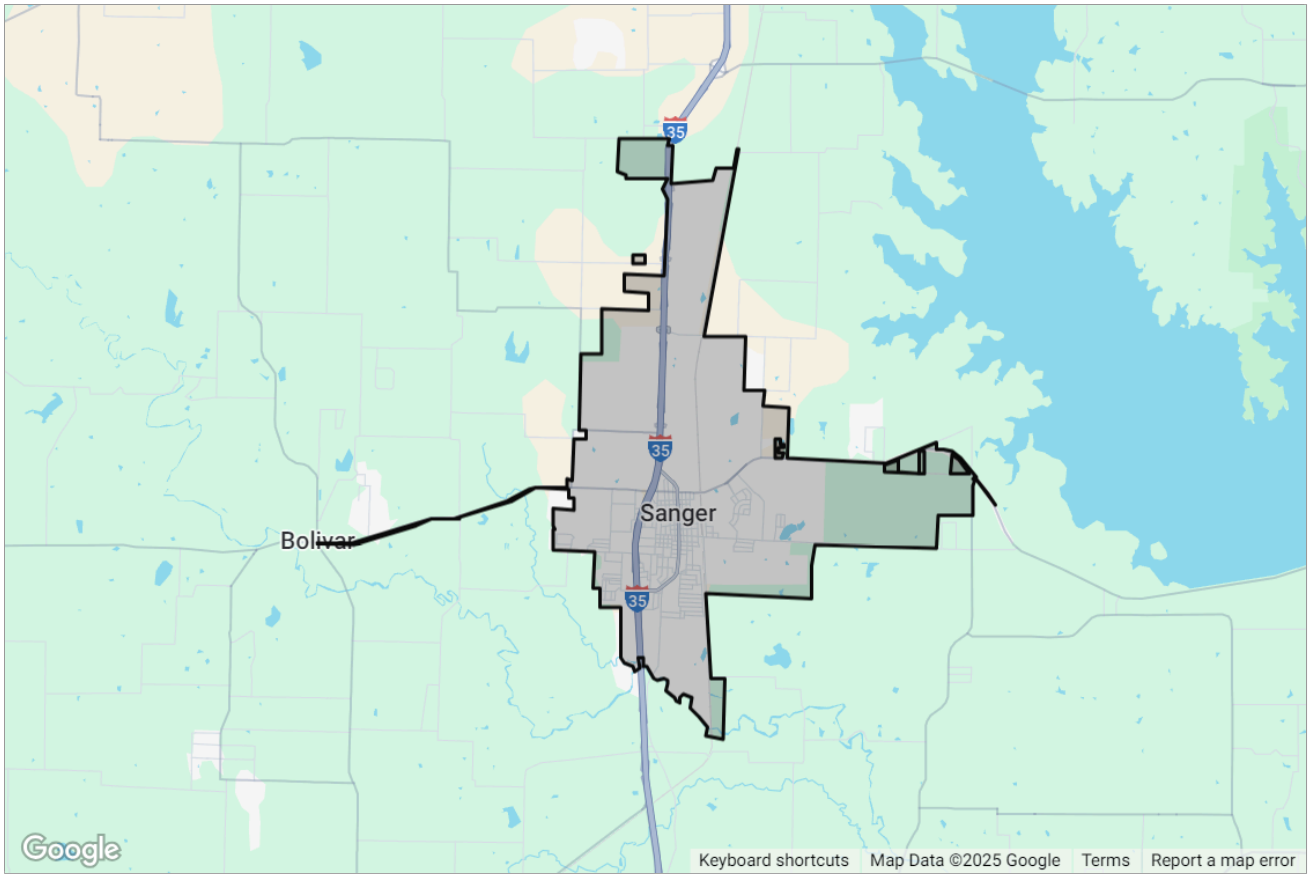
NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.

MARKET ACTIVITY REPORT

Sanger, Texas



Presented by

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Sanger, Texas

Market Snapshot: Estimated Home Values

Median Est. Home Value	Change Over Last Month	Change Over Last 3 Months	Change Over Last 12 Months	Change Over Last 24 Months
$340K	0.04%	0.44%	4.53%	1.9%
Updated: 5/31/2025				

*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 **SFR** data.*

Market Snapshot: 12-Month Change in Estimated Value

Median Est. Home Value	Change Over Last 12 Months	Change Over Last 24 Months	Change Over Last 36 Months
$340K	4.53%	1.9%	21.26%
Updated: 5/31/2025			

