp; genuine hardwood cabinetry. Level 1: two staircases, a formal dining room, a private home office, the primary suite, and a guest bedroom with an ensuite bath. Level 2: 3 bedrooms, 2 full baths, a game room, media room, &amp; a huge walk in storage room! A 3-car garage with epoxy floors &amp; wood doors complete this home! Awesome community amenities such as hiking trails, swimming pools, tennis courts &amp; fitness centers!</p> <p><i>Listing Courtesy of Compass RE Texas, LLC</i></p>								
 <p>25 ● <b>Active</b> *New, Active: 3/7/2024 MLS ID: 20552837</p> <p><b>1071 Mason St</b></p>	Single Family	3/2	2,482 sq ft	5,662	2001	3/7/2024	\$475,000	\$191
<p>Nestled in a tranquil cul-de-sac, this charming 1.5-story abode boasts a cozy ambiance. With 3 bedrooms and 2 bathrooms, it offers ample space for comfortable living. Upstairs, a delightful game room awaits, perfect for leisurely pursuits. The front porch welcomes you, while inside, a cozy office beckons. The eat-in kitchen features an inviting island, ideal for gatherings. Outside, a covered back patio provides a serene retreat. Located in the esteemed Lantana neighborhood, residents enjoy access to 5 pools, and 2 fitness centers, promising a vibrant community experience.</p> <p><i>Listing Courtesy of Reserve 76 Realty</i></p>								
 <p>26 ● <b>Active</b> *New, Active: 2/22/2024 MLS ID: 20541203</p> <p><b>1030 Shepherd Ct</b></p>	Single Family	3/2	2,353 sq ft	5,880	2004	2/22/2024	\$485,000	\$206
<p>Nestled on a private cul-de-sac street, this spacious one story residence provides ample space for comfortable living. As you step inside, you'll be greeted by a beautifully updated kitchen featuring sleek countertops, stainless steel appliances. The open floor plan connects the kitchen to the rest of the home, including a spacious living area with hardwood flooring, creating an inviting space for relaxation and entertainment. Natural light floods the interior. Fresh landscaping including new sod and fence with complete privacy behind. Community park and pool across the street featuring ample parking for guests. Located conveniently near many dining and shopping options including Marty B's, Starbucks, Whole Foods, Walmart and more.</p> <p><i>Listing Courtesy of Allie Beth Allman &amp; Assoc.</i></p>								

## New Listings: 30 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p>27 ● <b>Active</b> • <i>New, Active: 3/12/2024</i> <i>MLS ID: 20541093</i>  <b>1530 Terrace Dr</b>            Single Family    4/3    3,196 sq ft    10,846    2004    3/12/2024    \$649,999    \$203</p> <p>This beautiful home offers an open floor plan-with 4 bedrooms ON FIRST FLOOR nestled in the gorgeous community of Lantana, plus located on a corner lot and cul-de-sac. Working from home has never been easier with your very own office conveniently located at the front of the house just as you enter the home! Lantana HOA includes front yard maintenance, 5 pools, 2 gyms, tennis or pickleball courts, community center, walking &amp; bike trails, &amp; more.</p> <p><i>Listing Courtesy of ERA Myers &amp; Myers Realty</i></p>								
 <p>28 ● <b>Active</b> • <i>New, Active: 3/15/2024</i> <i>MLS ID: 20560699</i>  <b>8518 Tyler Dr</b>            Single Family    3/2    1,635 sq ft    4,617    2004    3/15/2024    \$400,000    \$245</p> <p>Discover the epitome of tranquility in this stunning 3-bedroom home in Lantana, TX. Boasting 1635 sq ft of elegance, this residence offers a seamless blend of comfort and style. Nestled against a picturesque greenbelt near the heart of Lantana, indulge in breathtaking views and peaceful surroundings. Modern amenities and a spacious layout enhance the functionality of the home, while its proximity to 407 ensures convenience. Experience serenity and luxury in this beautiful property that perfectly combines nature's beauty with modern living. Tenant has a lease ending July 31 for \$2,150 per month.</p> <p><i>Listing Courtesy of KELLER WILLIAMS REALTY</i></p>								
 <p>29 ● <b>Active</b> • <i>New, Active: 3/30/2024</i> <i>MLS ID: 20573812</i>  <b>9133 Witt Ln</b>            Single Family    4/4    3,654 sq ft    10,062    2001    3/30/2024    \$800,000    \$219</p> <p>Fabulous Backyard Oasis! Gorgeous pool with waterfall features, attached spa, incredible pergola with built-in grill, sink, bar area, firepit and multiple sitting areas. Outdoor Living at its finest! Upon entering the home you will find soaring ceilings, Formal Dining Room, Study (with built-ins, French Doors) and a sweeping staircase. The spacious 2 story Family Room with cozy fireplace also offers wonderful views of the backyard. The Kitchen has a curved breakfast bar, center island, stainless appliances, an abundance of counter and cabinet space as well as a Butler's pantry. The Primary Bedroom is a peaceful retreat with wood floors, separate entry to the backyard, sitting area and spa-like bath with fabulous shower. Split 2nd Bedroom on 1st flr. with separate entrance and full bath across hall. Large Gameroom and Media Area welcome you to the 2nd floor along with 2 additional Bedrooms and a full bath. 3 car garage with epoxy flrs. Front Yard maintenance in HOA dues. Welcome Home</p> <p><i>Listing Courtesy of Better Homes &amp; Gardens, Winans</i></p>								
 <p>30 ● <b>Active</b> • <i>New, Active: 3/4/2024</i> <i>MLS ID: 20537007</i>  <b>1190 Central Way</b>            Single Family    4/3    2,874 sq ft    6,534    2005    3/4/2024    \$589,900    \$205</p> <p>Blending elegance and functionality this house is waiting to be your next home. Boasting 4 total bedrooms-primary AND secondary on main level, and 2 secondary upstairs-this home exudes charm, and with so many upgrades, you'll feel like you're in a new home. Add in a fantastic layout for hosting gatherings, and an incredible screened-in porch extending your living space and providing a beautiful view of the abutting private greenbelt, this home truly has it all. Along with the bedrooms, the second story offers a versatile flex room with ample storage, including built-in cabinets doubling as seating and a media room wired for surround-sound &amp; projector. A complete list of updates is available- too many to provide here- but a new Lennox HVAC system and two water heaters name a few. Walking distance to Mustang Park and the Lantana Golf Club, top rated schools, and award-winning community offering pools, playgrounds, sports courts, community events and so much more- this home stands apart!</p> <p><i>Listing Courtesy of eXp Realty</i></p>								





## Price Changes: 12

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. List Date	Orig. Price	New Price	Date of Chg.	% Chg.
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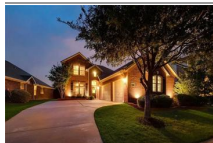


**1** ● **Active** • New, Active: 2/29/2024 *MLS ID: 20548029*

**1608 Golf Club Dr**                      Single Family      4/3      3,441 sq ft      2/29/2024      \$633,900      \$619,000      3/11/2024      -2.35%

OPEN HOUSE, SUNDAY MARCH 17th FROM 1 to 3pm. Welcome to your dream home in Lantana! Step into the open, inviting space of this beautifully designed residence. From the grand spiral staircase to the hand-scraped hardwood floors, every detail elevates the ambiance. Entertain with ease in the spacious kitchen and enjoy gatherings in the oversized family living area. This home boasts 4 large bedrooms, media room, game room, office, and two separate dining areas, providing endless possibilities for both living and entertainment! With 3 full bathrooms, convenience is key for families. Situated within walking distance of the Lantana Golf Club, splash pad, pools, tennis courts, trails and basketball courts, this home offers the perfect blend of recreation and relaxation! Don't miss the opportunity to make this your new family and entertainment home. Schedule a showing today and experience the Lantana lifestyle firsthand!

*Listing Courtesy of Repeat Realty, LLC*



**2** ● **Active** • New, Active: 1/11/2024 *MLS ID: 20510905*





**1431 Bonham Pkwy**                      Single Family      4/4      2,674 sq ft      1/11/2024      \$549,850      \$542,500      4/8/2024      -1.34%

Protect your vehicles in this huge 3-CAR GARAGE HOME boasting 2674 square feet of comfortable, modern living space. Complete with 4 spacious Bedrooms, 3.5 Bathrooms, and a secluded downstairs Primary Bedroom looking out at a relaxing Backyard Patio. 1 cozy Fireplace, 2 separate Living Room & Loft Den areas, an Executive Office room, an Island Kitchen with gas range & double oven, and Crown Moldings throughout. Both HVAC units replaced in 2018, a Tankless Water Heater installed in 2018, new Carpeting in 2020, full Roof replacement in 2017, and upgraded Bathroom Flooring & Fixtures in 2022. House features a high-fenced backyard with marvelous Stone Floor Covered Patio, a built-in Barbecue Grill & Wine Chiller, and circular Fire Pit. All installed appliances, including Stainless Steel Refrigerator and both Washer & Dryer units in the laundry room, are included. Premium Home Maintenance Warranty coverage good through March '25 for all major appliances (AC units, extended Plumbing, more).