*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 **SFR** data.*

Market Snapshot: Concentration of Distressed Properties

Total # of Distressed Properties	# of Pre-Foreclosures	# of Foreclosures	# of Foreclosed
0	0	0	0
Updated: 6/24/2025			

*About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **SFR** as of 6/24/2025.*

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Market Snapshot: Sales Price

Median Sales Price	Change Over Last Month	Change Over Last 3 Months	Change Over Last 12 Months	Change Over Last 24 Months
$325K	↓ 3.42%	↓ 30.85%	↓ 8.45%	↓ 26.97%
Updated: 5/31/2025				

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

Market Snapshot: List Price

Median List Price	Change Over Last Month	Change Over Last 3 Months	Change Over Last 12 Months	Change Over Last 24 Months
$450K	↑ 8.43%	↓ 2.17%	↑ 0.06%	↓ 13.62%
Updated: 5/31/2025				

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

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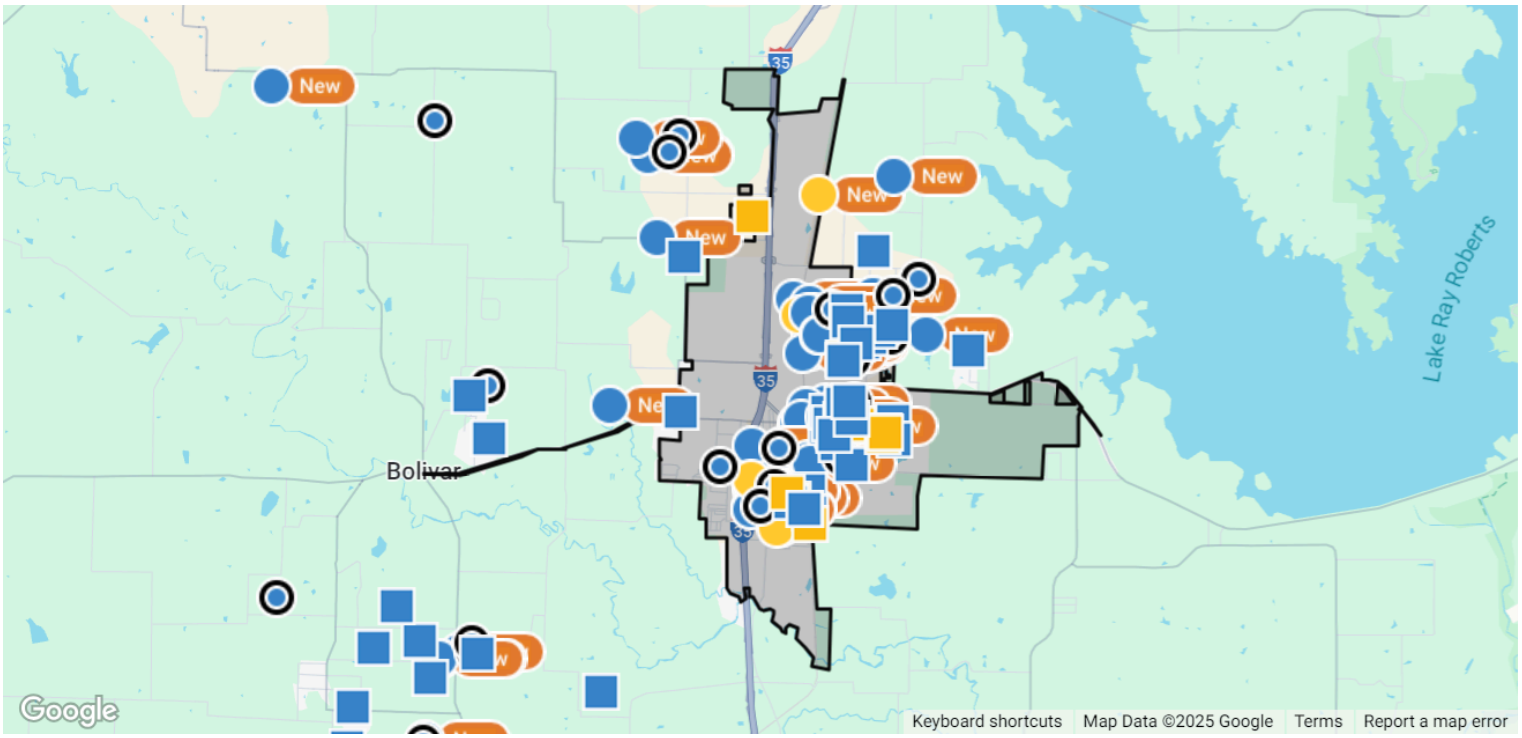
Market Activity Summary Stats