*Listing Courtesy of Seeto Realty*





## Price Changes: 12 (cont.)

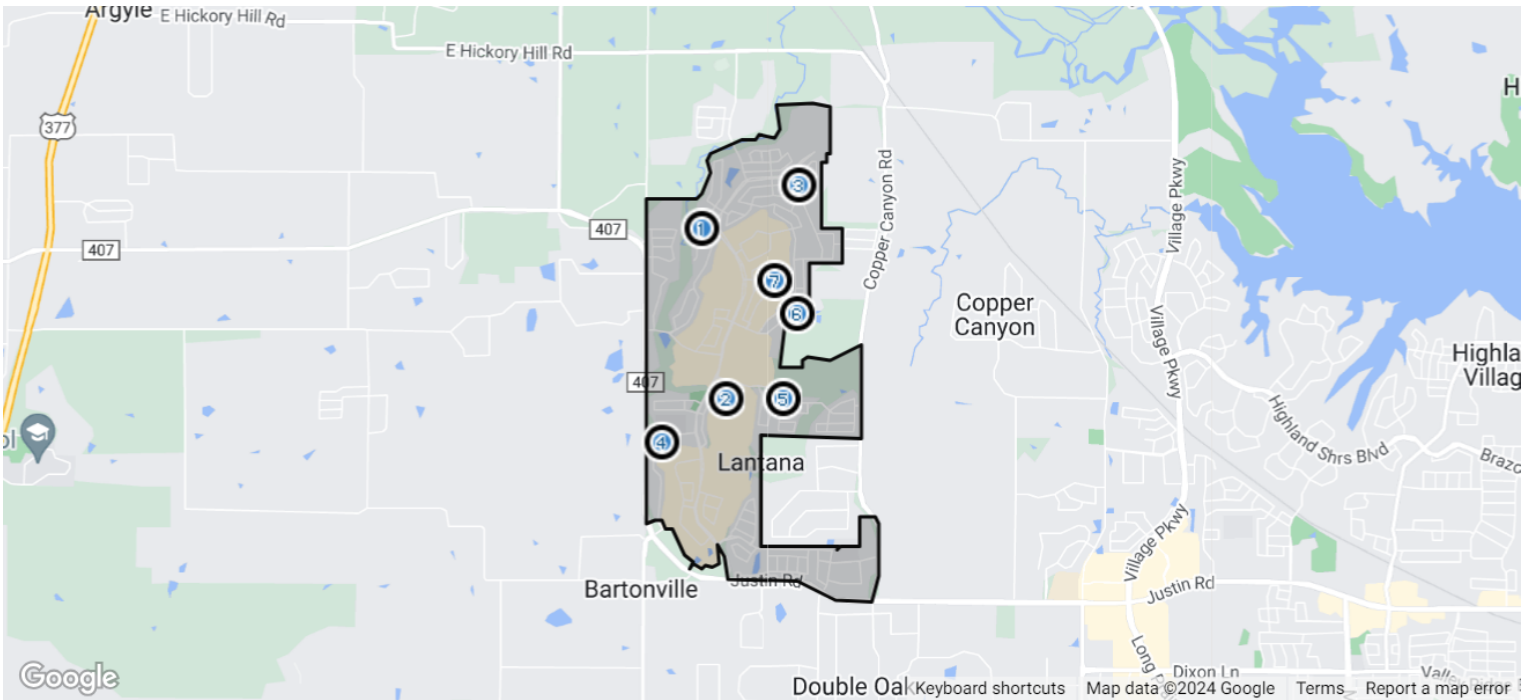
	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. List Date	Orig. Price	New Price	Date of Chg.	% Chg.
 <p><b>3 ● Active</b> • <i>New, Active: 12/15/2023</i> <i>MLS ID: 20495452</i></p> <p><b>1132 Claire St</b></p> <p>Beautifully maintained 2-story in Lantana with gorgeous brick and stone facade! A grand staircase welcomes you inside where you will find 4 bedrooms, 3 full baths, formal dining area, upstairs game and media rooms, and split 3-car garage! Updates in the last couple years include new top of the line HVACs systems, water heater, and upstairs carpet! Second bedroom on 1st floor with full bath is perfect for guests! Other upgrades and amenities include rich hand-scraped hardwoods throughout main living areas, towering ceilings, neutral paint tones, extensive crown molding, wrought iron balusters, plantation shutters, and MORE! Gourmet kitchen boasts granite countertops with a glass tile backsplash, large island with breakfast bar, stainless appliances, an abundance of cabinetry and counter space, and gas cooktop. Renovated primary bath features spacious walk in shower. Private backyard is an entertainer's delight, complete with an expansive patio area with outdoor kitchen, firepit, &amp; spa!</p> <p><i>Listing Courtesy of Your Home Free LLC</i></p>	Single Family	4/3	3,861 sq ft	12/15/2023	\$750,000	\$725,000	2/12/2024	-3.33%
 <p><b>4 ● Active</b> • <i>New, Active: 3/13/2024</i> <i>MLS ID: 20559477</i></p> <p><b>1220 Claire St</b></p> <p>Welcome home to this charming property featuring a cozy fireplace, a soothing natural color palette, and a spacious kitchen with a center island and a nice backsplash. The master bedroom boasts a walk-in closet for all your storage needs, with other rooms offering flexible living space. The primary bathroom includes a separate tub and shower, double sinks, and good under sink storage. Step outside to a fenced backyard with a covered sitting area, perfect for enjoying the outdoors. Fresh interior paint and partial flooring replacement in some areas make this home move-in ready. Don't miss out on this fantastic opportunity. This home has been virtually staged to illustrate its potential.</p> <p><i>Listing Courtesy of Opendoor Brokerage, LLC</i></p>	Single Family	4/4	4,106 sq ft	3/13/2024	\$685,000	\$672,000	3/27/2024	-1.9%
 <p><b>5 ● Active</b> • <i>New, Active: 3/8/2024</i> <i>MLS ID: 20546435</i></p> <p><b>1140 Dayton Dr</b></p> <p>Step into this light and airy 4 bed, 3.5 bath home, recently renovated to offer a seamless blend of style and functionality. Recent improvements such as the beautifully updated kitchen, new interior paint, new lighting and new flooring enhance this home's overall appeal. Plantation shutters throughout also add a classic touch and elevated sophistication. The property includes a well-appointed office, game room, and media room, providing versatile spaces for work and leisure. A dedicated homework desk area also adds a practical touch for the family. Outside, relax on your patio or engage in the various amenities in this bustling community. From pools and splash pads to pickleball, tennis, and basketball courts, the neighborhood caters to an active lifestyle. Well-maintained walking trails, fitness facilities, playgrounds, and green spaces enhance the community's appeal. Welcome home and enjoy the experience of striking just the right balance between luxury and convenience.</p> <p><i>Listing Courtesy of eXp Realty</i></p>	Single Family	4/4	3,248 sq ft	3/8/2024	\$625,000	\$615,000	3/22/2024	-1.6%
 <p><b>6 ● Active</b> • <i>Active: 5/10/2023</i> <i>MLS ID: 20325236</i></p> <p><b>1029 Bayberry Dr</b></p> <p>MLS# 20325236 - Built by Coventry Homes - CONST. COMPLETED Feb 03, 2024 ~ Welcome to your dream home! Step into the grand entryway and take in the high ceilings and lovely art niches. The study is perfectly situated at the center of the home, providing you with a serene workspace or an ideal place for relaxation. The kitchen features rich countertops, stainless appliances, white cabinets, and an oversized island, making it the perfect for preparing meals with family and friends. Just steps away from the kitchen is the dining room that opens up to a spacious great room overlooking a covered patio! Retreat to your tranquil primary suite complete with plenty of natural light, separate vanities, soaking garden tub, linen closet, walk-in shower with seat, and large walk-in closet. This stunning home has so much to offer, visit today!</p> <p><i>Listing Courtesy of HomesUSA.com</i></p>	Single Family	3/2	2,145 sq ft	5/10/2023	\$608,297	\$575,000	3/2/2024	-5.47%

## Price Changes: 12 (cont.)

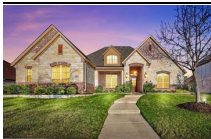

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. List Date	Orig. Price	New Price	Date of Chg.	% Chg.
	7 ● Active	*New, Active: 3/13/2024 MLS ID: 20558668						
<b>21 Bradford Ln</b>	Single Family	5/5	4,591 sq ft	3/13/2024	\$2,400,000	\$2,249,999	3/27/2024	-6.25%
<p>COUNTRY LIVING IN THE CITY, this multi-generational 5 bed, 4.5 bath custom home is immaculately designed, w-no detail spared. Situated on a 2 acre corner lot, in sought after gated Boots Ranch. Open concept features a Chefâs Kit w-top of the line apps, farmhouse sink + working pantry loaded w-storage. Dble slider doors extend the living area outside to an entertainers dream screened porch, custom pool &amp; pergola. Owners suite w-a BI electric FP, dble French doors lead to a private screened porch + en-suite bath w-dble vanities, soaking tub, dble-head shower + dual closets. 2nd Primary Suite w-shower, soaking tub + WIC. 3rd bedroom is massive &amp; perfect for an in home office! Hard-wired data ports in every room! In-law suite is designed to perfection, w-a private entrance, living, kitchenette, bdrm + bath. Entire home is handicap accessible w-BI ramps. Garages boast 6 oversized bays + stairs that lead to a floored attic space. Do not miss your chance to own this one of a kind masterpiece!</p> <p><i>Listing Courtesy of Fraser Team Realty</i></p>								
	8 ● Active	*New, Active: 2/9/2024 MLS ID: 20533177						
<b>8421 Bayberry Ave</b>	Single Family	4/4	3,308 sq ft	2/9/2024	\$619,900	\$619,900	2/22/2024	-
<p>Welcome home and enjoy the perks of Lantana Living! This spacious floorplan offers an abundance of natural light and wood floors throughout the downstairs living areas! Working from home has never been easier with your very own office conveniently located at the front of the house just as you enter the home! Enjoy the kitchen's open concept featuring a large island perfect for entertaining, stainless steel appliances, gas range, and more! Retreat into the large primary suite with recently replaced carpet, ensuite bathroom, double vanity, &amp; walk in closet. A wrought iron staircase leads you to the homes large flex space, perfect for a game room, workout room, or extra work space! You'll find three additional bedrooms and two bathrooms, all with brand new carpet recently replaced Feb 2024! Lantana HOA includes front yard maintenance, 5 pools, 2 gyms, tennis or pickleball courts, community center, walking &amp; bike trails, &amp; more!</p> <p><i>Listing Courtesy of Keller Williams Realty-FM</i></p>								
	9 ● Active	*New, Active: 11/14/2023 MLS ID: 20477022						
<b>8706 Cherry Lee Ln</b>	Single Family	4/3	3,502 sq ft	11/14/2023	\$625,000	\$570,000	2/14/2024	-8.8%
<p>Amazing home includes; New interior paint, new carpet new HVAC system, tankless water heater, roof 5 years old, Pool 2 years old with water feature, outdoor kitchen and pergola. Backs up to green belt around golf course. Located at the end of a Cul De Sac no drive through traffic. Upstairs Large game room with wet bar, second living area, 3 bedrooms and bath. First floor offers a formal dining area, parlor, breakfast area in kitchen, natural cabinets and granite counter tops. High end appliances, gas cooktop, built in microwave and oven and a large pantry. Two gas fireplaces one in Master bedroom and the other in living room. A great home at a great price for a discriminating buyer just in time for Christmas.</p> <p><i>Listing Courtesy of Reata Realty</i></p>								
	10 ● Active	*New, Active: 2/23/2024 MLS ID: 20542386						
<b>441 Copper Cir</b>	Single Family	3/3	3,070 sq ft	2/23/2024	\$560,000	\$549,900	3/7/2024	-1.8%
<p>Welcome to this spacious and inviting one story home on desirable cul-de-sac close to elementary school and HOA amenities. Upon entering you are greeted by an open concept layout seamlessly integrating the kitchen, living room and dining areas, ideal for entertaining guests and everyday family life. The kitchen features ample counter space, cabinets and convenient island with seating. Adjacent to the kitchen is the large living area with fireplace perfect for relaxing. For those requiring a dedicated workspace, the office provides the perfect retreat with a built in desk. This home offers 2 dining areas, split bedrooms with 2nd living area located between the 2 guest bedrooms and a full bath located nearby. Primary ensuite boasts double sinks, separate garden tub and shower and huge walk-in closet. This home also offers inviting front porch, large patio, plantation shutters throughout, garage workspace area, sprinkler system and mature landscaping. Seller has never occupied the home.</p> <p><i>Listing Courtesy of All City Real Estate Ltd. Co</i></p>								

## Price Changes: 12 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. List Date	Orig. Price	New Price	Date of Chg.	% Chg.
	11	● Active	* New, Active: 3/7/2024		MLS ID: 20552837			
<b>1071 Mason St</b>	Single Family	3/2	2,482 sq ft	3/7/2024	\$500,000	\$475,000	3/22/2024	-5%
<p>Nestled in a tranquil cul-de-sac, this charming 1.5-story abode boasts a cozy ambiance. With 3 bedrooms and 2 bathrooms, it offers ample space for comfortable living. Upstairs, a delightful game room awaits, perfect for leisurely pursuits. The front porch welcomes you, while inside, a cozy office beckons. The eat-in kitchen features an inviting island, ideal for gatherings. Outside, a covered back patio provides a serene retreat. Located in the esteemed Lantana neighborhood, residents enjoy access to 5 pools, and 2 fitness centers, promising a vibrant community experience.</p> <p><i>Listing Courtesy of Reserve 76 Realty</i></p>								
	12	● Active	* New, Active: 2/22/2024		MLS ID: 20541203			
<b>1030 Shepherd Ct</b>	Single Family	3/2	2,353 sq ft	2/22/2024	\$500,000	\$485,000	4/1/2024	-3%
<p>Nestled on a private cul-de-sac street, this spacious one story residence provides ample space for comfortable living. As you step inside, you'll be greeted by a beautifully updated kitchen featuring sleek countertops, stainless steel appliances. The open floor plan connects the kitchen to the rest of the home, including a spacious living area with hardwood flooring, creating an inviting space for relaxation and entertainment. Natural light floods the interior. Fresh landscaping including new sod and fence with complete privacy behind. Community park and pool across the street featuring ample parking for guests. Located conveniently near many dining and shopping options including Marty B's, Starbucks, Whole Foods, Walmart and more.</p> <p><i>Listing Courtesy of Allie Beth Allman &amp; Assoc.</i></p>								







Pending: 8

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p><b>1 Pending</b> • Pending as of 4/1/2024 <i>MLS ID: 20558723</i></p> <p><b>8931 Cedar Rdg</b></p> <p>SPRAWLING SINGLE-STORY on NEARLY HALF ACRE GREENBELT LOT with GORGEOUS VIEWS in prestigious Bellaire section of Lantana! Surround yourself in the luxury of this exquisite estate boasting handscraped wood floors, fresh paint, plantation shutters, tall ceilings, extensive crown molding &amp; an office with French doors. The gourmet kitchen features granite counters, stainless steel appliances, a 6 burner rangetop, double oven &amp; warmer oven drawer. Unwind in the spacious family room graced with a stone fireplace &amp; built-ins, or end your day in the lavish primary suite including a tray ceiling, dual entry shower, separate granite vanities, a jetted tub &amp; 2 walk-in closets. The flex room with remote-controlled blinds makes a great nursery, exercise room, second office or craft room. The 3 car garage offers stairs leading to a massive attic area! Enjoy the outdoors in your breathtaking backyard showcasing a pool &amp; large covered patio with roller shades, or take advantage of Lantana amenities.</p> <p><i>Listing Courtesy of Berkshire HathawayHS PenFed TX</i></p>	Single Family	3/4	3,500 sq ft	18,382	3/20/2024	\$950,000	4/1/2024	\$271
 <p><b>2 Pending</b> • Pending as of 4/5/2024 <i>MLS ID: 20566465</i></p> <p><b>8804 Bluestem Dr</b></p> <p>GOLF COURSE LOT. Beautiful 1 story Darling Home with gorgeous golf course views and on the 10th hole in the sought after Palmetto!! Open floor plan with 3 spacious bedrooms plus study, den or flex space. Gourmet kitchen with granite counters, breakfast bar island, gas cooktop, custom vent hood, convection microwave wall oven combo and walking pantry. Gather in the family room with a cozy stone fireplace and views of backyard. Private primary suite with separate vanities, jetted tub &amp; walk-in closet that provides direct access to the laundry room. Plantation shutters throughout. Texas-size covered patio with built in grill, ceiling fans remote controlled shade screens that enclose the entire patio overlooking the lovely landscaped yard and the 10th hole at Lantana. Walk to the golf club, schools and enjoy all the amenities of Lantana! Community offers neighborhood pools, tennis courts, fitness centers, basketball courts, hike &amp; bike trails, catch &amp; release ponds and more.</p> <p><i>Listing Courtesy of Keller Williams Realty-FM</i></p>	Single Family	3/3	2,610 sq ft	7,840	3/21/2024	\$560,000	4/5/2024	\$215





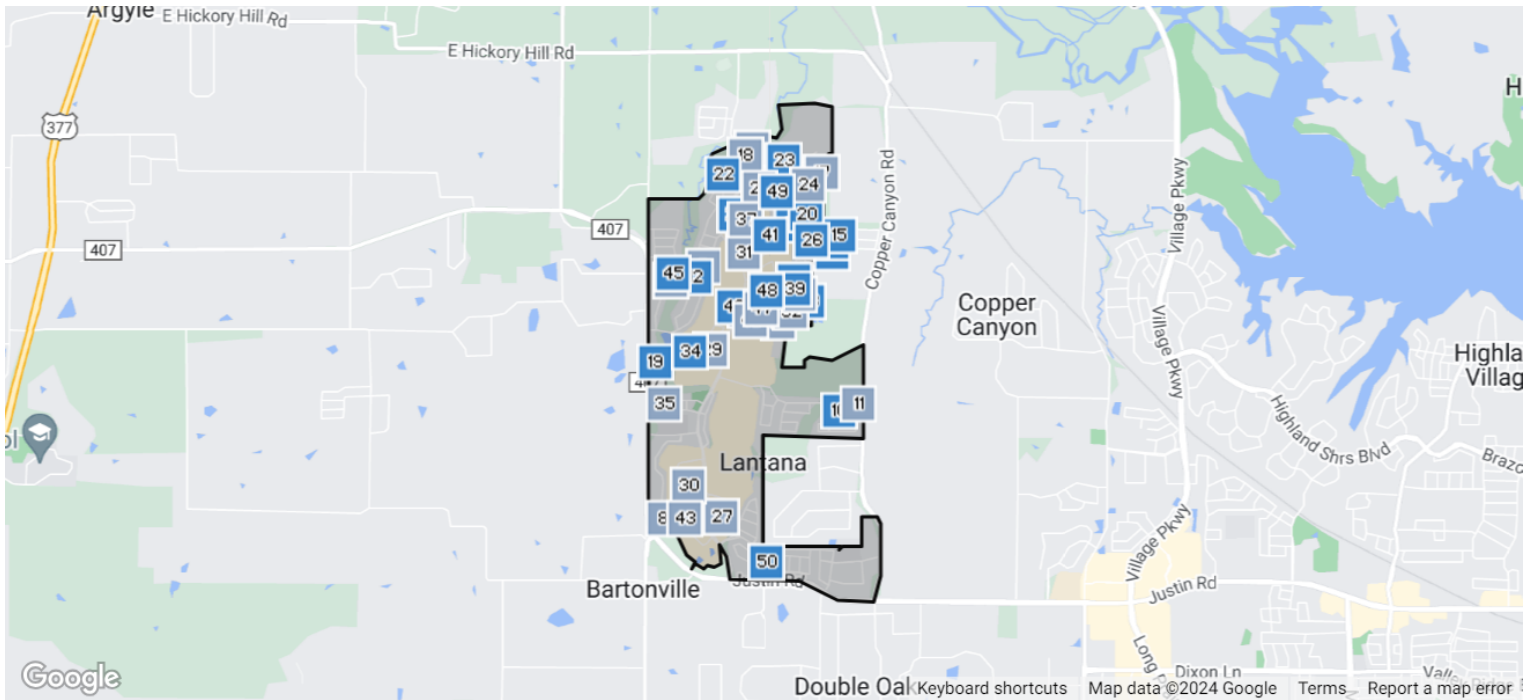
## Pending: 8 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p><b>3 Pending</b> *Pending as of 3/25/2024 <i>MLS ID: 20543130</i></p> <p><b>8721 Bayberry Ave</b></p>	Single Family	4/4	3,583 sq ft	7,579	3/4/2024	\$649,900	3/25/2024	\$181
<p>IMMACULATE HIGHLAND HOME IN HIGHLY SOUGHT-AFTER LANTANA! There's room for the whole family in this stunning home boasting fresh paint, recent carpet, extensive handscraped wood floors, updated light fixtures, soaring ceilings, wrought iron spindles &amp; a gorgeous floor-to-ceiling stone fireplace. Prepare your culinary masterpieces in the gourmet kitchen featuring granite counters, stainless steel appliances, a recent microwave &amp; dishwasher, pendant lighting, a built-in planning center &amp; a large island with a breakfast bar. Unwind in your secluded primary suite showcasing separate granite vanities, a soaking tub, separate shower &amp; huge walk-in closet. Entertain in the spacious game room including a snack bar &amp; mini fridge, utilize the built-in study center with 2 desks or enjoy watching movies in the private media room. Make lasting memories in the spacious backyard including a large covered patio with a ceiling fan &amp; plenty of room to play, or take advantage of Lantana amenities!</p> <p><i>Listing Courtesy of Berkshire HathawayHS PenFed TX</i></p>								
 <p><b>4 Pending</b> *Pending as of 3/26/2024 <i>MLS ID: 20548853</i></p> <p><b>420 Copper Cir</b></p>	Single Family	4/4	4,300 sq ft	10,977	3/7/2024	\$675,000	3/26/2024	\$157
<p>Nestled in the desirable community of Lantana, this 4-bedroom home has all bedrooms on the main floor, three and a half baths, and a spacious 3-car garage on a corner lot. Recently updated with fresh paint, the open floor plan showcases hardwood floors, crown molding, a large office, a flex area, formal dining, a utility room, and a mud room. The chef's kitchen is perfect, with a plethora of cabinets, granite countertops, an oversized island, stainless steel appliances, and a huge breakfast area. The oversized primary bedroom with ensuite bath has a sitting area, fireplace, dual sinks, a large shower, and a spacious closet perfect for rest and relaxation. Upstairs, there is a half bath, theater room, and large game room, providing ample entertainment. The backyard offers a back patio living area with a fireplace, ceiling fan, grill area, and ample space for a pool. The epitome of luxury living in this amazing community with walking trails, pools, gyms, parks, and more! Welcome Home!</p> <p><i>Listing Courtesy of Compass RE Texas, LLC</i></p>								
 <p><b>5 Pending</b> *Pending as of 3/18/2024 <i>MLS ID: 20550913</i></p> <p><b>1111 Golf Club Dr</b></p>	Single Family	4/4	3,076 sq ft	9,408	3/3/2024	\$585,000	3/18/2024	\$190
<p>Welcome to Lantana! This 4-bedroom, 3.5-bathroom house has an array of desirable features, including a media room and a dedicated office space. Situated in a tranquil setting with no neighbors behind or to the West, privacy and peace are yours to enjoy. The first floor provides an open-concept living area with beautiful gas fireplace. Open kitchen has granite counters, plenty of cabinet and counter-space and a gas cooktop. Dedicated office is a great flex space to fit your families needs. Retreat to the master suite, featuring a generously sized bedroom, an ensuite bathroom, and a walk-in closet. Three additional bedrooms upstairs with a full bath and Jack and Jill bathroom. Upstairs media room is an ideal spot for movie nights. Step outside to your own private oasis, with large covered patio and extended patio. This yard provides plenty of green space for family and pets. Lantana offers several amenities, on-site schools, front yard maintenance and recreational opportunities.</p> <p><i>Listing Courtesy of Ten Twenty Realty LLC</i></p>								
 <p><b>6 Pending</b> *Pending as of 3/13/2024 <i>MLS ID: 20539175</i></p> <p><b>1330 Bonham Pkwy</b></p>	Single Family	5/3	3,486 sq ft	6,098	3/4/2024	\$559,000	3/13/2024	\$160
<p>GREAT LOW PRICE! Amazing 5 bedroom home that includes a large office and 3 bedrooms on the 1st floor. 2nd floor has 2 oversized bedrooms, one could be a 2nd primary bedroom, a game room plus a large homework desk area with cabinets above. 3 full bathrooms. Updated kitchen includes all new cabinets(2021), stainless steel appliances &amp; a breakfast bar. A large butler pantry and work desk compliment the kitchen &amp; dining area. Multiple living areas make it easy for everyone to have their own space. Wait till you see the beautiful outdoor entertainment area that backs to a greenbelt instead of a neighbors house! Plenty of seating and FUN or relaxation for everyone, day or night. WOULD YOU LOVE TO HAVE A POOL &amp; PLAYGROUND OUTSIDE YOUR BACK DOOR WITH NO MAINTENANCE? Then walk out your back door through the greenbelt directly to the Larkspur Pool &amp; Mesquite Park! Children will love it, young and old. HOA features 5 pools, tennis courts, trails, basketball courts &amp; more. Great home inside &amp; out!</p> <p><i>Listing Courtesy of Keller Williams Realty-FM</i></p>								