Search Criteria

Location: Sanger, Texas; **Date:** Changes in the Last 3 Months; **Transaction Types:** For Sale, For Lease; **Change Types:** New Listings, Pending, Closed, Distressed; **Property Types:** Single Family; **Beds:** 3 – No Max; **Baths:** 2 – No Max; **Maximum Properties per Change Type:** 50; **Sort Order:** Recently updated

	New Listings	Pending	Closed
Number of Properties	50	25	50
Low Price / Value	$1,895	$1,630	–
Median Price / Value	$382,000	$450,000	$335,000
High Price / Value	$975,000	$938,000	$735,000
Average Price / Sq. Ft.	$168	$209	$145
Median Price / Sq. Ft.	$185	$216	$176
Average Days in RPR	45	98	75
Median Days in RPR	38	69	49
Total Volume	$20,080,111	$11,123,509	$15,915,089

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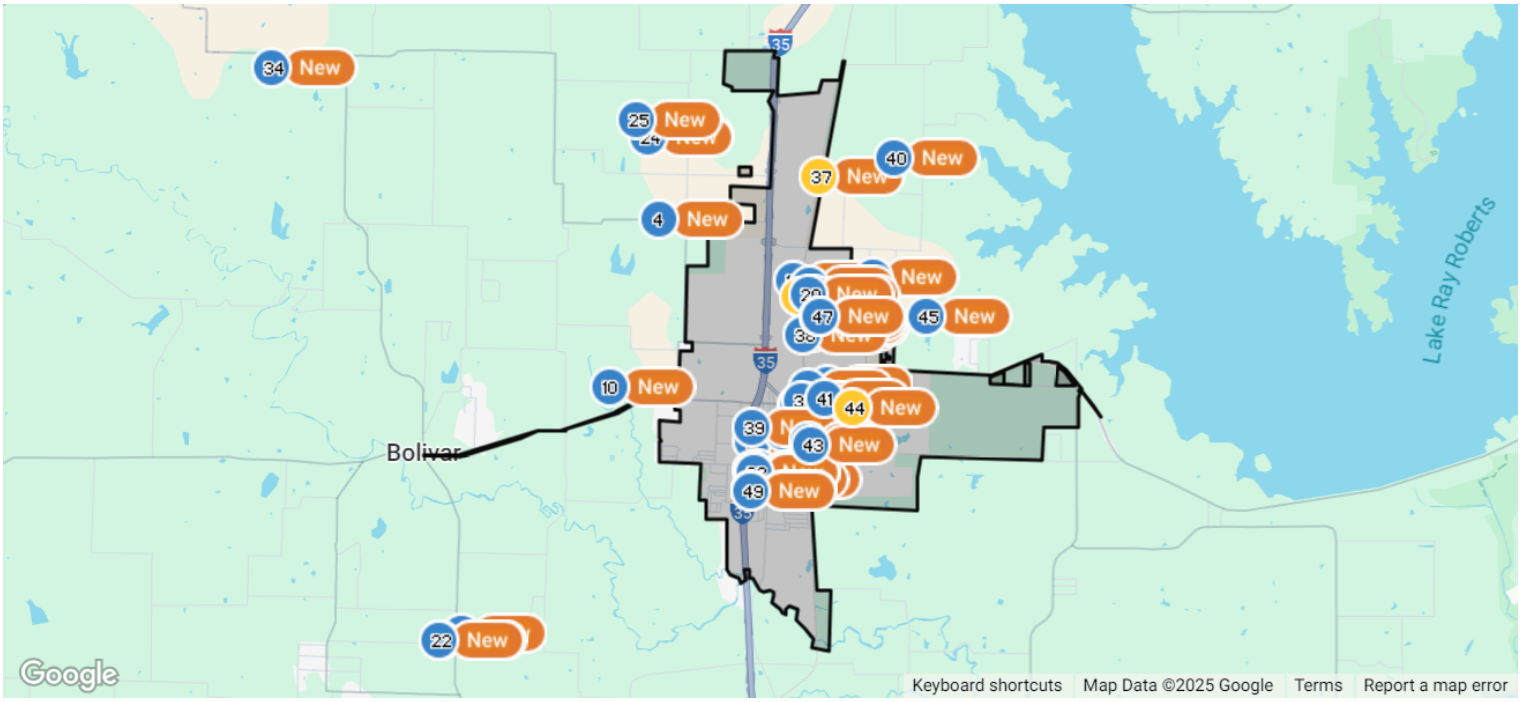
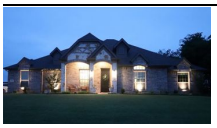
Sanger, Texas