## Pending: 8 (cont.)






	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <b>7</b> <span style="color: blue;">🕒</span> Pending <i>• Pending as of 3/26/2024</i> <i>MLS ID: 20545058</i> <b>8881 Weston Ln</b>	Single Family	4/4	3,174 sq ft	8,668	2/29/2024	\$625,000	3/26/2024	\$197
<p>Stunning 4-bed, 3.5 bath in highly sought after Lantana, boasts tons of character &amp; spacious floor plan w office &amp; music, dining or wine tasting room; perfect for those who work from home or love to entertain! Charming kitchen, bathed in natural light, features tons of cabinetry, copper farm sink, gas cooktop, butlers pantry, custom pantry door &amp; huge island opening to inviting family room creating a warm &amp; welcoming atmosphere for gatherings w family &amp; friends. Luxurious primary suite, complete with a spa-like ensuite bathroom &amp; walk-in closet, is a true retreat! Upstairs, a versatile game room provides another space for fun or relaxation. Three generous bdrms &amp; 2 full baths split for privacy &amp; comfort for family or guests. Step outside &amp; enjoy a private yard, custom flagstone patio, pergola &amp; outdoor kitchen; ready for al fresco dining &amp; summer BBQ! OVERSIZED 3 car garage w loads of storage &amp; unparalleled amenities, including parks, pools &amp; scenic walking trails make this a must see!</p> <p><i>Listing Courtesy of Keller Williams Realty</i></p>								
 <b>8</b> <span style="color: blue;">🕒</span> Pending <i>• Pending as of 1/10/2024</i> <i>MLS ID: 20490769</i> <b>2417 Silverleaf Dr</b>	Single Family	4/4	3,396 sq ft	6,011	12/7/2023	\$658,391	1/10/2024	\$194
<p>MLS# 20490769 - Built by Coventry Homes - EST. CONST. COMPLETION Aug 30, 2024 ~ Welcome to your dream home! This stunning property is truly a unique beauty. As soon as you step inside the foyer, you'll be amazed by the open ceilings that give the space a grand and welcoming feel. The great room is perfect for entertaining! The home boasts two luxurious bedrooms on the first floor with two bathrooms to accommodate guests or loved ones. The primary suite features a bowed window option to enjoy the natural light and beautiful views of the surroundings. Upstairs, you'll find two more bedrooms, two additional bathrooms, and a large media room off the game room. This home offers plenty of space for everyone in the family to have their private oasis while still enjoying the company of others. With its modern features and elegant design, this home will impress. Don't miss out on the opportunity to make this your forever home. Schedule a tour today!</p> <p><i>Listing Courtesy of HomesUSA.com</i></p>								







Closed: 50

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p>1 <span style="color: blue;">■</span> <b>Closed</b> • Sold Date: 1/31/2024, Public Record <small>MLS ID: -</small>  <b>917 Bayberry Dr</b>                      -</p>	Single Family	4/4	3,508 sq ft	6,011	-	1/31/2024	-	\$193
 <p>2 <span style="color: blue;">■</span> <b>Closed</b> • Sold Date: 11/29/2023, MLS Listing 20365856: 6/26/2023 <small>MLS ID: 20365856</small>  <b>1020 Bayberry Dr</b></p> <p>MLS#20365856 REPRESENTATIVE PHOTOS ADDED. Built by Taylor Morrison, November Completion - The Agave plan has a warm welcome with a curved staircase at the entry, along with a guest bedroom and study at the front of the home. Plan a dinner party in the open concept living area with the gourmet kitchen overlooking the dining and gathering room. The large kitchen island adds counter space and additional seating. Second floor features a loft and media room providing homeowners with flexibility and entertainment spaces. Two additional bedrooms with bathrooms are located upstairs. Design upgrades feature white kitchen cabinetry with quartz countertops, undercabinet lighting, wood floor on 1st floor and contemporary glass 8â front door. Structural options include: Gourmet kitchen 2, media, soaking tub in owner's bath, fireplace, study, bench at ownerâs entry, and gas drop for future outdoor grill.</p> <p style="text-align: right;"><i>Courtesy of Alexander Properties - Dallas</i></p>	Single Family	4/5	3,358 sq ft	6,000	2023	11/29/2023	\$600,000	\$179
 <p>3 <span style="color: blue;">■</span> <b>Closed</b> • Sold Date: 2/26/2024, MLS Listing 20410260: 8/17/2023 <small>MLS ID: 20410260</small>  <b>1024 Bayberry Dr</b></p> <p>MLS#20410260 REPRESENTATIVE PHOTOS ADDED! January Completion - The Bordeaux includes five bedrooms featuring walk-in closets. This home has a generous covered porch and patio to optimize the outdoor living areas. This plan is perfect for entertaining with the gourmet kitchen and large island looking out over the gathering room. Beautiful Light and Bright Kitchen with upgraded white cabinets, double pot and pan drawers, built-in oven and microwave, Quartz countertops throughout. Wood floors in all main areas on first floor. Grand two-story Family Room. Expansive Laundry Room. Structural Options Include: Additional bedroom with bath, Tub at Owner's Bath, Extended Owner's Suite, Extended Covered Back Patio, Media Room.</p> <p style="text-align: right;"><i>Courtesy of Alexander Properties - Dallas</i></p>	Single Family	5/4	3,204 sq ft	7,406	2024	2/26/2024	\$590,000	\$184

Closed: 50 (cont.)





	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p>4 <b>Closed</b> • Sold Date: 10/13/2023, Public Record MLS ID: –</p> <p><b>1025 Bayberry Dr</b></p>	Single Family	4/4	3,335 sq ft	7,797	–	10/13/2023	–	\$199
 <p>5 <b>Closed</b> • Sold Date: 2/16/2024, MLS Listing 20310414: 4/15/2023 MLS ID: 20310414</p> <p><b>2021 High Meadow Ct</b></p> <p>Single Family</p> <p>5/5</p> <p>4,997 sq ft</p> <p>87,991</p> <p>2023</p> <p>2/16/2024</p> <p>\$2,821,392</p> <p>\$565</p> <p>âBUILDER INCENTIVEâ THE BUILDER IS OFFERING TO BUY DOWN THE BUYERS INTEREST-RATE BY 1%. Discover the epitome of luxury living in the heart of Bartonville with this 5-bed, 5-bath custom home on 2 sprawling acres. As you step inside through the arched glass entry door, you're greeted by exquisite details at every turn. High-end appliances, including a built-in refrigerator, adorn the gourmet kitchen, while sliding doors seamlessly connect the indoors to the outdoor patio. A chef's dream comes true with the addition of a huge prep kitchen, perfect for culinary enthusiasts. The master suite boasts an accent wall and offers a spa-like experience with porcelain floors, a soaking tub, double shower heads, and a custom closet. Convenience meets functionality with a sink in the laundry room. Upstairs, a media room awaits movie nights and entertainment. With attention to detail and elegance in every room, this custom home is a true masterpiece. Don't miss the opportunity to call it yours!</p> <p><i>Courtesy of Smart Realty</i></p>	Single Family	5/5	4,997 sq ft	87,991	2023	2/16/2024	\$2,821,392	\$565
 <p>6 <b>Closed</b> • Sold Date: 12/8/2023, MLS Listing 20385638: 7/19/2023 MLS ID: 20385638</p> <p><b>2321 Silverleaf Dr</b></p>	Single Family	5/4	2,853 sq ft	6,000	2023	12/8/2023	\$499,226	\$175
<p>MLS#20385638 Built by Taylor Morrison, September Completion - The Sienna is a beautiful, two-story plan offering 5 bedrooms plus an open concept living space that includes a gourmet kitchen overlooking the gathering room and casual dining space. Upstairs you will find a secondary bedroom and game room, for a fun evening at home. The covered outdoor living off of the gathering room extends your living space to enjoy the outdoors. Structural options added include: Extended owner's suite, extended covered patio, study and additional bedroom with bath.</p> <p><i>Courtesy of Alexander Properties - Dallas</i></p>								
 <p>7 <b>Closed</b> • Sold Date: 2/29/2024, MLS Listing 20410872: 8/18/2023 MLS ID: 20410872</p> <p><b>2413 Silverleaf Dr</b></p>	Single Family	4/3	2,959 sq ft	6,011	2023	2/29/2024	\$584,990	\$198
<p>MLS# 20410872 - Built by Coventry Homes - CONST. COMPLETED Feb 26, 2024 ~ This spacious 2-story home features 4 bedrooms, 3 bathrooms and has over 2,900 square feet of living space. Entering the home, you will be impressed by the soaring ceilings and gorgeous foyer flanked by a study. In the heart of the home, you will discover an open-concept floor plan that creates the ideal space for entertaining. The gourmet kitchen includes a walk-in pantry and an oversized island overlooking the dining and great room. The primary suite has a luxurious bath with dual vanities, a walk-in shower, a separate tub, and a large closet. Continue entertaining in the game room or the covered patio in the backyard. Visit this beautiful home today!!</p> <p><i>Courtesy of HomesUSA.com</i></p>								
 <p>8 <b>Closed</b> • Sold Date: 12/18/2023, MLS Listing 20457113: 10/17/2023 MLS ID: 20457113</p> <p><b>9741 Blanco Dr</b></p>	Single Family	5/5	4,410 sq ft	9,147	2013	12/18/2023	\$850,000	\$193
<p>Stunning former model home situated on the 13th hole of Lantana golf course! Inside you will find 5 bedrooms, 4.5 baths, formal dining, study with French doors &amp; built-ins, upstairs game &amp; media rooms, and split 3-car garage! Upgrades &amp; amenities include rich hand-scraped hardwoods, 2-story family room ceilings with a wall of windows illuminating the space, extensive crown molding, grand staircase with wrought iron balusters, 1st floor bedroom with full bath perfect for guests, huge loft with wet bar, and MORE! Gourmet kitchen boasts granite countertops with a tumbled stone backsplash, wood cabinetry &amp; custom vent hood, KitchenAid appliances, large island with breakfast bar, and eat-in area. Primary retreat offers a luxurious ensuite with dual vanities, garden tub with separate shower, and 2 walk-in closets. Incredible backyard oasis features a sparkling pool with Badu swim jet and expansive covered patio with outdoor kitchen &amp; fireplace - topped off with a balcony overlooking it all!</p> <p><i>Courtesy of Your Home Free LLC</i></p>								

## Closed: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p><b>9 Closed</b> * Sold Date: 10/13/2023, MLS Listing 20365302: 6/26/2023 <i>MLS ID: 20365302</i></p> <p><b>8651 Canyon Xing</b></p> <p>TEXAS LIVING, LANTANA STYLE in the masterplanned golf community of LANTANA! LOADED with upgrades! This NEWPORT built property sits on a private lot adjacent to the green belt! Beat the heat with the private backyard oasis! Exquisite landscaping &amp; exterior invite you into the grand entry w. hardwood floors throughout, dining, living area &amp; 5th bedroom, office OR workout room. DREAM kitchen offers butlers pantry, quartz countertops, large island, pot filler, warming drawer, double oven, large pantry &amp; custom cabinets connected to the cozy family room w. stone fireplace. Entertain on the side patio with the wine bar steps away! Retreat to the primary suite w. sitting area, spacious primary ensuite which connects to laundry room and master closet! Upstairs offers 3 bedroom ensuites, game room, large media room with projector &amp; plenty of built in storage. Relax on the expansive backyard patio w. electric blinds, gorgeous 8 ft. pool. spa w. waterfall Cabana bathroom! Thankless H2O heater! 3 stall garage.</p> <p><i>Courtesy of Keller Williams Realty-FM</i></p>	Single Family	4/5	5,378 sq ft	12,632	2013	10/13/2023	\$1,075,000	\$200
 <p><b>10 Closed</b> * Sold Date: 1/26/2024, MLS Listing 20479295: 11/17/2023 <i>MLS ID: 20479295</i></p> <p><b>1517 Golf Club Dr</b></p> <p>Single Story Greatness in the Kendall neighborhood in beautiful Lantana. This cozy 4,2,2 is a fantastic one story built in 2014. The well-maintained gem has lovely curb appeal and aggregate driveway. In the back you'll love the thoughtful abundant landscaping and the greenscape area behind the home so you're not looking at another home. Handscraped hardwood floors throughout are low maintenance, durable and gorgeous. Large kitchen with tons of cabinets, abundant counter space and island perfectly setup for casual dining. Be sure to notice the large pantry too. The living area and fireplace overlook the kitchen so everyone can hang out together while dinner is being prepared. As a single story, all four bedrooms are on the first floor including the study with a closet that could be 4th bedroom or playroom. Lantana is an amazing neighborhood with exceptional amenities, neighborhood pools, tennis courts, walking trails and more.</p> <p><i>Courtesy of eXp Realty LLC</i></p>	Single Family	4/2	2,250 sq ft	5,662	2014	1/26/2024	\$496,000	\$220
 <p><b>11 Closed</b> * Sold Date: 12/4/2023, MLS Listing 20467118: 11/1/2023 <i>MLS ID: 20467118</i></p> <p><b>8729 James Dr</b></p> <p>Beautifully maintained one-story home on corner lot in the Kendall subdivision of Lantana! Study with French doors at front of the house leads to powder bath, dining room, expansive open kitchen with eat-in seating area, and family room with fireplace. Kitchen features stainless steel appliances, granite countertops, large island perfect for barstools and a built-in desk area separated in a nook off to the side. Oversized owner's suite has an abundance of space, and en suite bath features glass-enclosed shower, tiled garden tub and huge walk-in closet. Split floor plan with two secondary bedrooms and full bath set on other side of home, with convenient access to the utility room and two-car garage. Backyard is nicely landscaped with mature tree, and has extended covered patio for gracious outdoor living. Enjoy all the wonderful activities and benefits of master-planned Lantana in this easy care, move-in ready home!</p> <p><i>Courtesy of eXp Realty, LLC</i></p>	Single Family	3/3	2,195 sq ft	6,490	2012	12/4/2023	\$482,000	\$220
 <p><b>12 Closed</b> * Sold Date: 2/20/2024, MLS Listing 20457191: 11/13/2023 <i>MLS ID: 20457191</i></p> <p><b>8621 Canyon Xing</b></p> <p>STUNNING SANDERS CUSTOM HOME with a PRIVATE BACKYARD PARADISE on .29 ACRE HEAVILY TREED GREENBELT LOT! Surround yourself in the luxury of this gorgeous home boasting fresh paint, handscraped wood floors, plantation shutters, decorative lighting, an executive home office with a coffered ceiling, recently replaced HVAC units &amp; a 3 car garage. Host in the gourmet kitchen offering granite counters, a recent Sub-Zero built-in fridge, Wolf rangetop with a double oven, subway tile backsplash &amp; 2 sinks. The secluded primary suite features granite vanities with a makeup area, an oversized walk-in shower, jetted tub &amp; a huge custom closet. Entertain upstairs in the massive game room with a wet bar &amp; snack area, or utilize the bonus room that makes a great card room or play area. Unwind in your breathtaking backyard including a pool &amp; spa with a waterfall, pergola covered patio, 2 additional covered patios, a true pool bath &amp; picturesque views of the greenbelt &amp; trail. Lantana amenities!</p> <p><i>Courtesy of Berkshire HathawayHS PenFed TX</i></p>	Single Family	5/7	4,663 sq ft	12,937	2011	2/20/2024	\$1,070,000	\$229