New Listings: 50

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
1 Active • *New, Active: 6/17/2025* *MLS ID: 20972311*								
5904 Mango Dr	Single Family	4/2	2,767 sq ft	43,995	2023	6/17/2025	$565,000	$204



Discover the endless possibilities of this magnificent 1-acre property in Sanger, offering the perfect blend of spacious country living and elegant design. This beautifully appointed home boasts a fantastic floor plan with four generously sized bedrooms, designed for comfort and privacy. Step inside and be greeted by the warmth of gorgeous wood floors gracing the dedicated formal dining roomâ??perfect for hosting memorable gatheringsâ??and an adjacent office-study. Need an extra bedroom for guests? This versatile study could easily convert into a fifth bedroom! The inviting front porch sets the tone, offering serene views of the expansive front yard. Inside, the heart of the home unfolds with an open-concept kitchen seamlessly flowing into the living area. This ideal layout is perfect for effortless entertaining or staying connected with family during mealtime. The chef's kitchen is a dream, featuring a practical island, a butler's pantry, a walk-in pantry, and elegant granite countertops. After dinner, embrace the tranquility of country living in your expansive backyard. The property is fully fenced with a 10-foot gate, providing an incredibly secure space for pets, children, and lively entertaining. Additional features include a convenient utility closet, gutters, and a sprinkler system for easy maintenance. Thoughtful details abound, including split bedrooms for enhanced privacy, numerous walk-in closets and linen closets for ample storage, and vaulted ceilings that create an airy, open feel. Cozy up by the wood-burning stone fireplace on cooler evenings, or enjoy a casual meal in the bright breakfast room. Step outside to the covered patio with a ceiling fan, ideal for relaxing year-round. This home has been meticulously cared for and features a host of desirable upgrades throughout. With a three-car side-entry garage, there's plenty of space for vehicles and storage. Don't miss the chance to experience this wonderful country property for yourself!

Listing Courtesy of NextHome First Choice Realty

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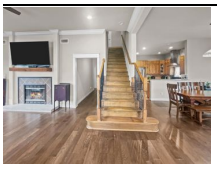
New Listings: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.



2 Active • *New, Active: 5/24/2025* *MLS ID: 20946267*

503 S 5th St	Single Family	6/4	3,086 sq ft	13,982	1935	5/24/2025	$389,900	$126

Welcome to this historical home full of character located at 503 S 5th St in the heart of Sanger, TX! This charming property offers a rare opportunity with a full guest house on site â?? perfect for multi-generational living, visiting guests, or even rental income potential. The main home features 3 spacious bedrooms and 2.5 baths (main house is 2,186sf of the 3,086), while the guest house represents 3 of the total 6 bedrooms listed, along with 1 full bath, and convenient stackable washer & dryer hookups (GH is 900sf of the 3,086). The guest house is comfortably equipped with a modern mini-split system for efficient heating and cooling, plus two designated parking spaces for guests or extended family. Curb appeal shines with a classic white picket fence, a spacious front porch perfect for relaxing evenings, and mature pecan trees in the backyard. Youâ??ll also enjoy your very own producing apple trees and thriving grapevines â?? a rare and charming touch that adds to the warmth and character of this property. Step inside the main home to discover soaring high ceilings, large sun-filled windows, a decorative staircase, and a flexible, welcoming floorplan that seamlessly blends vintage charm with thoughtful updates. The bright, open kitchen is ideal for gatherings, while the cozy living areas invite you to stay awhile. Situated on a generous lot in a peaceful neighborhood, this property offers the best of small-town living with easy access to schools, parks, and dining. Just a short drive to Denton and major highways, itâ??s perfectly located for both convenience and charm. Whether youâ??re seeking a forever home with room for everyone or a property with built-in rental potential, this unique Sanger gem is one you donâ??t want to miss!