## Closed: 50 (cont.)





	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
	13	<b>Closed</b>	* Sold Date: 2/26/2024, MLS Listing 20485508: 12/1/2023 MLS ID: 20485508					
<b>8213 Primrose Trl</b>	Single Family	4/3	3,023 sq ft	7,448	2010	2/26/2024	\$560,000	\$185
<p>Check off those 2024 goal getting resolutions in this exquisite 4bed 3bath Highland Home. Its open, airy design perfectly captures festive spirit of the season, welcoming you with neutral, clean color palette that creates a soothing, inviting ambiance throughout. Heart of this home lies in the stunning kitchen, where you'll find granite countertops, stainless steel appliances, a convenient gas range, a delightful breakfast nook. Kitchen seamlessly flows into main living area, magnificent stone fireplace takes center stage, setting scene for cozy gatherings during the holiday season. The primary bedroom is true retreat, offering generous space, easy access to the en-suite bathroom. Inside, you'll discover dual sinks, a relaxing garden tub, separate shower, ensuring comfort and convenience. On main living floor, you'll also find second bedroom, suited for guests or home office. Head upstairs, you'll be delighted by lofty-sized game room, a XL media room, providing endless possibilities.</p> <p><i>Courtesy of Cassandra &amp; Co.</i></p>								
	14	<b>Closed</b>	* Sold Date: 1/16/2024, MLS Listing 20442549: 9/28/2023 MLS ID: 20442549					
<b>8305 Primrose Trl</b>	Single Family	4/4	3,517 sq ft	8,886	2011	1/16/2024	\$645,000	\$183
<p>Oasis in Lantana w Gorgeous Swimming Pool, Covered Outdoor Living and plenty of yard to spare. From the curb appeal alone, you can see this home has been impeccably maintained. Step inside to be greeted by an open-concept floor plan that seamlessly blends charm with functionality. The spacious living room boasts a cozy fireplace, perfect for those chilly Texas evenings, while large windows flood the space with natural light. The gourmet kitchen is a chef's dream, featuring granite countertops, stainless steel appliances, and a center island for meal prep and casual dining. The formal dining room is ideal for hosting dinner parties and special occasions. Escape to the primary suite, where relaxation awaits. It includes a spa-like ensuite bathroom with a soaking tub, separate shower, and dual vanities. Three additional bedrooms upstairs provide ample space for family and guests. While exploring the second floor, be sure to enjoy the large gameroom and and a show in the media room.</p> <p><i>Courtesy of eXp Realty LLC</i></p>								
	15	<b>Closed</b>	* Sold Date: 2/14/2024, MLS Listing 20510412: 1/11/2024 MLS ID: 20510412					
<b>8320 Primrose Trl</b>	Single Family	4/4	2,762 sq ft	6,359	2009	2/14/2024	\$522,000	\$189
<p>Welcome to your dream home in the heart of Lantana's Bandera neighborhood! This gorgeous Highland home is nestled in a peaceful cul-de-sac. As you enter, you'll be captivated by the bright &amp; open floor plan. The living room is the perfect place to unwind, featuring a cozy brick fireplace that adds a touch of warmth &amp; charm. The living area seamlessly connects to a spacious kitchen, complete w granite countertops, wood cabinets, &amp; double ovens. For formal occasions, the designated dining space provides an elegant setting. The private primary suite is a haven of relaxation, offering comfort &amp; seclusion. The additional bedrooms are generously sized. Entertainment is taken to new heights with an upstairs media room, perfect for movie nights or a cozy retreat. New carpet has been installed, adding a fresh &amp; luxurious touch to the home. Step outside to a large backyard, ideal for outdoor activities. The location is unbeatable, offering convenience to amenities, schools, &amp; parks.</p> <p><i>Courtesy of Keller Williams Frisco Stars</i></p>								
	16	<b>Closed</b>	* Sold Date: 11/16/2023, Public Record MLS ID: -					
<b>1109 Reese Way</b>	Single Family	3/3	3,731 sq ft	8,716	2013	11/16/2023	-	\$191
<p>-</p>								








## Closed: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
	17	<b>Closed</b>	* Sold Date: 12/29/2023, MLS Listing 20423813: 9/7/2023 <b>MLS ID: 20423813</b>					
<b>8900 Scarlet Trl</b>	Single Family	4/5	3,319 sq ft	7,187	2010	12/29/2023	\$632,000	\$190
<p>Step into luxury living in this beautifully crafted home with an array of exceptional features. Find productivity in the home office, enjoy outdoor living in the private backyard complete with a large covered patio. The spacious kitchen is a chef's dream, featuring a gas cooktop, granite, stainless appliances, rich wood cabinetry and 2 ovens to accommodate all your culinary adventures. Retreat to the luxurious owner's suite complete with a spa-like bathroom. The first floor also boasts a private mother-in-law suite, perfect for extended family or guests. Upstairs, an xlg game room awaits, equipped with a wet bar and a mini refrigerator, providing an ideal space for entertainment and relaxation. 3 car garage, loads of storage, 2 half baths for guests nestled in the picturesque community of Lantana, Texas where community events, clubs and social activities foster a sense of belonging. With impeccable craftsmanship and attention to detail, this home is sure to captivate your heart.</p> <p><i>Courtesy of Compass RE Texas, LLC</i></p>								
	18	<b>Closed</b>	* Sold Date: 1/5/2024, MLS Listing 20488950: 12/2/2023 <b>MLS ID: 20488950</b>					
<b>9108 Stacee Ln</b>	Single Family	5/3	3,616 sq ft	8,450	2014	1/5/2024	\$665,000	\$184
<p>IMMACULATE 5 BEDROOM HOME LOADED WITH UPGRADES IN LANTANA! No detail has been overlooked in this stunning home greeted w extensive Handscraped Wood Floors, Soaring Ceilings, Wrought Iron Spindles, Catwalk overlooking Entry &amp; Family Room &amp; Loads of Natural Light. Open Concept Floorplan features Gourmet Kitchen w Granite Counters, Breakfast Bar, Gas Cooktop, Double Ovens, Builtin Microwave, Walkin Pantry &amp; Dry Bar w Wine Fridge...all Onlooking Family Room w Fireplace &amp; Views of Backyard. Secluded Primary Suite boasting Granite Counters, Separate Vanities, Garden Tub, Separate Walkin Shower &amp; Large Walkin Closet. Upstairs Entertainers Dream... Gameroom w Builtin Desks, Media Room, 3 Bedrooms &amp; Full Bath. Adjacent to Greenbelt, Walking distance to Lantana North Pool &amp; Covered Back Porch Perfect for ending your Day w a Libation or Enoy watching the Kids &amp; 4 Legged Friends Roam &amp; Play!</p> <p><i>Courtesy of Local Pro Realty LLC</i></p>								
	19	<b>Closed</b>	* Sold Date: 3/14/2024, Public Record <b>MLS ID: -</b>					
<b>8128 Tyler Dr</b>	Single Family	4/4	3,411 sq ft	8,956	2013	3/14/2024	-	\$184
<p>-</p>								
	20	<b>Closed</b>	* Sold Date: 3/22/2024, MLS Listing 20524178: 2/2/2024 <b>MLS ID: 20524178</b>					
<b>8525 Bayberry Ave</b>	Single Family	4/4	2,772 sq ft	6,969	2008	3/22/2024	\$562,500	\$203
<p>IMMACULATE 4 BEDROOM HOME WITH AN UNBEATABLE BACKYARD IN HIGHLY SOUGHT-AFTER LANTANA! There's room for the whole family in this charming 2 story graced with extensive wood floors, soaring ceilings, wrought iron spindles, crown molding &amp; an open-concept floorplan. Unwind in the cozy family room offering a gorgeous stone fireplace, or prepare your culinary masterpieces in the updated kitchen boasting freshly painted cabinets, custom pull-out drawers &amp; shelves, GE Profile appliances, a double oven &amp; a built-in planning center. End your day in the remodeled primary suite showcasing a marble vanity with upgraded cabinets, a frameless shower, jetted tub, fresh paint &amp; an Elfa custom closet. Watch hit movies in the private media room pre-wired for surround sound featuring a dry bar area with a mini fridge, or entertain outdoors in your incredible backyard including a heated therapeutic pool &amp; spa with a raised deck &amp; a huge pergola covered patio. Recent HVAC unit, roof &amp; water heaters.</p> <p><i>Courtesy of Berkshire HathawayHS PenFed TX</i></p>								
	21	<b>Closed</b>	* Sold Date: 11/7/2023, Public Record <b>MLS ID: -</b>					
<b>1221 Bonham Pkwy</b>	Single Family	4/4	3,056 sq ft	6,294	2008	11/7/2023	\$172,400	\$178
<p>-</p>								