Listing Courtesy of Fathom Realty, LLC

3 Active • *New, Active: 4/11/2025* *MLS ID: 20860649*

258 Bobcat Rd	Single Family	3/2	2,559 sq ft	87,120	1970	4/11/2025	$549,000	$215

Price Improvement!! This is a must see!! Welcome to this loved and well-maintained 3-bedroom, 2-bath home offering 2,559 sq ft of updated living space on 2 fully fenced acres in Sangerâ??just minutes from all the conveniences of Denton! Step under the large covered patio, which doubles as the inviting main entrance to the home. Inside, you'll find a spacious and welcoming layout with tasteful updates throughout. The home features multiple living areas, a bright kitchen, and a cozy atmosphere thatâ??s perfect for everyday living or entertaining. Both the living room and the master suite offer direct access to a charming back deckâ??a peaceful spot to relax with your morning coffee or unwind in the evening. Outside, the acreage is ideal for country living with a small barn perfectly suited for goats, chickens, or other hobby animals. The entire property is fully fenced, offering privacy, security, and room to roam. This move-in ready property is the perfect mix of rural charm and modern comfortâ??close to everything, but just far enough away to feel like your own private retreat. Seller's preferred lender to pay 1% of loan amount towards buyer costs or rate buydown options, down payment assistance options also available.

Listing Courtesy of Fathom Realty, LLC

4 Active • *New, Active: 5/22/2025* *MLS ID: 20943223*

12488 Metz Rd	Single Family	4/3	2,199 sq ft	43,995	2021	5/22/2025	$529,900	$241

Home built in August 2021. Beautiful four bedroom, 2.1 bath home with a little over 1 acre of enclosed space. Extended driveway for additional parking. Entire back yard has been fenced. Contains raised beds & fruit trees currently producing several vegetables! Distressed wood flooring in common areas. Kitchen, breakfast area and family room are open concept. Family room has vaulted ceiling. Mud room located next to utility room with mud bench to hang coats, store clothing and shoe items. Back yard features beautiful sunrise. Entire acre irrigated, including raised bed garden. Bank of Low E windows across rear of home for maximum natural light. Front room off family room can serve as study or fourth bedroom with closet and features barn doors. After move-in, homeowner poured a slab and built an expansive workshop with water, electric and windows, and half bath. Workshop has greenhouse attached and covered area and measures 20 x 33 feet. Buyer should verify measurement. Enjoy sunsets while sitting on front porch (faces West). No city taxes. Close to I-35.

Listing Courtesy of Keller Williams Realty DPR

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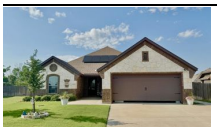
New Listings: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.



5 Active • *New, Active: 3/26/2025* *MLS ID: 20881355*

4711 Bering Dr	Single Family	4/2	1,826 sq ft	6,969	2018	3/26/2025	$350,000	$192

MOTIVATED SELLER! Ask about the SELLER CONTRIBUTION TO THE BUYER'S CLOSING COSTS AND potential INTEREST BUY-DOWN! This beautiful custom house by Park Brook Homes, has it all. Complete with SOLAR panels, in a great location just minutes from the lake, larger lot, extra parking, and lots of extras. Are you looking for a home that doesn't look like every other house on the block? Would you love real wood cabinets, quality granite, and tile? This open floor plan has an optional 4th bedroom, flex room or office space, a great-sized back yard, plenty of parking, and no MUD or PID. How about having lower electric bills because you have solar? The builders' remaining 10-year structural warranty will transfer to the new owners and the current home warranty with First American can transfer at purchase. Enjoy the back patio with lots of room for entertaining and always in the shade. Beautiful wood tile throughout, granite countertops, a walk-in shower in the primary bath, and a separate soaking tub. The attic has floor storage space and there is plenty of room in the garage for working on projects. Brand new AC unit to keep you cool during the summer months. Residential service contract in place that can be transferred at closing if buyer chooses. SO MUCH TO LOVE about this house. Schedule to see it today or call the listing agent for more information.

Listing Courtesy of INC Realty, LLC

6 Active • *New, Active: 6/20/2025* *MLS ID: 20958045*

60 N Highland Dr	Single Family	3/2	1,608 sq ft	9,191	2006	6/20/2025	$295,000	$183

Welcome home! This adorable residence is perfectly nestled in the heart of Sanger, TX! Step inside to experience the cozy, inviting atmosphere that makes this house truly feel like home. The spacious living room greets you with newly installed engineered wood flooring and a warm, traditional fireplace, perfect for relaxing evenings or entertaining guests. The kitchen offers built-in cabinetry, a convenient breakfast bar, and plenty of space for cooking and gathering. The peaceful primary bedroom provides a private retreat, complete with a luxurious ensuite bathroom featuring a garden tub, dual sinks, and a large walk-in closet. Two additional bedrooms offer flexible space for a home office, study, or extra storage to suit your needs. Step outside to the generous backyard, filled with lush green grass, an ideal canvas for outdoor enjoyment or future home upgrades. Don't miss the chance to make this charming Sanger home yours!