## Closed: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p>22 <b>Closed</b> * Sold Date: 4/4/2024, MLS Listing 20517129: 1/23/2024 MLS ID: 20517129</p> <p><b>9131 Cedar Rdg</b></p> <p>Single Family 5/6 4,717 sq ft 11,456 2007 4/4/2024 \$975,000 \$207</p> <p>Move in and enjoy the COMPLETE RENOVATION of this fabulous 5 bedroom spacious home! Brand new hardwood flooring welcomes you in to this open floorplan. An executive office upon entry has fireplace and large enough for sitting area. Formal living &amp; dining spaces are also at the front of the home. Then you enter the family living spaces with large chef's kitchen, double ovens, prep island, 42" custom cabinetry and hardware, gas cooktop, warming drawer and more! Breakfast nook and family room are complete with custom painted plantation shutters and grand fireplace. Black iron railings level up the interior design along with decorative fixtures. Primary bedroom and a secondary bedroom are down with 3 bedrooms up. Large gameroom, an insulated media room and a flex space are also up. Step out back to a saltwater pool with water feature, a covered patio area with grill and counter space. The home is an entertainer's dream from the front door to the large grass space out back. Come see today!</p> <p><i>Courtesy of RE/MAX Cross Country</i></p>								
 <p>23 <b>Closed</b> * Sold Date: 2/9/2024, Public Record MLS ID: -</p> <p><b>1220 Claire St</b></p> <p>Single Family 4/4 4,105 sq ft 5,811 2007 2/9/2024 - \$165</p> <p>-</p>								
 <p>24 <b>Closed</b> * Sold Date: 12/13/2023, MLS Listing 20422833: 9/10/2023 MLS ID: 20422833</p> <p><b>1304 Foxglove Cir</b></p> <p>Single Family 4/4 3,772 sq ft 8,929 2008 12/13/2023 \$700,000 \$186</p> <p>Highland-built beauty located on a small, quiet cul-de-sac in the award-winning master-planned golf community of Lantana! You will be greeted by the gated courtyard entry &amp; barreled front door. Upon entry, appreciate the gorgeous handscraped hardwood floors that flow to the formal dining and family rooms. Spacious 1st floor study w- French doors &amp; FP. Cathedral ceiling in family room w- centerpiece stone gas log FP. Tons of storage in kitchen, plus additional cabinetry &amp; chef's planning desk in the nook. Double ovens, gas cooktop, &amp; furniture island. 1st level master features bay window sitting area. Large master bath topped off with double shower. Upstairs are the 3 secondary bedrooms, two baths, large game room w- Juliette balcony &amp; wet bar, plus a huge tiered media room (screen stays). Three car split garage, &amp; the laundry is plumbed for a sink. Comfortable covered rear patio has a FP for those cozy nights, &amp; a built-in grill station. Come see &amp; make this your new home!!!</p> <p><i>Courtesy of RE/MAX DFW Associates</i></p>								
 <p>25 <b>Closed</b> * Sold Date: 2/7/2024, MLS Listing 20464110: 10/26/2023 MLS ID: 20464110</p> <p><b>8231 Victoria Ln</b></p> <p>Single Family 4/4 3,725 sq ft 10,890 2005 2/7/2024 \$690,000 \$185</p> <p>Welcome to this stunning 4 bed, 3.5 bathroom, former Highland Homes model home in the Heritage neighborhood of Lantana, Texas. This is the perfect home for entertaining friends and family with a gorgeous pool, outdoor kitchen and upstairs theater room. Enjoy a large kitchen with gas appliances that opens into the spacious living area and downstairs primary suite for convenient living. The downstairs also features a full size laundry room that opens into the attached 3 car garage. The upstairs features 3 large bedrooms, and an open living room. Located in the family-friendly community of Lantana, amenities include pools, tennis courts, and playground next door to the home, and more. Don't miss out on this exceptional opportunity!</p> <p><i>Courtesy of Compass RE Texas, LLC</i></p>								

## Closed: 50 (cont.)





	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
	26	<b>Closed</b>	* Sold Date: 2/29/2024, MLS Listing 20514584: 1/18/2024 <i>MLS ID: 20514584</i>					
<b>1429 Burnett Dr</b>	Single Family	5/4	3,974 sq ft	20,734	2006	2/29/2024	\$776,000	\$195
<p>Nestled on a cul-de-sac, this extraordinary residence offers not just a home but a lifestyle. The open floor plan gracefully overlooks an oversized backyard, providing a seamless blend of indoor and outdoor living. Freshly painted walls contribute to the vibrant and welcoming atmosphere throughout. Boasting 5 bedrooms &amp; 4 bathrooms on an expansive almost half-acre lot, this home is a testament to spacious elegance. The game room and media room offer versatile spaces for entertainment and relaxation. Large windows flood the interiors with natural light, creating a warm and inviting ambiance. Situated in the award-winning Lantana neighborhood, this property is a jewel in a crown of excellence. The kitchen, centered around a stylish island, becomes the heart of the home, perfect for both culinary adventures and family gatherings. Neighborhood include 5 pools, 2 fitness centers, &amp; future pickleball court. Indulge in a lifestyle of comfort, luxury, and community in this exceptional home.</p> <p><i>Courtesy of Reserve 76 Realty</i></p>								
	27	<b>Closed</b>	* Sold Date: 11/1/2023, MLS Listing 20441670: 9/27/2023 <i>MLS ID: 20441670</i>					
<b>9541 Carson Dr</b>	Single Family	5/5	4,920 sq ft	13,285	2005	11/1/2023	\$963,000	\$196
<p>Luxury living awaits at this upscale masterpiece in Lantana's beautiful Telea neighborhood. Your new home offers a chef's kitchen w Wolf and Sub Zero appliances, elegant living areas, and a serene backyard with a pool and outdoor fireplace backing up to hole 16 on Lantana Golf Club. Inside, the attention to detail and high-end finishes are immediately evident. Open floor plan seamlessly connects living spaces, offering a perfect blend of everyday comfort and grand entertainment. Chefs kitchen is culinary masterpiece. Living area features elegant fireplace and ample natural light thru lg windows. Beautifully refinished handscraped hardwood floors enhance the overall ambiance. Primary retreat includes spa-like bathroom with a soaking tub, frameless shower, and dual vanities. Addtl beds are tastefully appointed, ensuring comfort and style for family and guests. Outside, the backyard is a private oasis, featuring a covered patio, outdoor kitchen and pristine pool.</p> <p><i>Courtesy of eXp Realty LLC</i></p>								
	28	<b>Closed</b>	* Sold Date: 12/6/2023, MLS Listing 20398582: 8/24/2023 <i>MLS ID: 20398582</i>					
<b>1116 Dayton Dr</b>	Single Family	4/4	2,890 sq ft	5,575	2007	12/6/2023	\$495,000	\$171
<p>Click the Virtual Tour link to view the 3D walkthrough. Welcome to this exquisite four-bedroom, three-and-a-half-bathroom haven, where comfort and style harmonize to create the perfect living space. As you step inside, you'll immediately notice the fresh ambiance that the new carpet and interior paint provide, creating an inviting atmosphere that's ready to embrace its new occupants. The heart of the home is adorned with a kitchen that boasts elegance and functionality. Discover the timeless beauty of granite slab countertops that offer both aesthetics and durability. The kitchen also features a convenient butler's pantry, ideal for storage and organization. Experience the luxury of choice with a primary bedroom thoughtfully positioned on the first level. Ascend to the second level and find a game room and three additional bedrooms on this level providing ample space that offers comfort and tranquility. Step outside into your personal oasis - a large grassed backyard. Swing by today!</p> <p><i>Courtesy of Orchard Brokerage, LLC</i></p>								
	29	<b>Closed</b>	* Sold Date: 10/25/2023, Public Record <i>MLS ID: -</i>					
<b>650 Griffin St</b>	Single Family	5/5	3,947 sq ft	6,983	2005	10/25/2023	-	\$177
<p>-</p>								
	30	<b>Closed</b>	* Sold Date: 12/5/2023, Public Record <i>MLS ID: -</i>					
<b>540 Hunter St</b>	Single Family	5/4	3,614 sq ft	9,200	2005	12/5/2023	-	\$189
<p>-</p>								

Closed: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p>31 <b>Closed</b> * Sold Date: 11/3/2023, MLS Listing 20375797: 7/7/2023 <b>MLS ID: 20375797</b></p> <p><b>8081 Watson Rd</b></p> <p>This spacious one story home is located in the master planned community of Heritage in Lantana, Texas. The home features 4 bedrooms, a private office or study and a second living that can also be used as a formal dining space. The corner lot provides plenty of privacy on the outdoor extended patio. There are numerous upgrades throughout the house including a recently renovated guest bath, designer light fixtures, a wood feature wall. The kitchen has granite countertops, white cabinetry, stainless appliances, a breakfast nook and is open to the large living room. Heritage is a beautiful community with jogging trails, community pools and a golf course. Located near Marty Bâs and just a few minutes down Highway 407 from The Shops at Highland Village. You don't want to miss out on this one!</p> <p><i>Courtesy of Keller Williams Realty</i></p>	Single Family	4/2	2,204 sq ft	6,216	2005	11/3/2023	\$465,000	\$211
 <p>32 <b>Closed</b> * Sold Date: 10/24/2023, MLS Listing 20355621: 6/23/2023 <b>MLS ID: 20355621</b></p> <p><b>1311 Bonham Pkwy</b></p> <p>Poised perfectly on an OVERSIZED CORNER LOT this instantly impressive home offers an open floor plan with space for everyone to relax, have fun and live comfortably. The open kitchen, dining and living area creates a flexible layout for casual everyday living or entertaining. Blending form and function the kitchen is equipped with plenty of handsome wood cabinetry, stainless steel appliances, a gas cooktop and island. The perfect tone of luxury laminate wood look flooring flows through the entire home. Recently painted throughout and many unexpected surprises such as a GAS LINE ON BACK PATIO, PLUMBED FOR SINK IN UTILITY ROOM, 3 CAR TANDEM GARAGE, TANKLESS WATER HEATER, loads of storage, UNUSUALLY LARGE BEDROOMS. The 2nd floor features 3 BR's, 2 full baths and a large game room + walk in attic. The covered back patio is the perfect relaxing spot. Enjoy Lantana Life with 5 pools, tennis, golf, bb courts, and trails.</p> <p><i>Courtesy of Compass RE Texas, LLC</i></p>	Single Family	4/4	3,361 sq ft	7,448	2005	10/24/2023	\$565,000	\$168
 <p>33 <b>Closed</b> * Sold Date: 2/23/2024, MLS Listing 20449825: 10/7/2023 <b>MLS ID: 20449825</b></p> <p><b>1410 Bonham Pkwy</b></p> <p>This exquisite home sits on a greenbelt lot. Close to the Larkspur community pool. Enjoy easy access to the pool without having to maintain the pool! This home affords multiple living and dining areas, ample bedrooms too. Lantana is loaded with community amenities for the owners. Please view the virtual tour on this home and we are delighted to give you an on-site personal tour. Buyers to verify schools and measurements herein.</p> <p><i>Courtesy of Stafford Team Real Estate</i></p>	Single Family	5/3	3,435 sq ft	6,229	2003	2/23/2024	\$515,000	\$150
 <p>34 <b>Closed</b> * Sold Date: 1/19/2024, MLS Listing 20476484: 11/29/2023 <b>MLS ID: 20476484</b></p> <p><b>581 Camilla Ln</b></p> <p>Welcome Home! Discover traditional charm in this exquisite 3-bed, 2.5-bath single-story nestled in the prestigious Lantana Golf Community. Situated on a tranquil cul-de-sac, this residence boasts an open floor plan adorned with ceramic tile floors &amp; stain-grade molding &amp; doors throughout. The well-appointed kitchen features a spacious breakfast bar, pots &amp; pans drawers, granite countertops &amp; stainless steel appliances. The adjacent office, complete with built-in desks &amp; cabinets, seamlessly flows into the open living space. The expansive owner's suite offers room for a seating area, while the ensuite showcases dual vanities, a makeup vanity, walk-in shower &amp; a custom closet system. Enjoy the privacy of the backyard with no rear neighbors, just a short distance from the golf course. Indulge in Lantana's amenities, including pools, playgrounds, walking paths, tennis courts &amp; more. With proximity to the Lantana Golf Club &amp; upscale features, this residence defines sophisticated living.</p> <p><i>Courtesy of MAGNOLIA REALTY</i></p>	Single Family	3/3	2,328 sq ft	6,316	2002	1/19/2024	\$480,000	\$206







## Closed: 50 (cont.)





	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p>35 <b>Closed</b> * Sold Date: 1/4/2024, MLS Listing 20478658: 11/16/2023 <b>MLS ID: 20478658</b></p> <p><b>827 George St</b></p> <p>Single Family 3/2 1,708 sq ft 5,575 2004 1/4/2024 \$398,500 \$233</p> <p>Stunning single-story in Camden of Lantana with a beautiful stone and siding elevation and relaxing front porch area! Inside you will find 3 bedrooms, 2 full baths, formal dining area, and 2-car garage! Upgrades and amenities include rich hardwood flooring throughout main living areas, designer paint tones, extensive crown molding, cozy family room fireplace, plantation shutters, wainscoting, and MORE! Gourmet kitchen boasts granite countertops, an abundance of bright white cabinetry, stainless appliances, electric cooktop, and spacious eat-in area. Primary suite secluded at the rear of the home offers a luxurious bath with dual sinks, garden tub with separate shower, and generously-sized walk-in closet. Two secondary bedrooms and a full bath are located down the hall for added master privacy. Private backyard with new side fencing features an expansive covered patio area great for entertaining!</p> <p><i>Courtesy of Your Home Free LLC</i></p>								
 <p>36 <b>Closed</b> * Sold Date: 11/30/2023, MLS Listing 20424211: 9/21/2023 <b>MLS ID: 20424211</b></p> <p><b>8151 Holliday Rd</b></p> <p>Single Family 4/3 2,382 sq ft 6,969 2002 11/30/2023 \$499,700 \$210</p> <p>Spacious one-story home boasts open space concept living. Four bedrooms and 3 full bathrooms. This amazing home has travertine tile and wood, along with Plantation Shutters on windows throughout the home. The oversized backyard oasis features a wood-burning fireplace, an outdoor kitchen with a gas fireplace, a refrigerator and an outdoor TV to watch your sports all year round! The Sandlin pool is located just minutes from this fantastic home. Lantana has over 5 community pools, workout facilities, a private golf course, hiking and biking trails, tennis &amp; basketball courts, 3 elementary schools and one middle school. New AC Unit. New Carpet.</p> <p><i>Courtesy of White Rock Realty</i></p>								
 <p>37 <b>Closed</b> * Sold Date: 12/4/2023, MLS Listing 20437455: 9/21/2023 <b>MLS ID: 20437455</b></p> <p><b>8436 Jefferson Way</b></p> <p>Single Family 5/4 4,130 sq ft 6,882 2004 12/4/2023 \$728,000 \$176</p> <p>Stunning 5 bedroom home backing up to the golf course. Living room offers high beams, beautiful fireplace, with backyard views. Eat-in kitchen with stainless appliances, wood cabinetry, breakfast bar &amp; sparkling countertops. Spacious game room, fully equipped media room, balcony &amp; outdoor living center with attached grill area overlooking the golf course. Directly across from the community pool and park.</p> <p><i>Courtesy of DFW Select Realty</i></p>								
 <p>38 <b>Closed</b> * Sold Date: 10/16/2023, MLS Listing 20359086: 6/26/2023 <b>MLS ID: 20359086</b></p> <p><b>1420 Meadows Ave</b></p> <p>Single Family 5/4 3,673 sq ft 6,359 2006 10/16/2023 \$550,000 \$150</p> <p>REDUCED!! MOTIVATED SELLER!! BRING OFFERS! WITH RIGHT OFFER, SELLER IS WILLING TO OFFER \$5K TOWARDS BUYERS PRE-PAIDS - CLOSING COSTS. This Gorgeous 5 bedroom Lantana home with all the luxuries including built-in kitchen with granite countertops, stainless steel appliances &amp; breakfast nook area. Soaring ceilings, fireplace, tile flooring, primary bathroom with dual sinks, jetted tub &amp; separate shower, home theater room, game room, walk-in closets, surround sound, Pergola covered patio, landscaping, wood fence, 2 car garage. Outdoor types will enjoy walking to the golf course or the hike and bike trails. Enjoy the pool down the block or any of the 4 others. Ditch the gym membership as Lantana has 2 fully equipped fitness centers! This home is located in an amazing HOA with Great Schools ! resort-worthy common amenities including pool, clubhouse &amp; so much more. Join this highly sought-after community &amp; finish the summer in style!</p> <p><i>Courtesy of RE/MAX Trinity</i></p>								







## Closed: 50 (cont.)

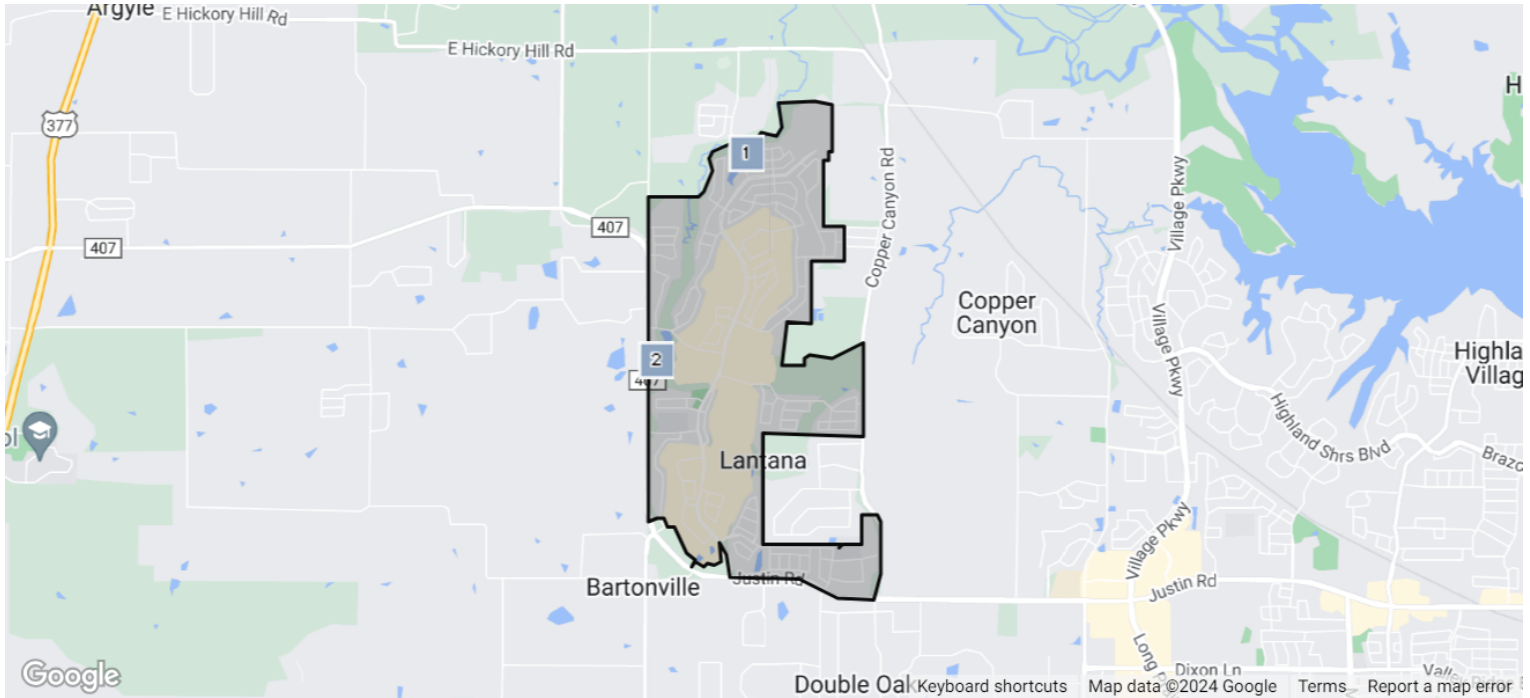
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p>39 <b>Closed</b> * Sold Date: 3/28/2024, MLS Listing 20546524: 2/27/2024 <b>MLS ID: 20546524</b></p> <p><b>1501 Meadows Ave</b></p>	Single Family	3/2	1,615 sq ft	5,314	2003	3/28/2024	\$475,000	\$294
<p>Nestled on a stunning GOLF COURSE LOT, discover the inviting warmth of 1501 Meadows Ave! Inside you will find a bright and airy atmosphere boasting 3 bedrooms, 2 full bathrooms, a spacious main living area, and 2 car garage! The gourmet kitchen overlooking the great room is complete with granite counters, modern painted cabinetry, ample storage, and a spacious eat in breakfast nook. Retreat to the luxurious and newly remodeled master suite showcasing a large walk-in shower, dual-vanities, and generous sized walk-in closet! Additional bedrooms provide flexibility for guests or a home office. Enjoy a private, refreshing escape to your own backyard oasis complete with stunning golf course views and a custom sparkling pool! Located in the sought-after community of Lantana, residents enjoy access to a wealth of amenities, including parks, trails, golf courses, and community pools.</p> <p style="text-align: center;"><i>Courtesy of Your Home Free LLC</i></p>								
 <p>40 <b>Closed</b> * Sold Date: 1/15/2024, MLS Listing 20477355: 11/17/2023 <b>MLS ID: 20477355</b></p> <p><b>1551 Meadows Ave</b></p>	Single Family	4/3	2,380 sq ft	6,098	2003	1/15/2024	\$512,000	\$215
<p>Nestled along the 3rd fairway, this exquisite residence is a vision of luxury living from dawn to dusk. Imagine waking up to the gentle panorama of the golf course and water views, and retiring in the evening with the same breathtaking scenery. Step inside, and you'll find a home that is as rich in detail as it is in comfort. Brazilian cherry hardwood floors grace the living spaces, sweeping arches and walls of windows that invite the outside beauty in. The thoughtful design encompasses an office, formal dining area, and a game room, providing versatile spaces. The interior is adorned with such as 2" plantation shutters, crown molding, and a 100% brick exterior. The kitchen, boasts AVAVZA counters, a tasteful tile backsplash, and a ceramic cooktop. Step into the backyard, and discover a serene sanctuary where lush landscaping meets resort-style amenities. The heated saltwater pool and spa, framed by an oversized arbor that provides a shaded escape for year-round enjoyment. THIS IS IT!</p> <p style="text-align: center;"><i>Courtesy of BDBG-Bob Dillon Brokerage Grp</i></p>								
 <p>41 <b>Closed</b> * Sold Date: 2/7/2024, MLS Listing 20446961: 10/5/2023 <b>MLS ID: 20446961</b></p> <p><b>1181 Noble Ave</b></p>	Single Family	4/2	2,241 sq ft	6,359	2003	2/7/2024	\$470,000	\$210
<p>CHARMING SINGLE-STORY ON A LARGE CORNER LOT WITH MATURE TREES IN HIGHLY SOUGHT-AFTER LANTANA! You will feel right at home in this open-concept floorplan featuring extensive luxury plank floors, fresh paint, updated lighting, crown molding &amp; a home office with French doors. Prepare meals in the spacious kitchen showcasing an island, breakfast bar, pantry, ample cabinets for storage space &amp; a breakfast area with a window seat. Entertain family &amp; guests in the living room boasting a gorgeous floor-to-ceiling stone fireplace, or end your day in the huge primary suite graced with a bay window sitting area, jetted tub, separate shower, dual sink vanity &amp; walk-in closet. Spend fall evening relaxing on the massive patio in your private backyard with a recently stained fence, or take advantage of Lantana amenities including a golf course, pools, parks, playgrounds, sports courts, fitness centers, community events, miles of trails &amp; more!</p> <p style="text-align: center;"><i>Courtesy of Berkshire HathawayHS PenFed TX</i></p>								
 <p>42 <b>Closed</b> * Sold Date: 3/22/2024, MLS Listing 20474161: 11/9/2023 <b>MLS ID: 20474161</b></p> <p><b>781 Peco St</b></p>	Single Family	4/3	3,259 sq ft	13,547	2003	3/22/2024	\$725,000	\$222
<p>Home improvements over the past year totaling over \$80k including 2 new HVAC systems, lighting fixtures throughout just to name a few. Too many to list, no detail has been overlooked. This home combines elegance with comfortable living, a perfect retreat for families. Situated on a spacious .311 acre lot offering a sense of privacy and tranquility. This home boasts a generous floor plan with an abundance of natural light and plantation shutters. A well-designed layout seamlessly connects the living spaces. Gourmet kitchen, ss appliances, granite countertops, and ample storage. Fall in love with the hand scraped hardwood floors and travertine in the kitchen. Master suite features a spa-like bathroom, walk-in closet with access to the laundry room. Enjoy the ultimate entertainment exp in the media-game room. The home office provides a quiet and inspiring space for remote work. This property extends its luxury with a meticulously landscaped yard, saltwater pool and spa and covered patio.</p> <p style="text-align: center;"><i>Courtesy of Keller Williams Lonestar DFW</i></p>								

## Closed: 50 (cont.)



	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p>43 <b>Closed</b> * Sold Date: 10/27/2023, MLS Listing 20339191: 5/26/2023 <i>MLS ID: 20339191</i></p> <p><b>1050 Terrace Dr</b></p> <p>Single Family 4/4 3,519 sq ft 8,232 2003 10/27/2023 \$565,000 \$161</p> <p>Welcome home to this energy efficient four-bedroom, three and a half bath, located in the highly sought after Lantana community. This two story features a large primary bedroom with a spa like bathroom and a spacious walk-in closet, along with a study room and formal dining area. Connected to the kitchen is the cozy living area with a gas log fireplace that is perfect for spending time with the family. Upstairs, you will find a large game room, media room, and three additional bedrooms with two full bathrooms. The luscious backyard offers a covered patio that is perfect for those hot summer days. The Lantana community is a hidden gem that provides its residents with access to five different community pools, three playgrounds, two fitness centers, four tennis courts, extensive hike and bike nature trails, and the town green. New carpet upstairs and fresh paint throughout! *SELLER WILL GIVE AN ALLOWANCE OF \$10,500 TOWARDS UPGRADES WITH AN ACCEPTABLE OFFER*</p> <p><i>Courtesy of Coldwell Banker Realty Plano</i></p>								
 <p>44 <b>Closed</b> * Sold Date: 10/26/2023, MLS Listing 20417010: 8/25/2023 <i>MLS ID: 20417010</i></p> <p><b>8800 Tyler Dr</b></p> <p>Single Family 3/2 1,621 sq ft 6,534 2004 10/26/2023 \$370,000 \$228</p> <p>A cherished original owner's gem in Lantana's Master Planned community. This single-story Beautiful Home boasts abundant natural light, an open floor plan, and a welcoming breakfast bar. A haven of comfort and elegance that captures the essence of a well-loved abode. Also, washer, dryer, and refrigerator will stay with the property.</p> <p><i>Courtesy of RE/MAX DFW Associates</i></p>								
 <p>45 <b>Closed</b> * Sold Date: 1/23/2024, MLS Listing 20492457: 12/14/2023 <i>MLS ID: 20492457</i></p> <p><b>8811 Tyler Dr</b></p> <p>Single Family 3/2 1,809 sq ft 5,270 2004 1/23/2024 \$418,400 \$231</p> <p>As one of the prettiest smaller houses in Lantana, it is a harmonious blend of elegance and nature. The owner's refined touch has created a luxurious home with surprises everywhere. The gas fireplace has golden-hued glass rocks, the primary shower has a frameless glass door. Every window has a special treatment with either plantation shutters or custom fabric design. Crown molding and 5" baseboards were added to select areas of the entry and living area and there are six unique and beautiful chandeliers throughout the house. The central home office offers the flexibility of another living area or formal dining room. The garage is long enough for a full-size truck and the epoxy coating on the floor feels rich and textured. Wooded land behind the backyard fence is enjoyed on the expanded patio surrounded by lovely perennial beds. The cul-de-sac location provides additional guest parking in a peaceful setting. Well maintained, updated, and at an excellent price point. Welcome Home!</p> <p><i>Courtesy of Ebby Halliday Realtors</i></p>								
 <p>46 <b>Closed</b> * Sold Date: 11/3/2023, MLS Listing 20336100: 5/23/2023 <i>MLS ID: 20336100</i></p> <p><b>8611 Weston Ln</b></p> <p>Single Family 5/4 3,707 sq ft 8,145 2001 11/3/2023 \$595,000 \$161</p> <p>Priced BELOW COMPS-INSTANT EQUITY and So much sq footage Value! Updated EAST facing 5 BR Highland Home w 3-Car Garage on CORNER LOT offers a layout made for Entertaining! Soaring Ceilings and updated light fixtures throughout. Highlights include plantation shutters, 2022 Water Heater, 2020 AC Unit &amp; 2013 AC Unit. Kitchen boasts granite counters, 2022 Bosch Dishwasher, ss appliances, a butlers pantry and island. Engineered hardwood flooring throughout including upstairs guest room and game room. Primary shower w granite sinks, jetted tub and custom closet system. Highly desirable guest suite down w FULL BATH and walk in closet. Elegant staircase leads to game room, media room, 3 spacious bedrooms &amp; 2 full baths up. Media room wired for surround sound. Boasting a large COVERED patio w a built in grill, the private backyard is ideal for relaxation. Walk in closets throughout &amp; upgraded Carpet. 2021 Smoke Detectors &amp; Carbon Monoxide Detectors. July 2023 roof &amp; gutters. Lantana Amenities.</p> <p><i>Courtesy of Keller Williams Realty-FM</i></p>								

Closed: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p>47 <b>Closed</b> *Sold Date: 12/19/2023, MLS Listing 20358136: 7/6/2023 <b>MLS ID: 20358136</b>  <b>8690 Weston Ln</b>            Single Family 4/4 3,347 sq ft 6,969 2004 12/19/2023 \$582,000 \$174</p> <p>Fantastic new price for this stately Highland Home on the golf course! This lovely home has beautiful backyard views plus the benefit of having a community pool &amp; playground just around the corner. Rich wood floors, plantation shutters &amp; recently replaced carpeting throughout the home. The bright &amp; open kitchen is a delight with updated stainless steel GE appliances, granite countertops, &amp; a large center island. Retreat to the primary suite w an ensuite bath featuring a jetted tub, separate shower, &amp; nice-sized closet. Three additional bedrooms up provide ample space for family or guests. Spacious game room plus a media room equipped with a projector, retractable screen, &amp; media chairs. The roof was replaced in July which insures you get the BEST insurance rates available. AC, furnaces, &amp; thermostats replaced in 2022 with a 2 stage system providing energy efficiency &amp; added air ionizers for freshness. Water heaters are 3 &amp; 5 years old; smoke &amp; CO2 detectors replaced in 2021.</p> <p><i>Courtesy of Ebby Halliday Realtors</i></p>								
 <p>48 <b>Closed</b> *Sold Date: 1/30/2024, Public Record <b>MLS ID: -</b>  <b>8781 Weston Ln</b>            Single Family 4/4 3,034 sq ft 6,787 2003 1/30/2024 - \$190</p> <p>-</p>								
 <p>49 <b>Closed</b> *Sold Date: 2/23/2024, MLS Listing 20488808: 12/5/2023 <b>MLS ID: 20488808</b>  <b>1201 Wilson Dr</b>            Single Family 4/4 3,406 sq ft 7,666 2005 2/23/2024 \$500,000 \$147</p> <p>Nice 3,400 sq ft Lantana Corner Lot home with 4 bedrooms + Office, Gameroom, Media Room, and Pool! The interior features high ceilings and an open layout with great views of the pool from the main rooms. Oversized kitchen includes granite counters, stainless steel appliances, 42-inch oak cabinets, and a gas range. Upstairs includes 3 separate bedrooms all with their own bath, plus a large gameroom and media room. The backyard is larger than most in the area and includes a gar firepit, pergola, built-in grill, and pool with spa and water feature.</p> <p><i>Courtesy of Repeat Realty, LLC</i></p>								
 <p>50 <b>Closed</b> *Sold Date: 2/15/2024, MLS Listing 20491193: 12/8/2023 <b>MLS ID: 20491193</b>  <b>9080 Witt Ln</b>            Single Family 5/4 4,243 sq ft 10,715 2005 2/15/2024 \$830,000 \$196</p> <p>Stunning home with backyard water views and golf courses nearby! Crafted with family life and hosting in mind, this spacious 5-bedroom, 4-bathroom home boasts tons of enhancements. The open living room features soaring ceilings and a gorgeous floor to ceiling stone fireplace. Luxurious hand-scraped hardwood floors throughout main living spaces. The eat-in kitchen is outfitted with a Viking gas cooktop, a convenient pot filler, and an island for seamless culinary experiences. In addition to the primary bedroom, there is also a guest or mother-in-law suite on the main floor. French doors in the office open to a front patio. Upstairs you'll find a large game room and a media room equipped with a sound system, projector, and a custom screen. The backyard oasis is complete with a saltwater pool, spa, fire pit, outdoor kitchen, and views of a tranquil fishing pond. This is a dream home for those who love to entertain!</p> <p><i>Courtesy of eXp Realty LLC</i></p>								



Expired: 2

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List / Lease Price	Expired Date	Price per sq. ft.
 <p><b>1</b> <span style="background-color: #4a7ebb; color: white; padding: 2px;">Expired</span> *Expired: 12/1/2023, MLS Listing 20332724: 6/15/2023 <b>MLS ID: 20332724</b></p> <p><b>9108 Stacee Ln</b></p> <p>IMMACULATE 5 BEDROOM HOME LOADED WITH UPGRADES IN LANTANA! No detail has been overlooked in this stunning home greeted w extensive Handscraped Wood Floors, Soaring Ceilings, Wrought Iron Spindles, Catwalk overlooking Entry &amp; Family Room &amp; Loads of Natural Light. Open Concept Floorplan features Gourmet Kitchen w Granite Counters, Breakfast Bar, Gas Cooktop, Double Ovens, Builtin Microwave, Walkin Pantry &amp; Dry Bar w Wine Fridge...all Onlooking Family Room w Fireplace &amp; Views of Backyard. Secluded Primary Suite boasting Granite Counters, Separate Vanities, Garden Tub, Separate Walkin Shower &amp; Large Walkin Closet. Upstairs Entertainers Dream... Gameroom w Builtin Desks, Media Room, 3 Bedrooms &amp; Full Bath. Adjacent to Greenbelt, Walking distance to Lantana North Pool &amp; Covered Back Porch Perfect for ending your Day w a Libation or Enoy watching the Kids &amp; 4 Legged Friends Roam &amp; Play!</p> <p style="text-align: right;"><i>Listing Courtesy of Monument Realty</i></p>	Single Family	5/3	3,616 sq ft	8,450	2014	\$650,000	12/1/2023	\$187
 <p><b>2</b> <span style="background-color: #4a7ebb; color: white; padding: 2px;">Expired</span> *Expired: 10/31/2023, MLS Listing 20274741: 3/10/2023 <b>MLS ID: 20274741</b></p> <p><b>8128 Tyler Dr</b></p> <p>This house has it ALL! Stunning features from the moment you walk in. Beautiful French doors leading to an office with built-ins. Spacious, open floor plan guaranteed to suit all your needs. Large kitchen with lots of cabinets and counter space, butler's walk-in pantry, stainless steel appliances, over-sized island, and breakfast nook with window seats. Spacious living room is right off the kitchen, perfect for entertaining with a beautiful stone fireplace and dry bar. Master suite has a sitting area, large his and hers walk-in closets, and master bath. Laundry and mudroom with built-ins right off the garage. Upstairs you will find 3 bedrooms and 2 full baths plus a built-in desk in the hallway, leading to second living area, perfect for great room or game room, and media room with built in media cabinet. Relax or entertain on the covered back patio with lake views. This neighborhood has many amenities from pools to golf, fitness center, and more.</p> <p style="text-align: right;"><i>Listing Courtesy of Danny C. Swafford, Jr.</i></p>	Single Family	4/4	3,412 sq ft	8,973	2013	\$674,900	10/31/2023	\$184



## About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
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- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



## About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



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- Charts and statistics calculated from listing and public records data are refreshed monthly.
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