Listing Courtesy of MAGNOLIA REALTY

7 Active • *New, Active: 4/9/2025* *MLS ID: 20898166*

Creekside Dr	Single Family	4/3	2,458 sq ft	7,475	2025	4/9/2025	$459,000	$187

$15K towards Closing Costs! NEW & NEVER LIVED IN! Ready NOW! This luxurious 1.5-story Bloomfield home seamlessly blends craftsmanship and elegance, offering 4 bedrooms and 3 baths on a desirable interior lot with a striking all-brick facade and peaceful park view. The inviting Front Door opens to reveal wood laminate flooring that extends through the main areas downstairs, creating a warm, cohesive look enhanced by natural light streaming through expansive windows. The living area opens to an outdoor retreat where you can enjoy an open view of the creek through iron fencingâ??perfect for relaxing or entertaining. The open-concept layout centers around a Deluxe Kitchen featuring upgraded finishes, Quartz countertops, all-gas stainless steel appliances, a stylish backsplash, spacious island with casual seating, and a walk-in pantry, all designed to inspire culinary creativity. A buffet at the Breakfast Nook adds functionality, while custom cabinetry and under-cabinet lighting elevate the space further. The private Study with Glass French Doors offers a quiet escape, and built-in window seats and blinds throughout add charm and practicality. A tankless water heater ensures modern efficiency, and generous storageâ??including large closets and a mud benchâ??enhances everyday convenience. Upstairs, a thoughtfully designed private addition provides a Game Room, secluded bedroom, and full bath, creating a perfect guest sanctuary or retreat. Discover this exceptional home in Sable Creek today!

Listing Courtesy of Visions Realty & Investments

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New Listings: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.

8 Active • *New, Active: 4/16/2025* *MLS ID: 20906111*

Covey Ln	Single Family	4/4	2,849 sq ft	8,050	2025	4/16/2025	$487,000	$171

NEW! NEVER LIVED IN. Move In Ready NOW! Introducing Bloomfield's Violet IV, this magnificent floor plan boasts 4 bedrooms, 3.5 baths, a Study adorned with elegant doors, a Media Room, and a Game Room for endless entertainment possibilities. As you step through the striking 8' Front Door, you're greeted by soaring ceilings and an open-concept design that seamlessly connects the Family and Kitchen areas, enhanced by a breathtaking view from the two-story overlook above. The living space is bathed in natural light from expansive windows, highlighting the warmth of the wood-look tile floors and the architectural charm of window seats and vaulted ceilings. Indulge in a Deluxe Kitchen with upgraded cabinetry, finishes, Quartz countertops, built-in all-gas stainless steel appliances, and a large island thatâ??s both functional and beautiful. A tankless water heater and mud room add daily convenience, while the Primary Suite offers a tranquil retreat with a spa-like bath and a spacious walk-in closet. Upstairs, the second level entertainment area combines the Game Room and Media Room into a dynamic space for gathering, perfectly situated above the main living area. Outside, an extended patio invites relaxation, and the home sits on an oversized interior lot with a beautifully crafted brick and stone facade. An Extra Deep Garage Bay provides room for storage or oversized vehicles, making the layout as practical as it is elegant. Located just minutes from the scenic State Park land at Lake Ray Roberts, this home offers the perfect blend of luxury and lifestyleâ??visit Bloomfield at Sable Creek today!

Listing Courtesy of Visions Realty & Investments

9 Active • *New, Active: 3/27/2025* *MLS ID: 20884772*

3911 Bridle Path Ln	Single Family	4/2	1,804 sq ft	6,969	2018	3/27/2025	$345,000	$191

THIS IS THE ONE!! This beautiful, single-story home offers the perfect blend of comfort and functionality! This home features 4 bedrooms and 2 bathrooms, with the secondary bedrooms split from the primary suite. The open-concept main living area offers wood-look ceramic tile flooring and a cozy electric fireplace, making this space warm and inviting. The gorgeous kitchen includes granite countertops, under cabinet lighting and stainless-steel appliances. The breakfast area has tons of natural light and overlooks the back patio. The primary suite serves as a private retreat, complete with a spa-like ensuite featuring dual sinks, a walk-in shower, relaxing tub and large walk-in closet. The backyard with spacious covered patio is ideal for entertaining or relaxing. This beautiful home is ready for its new owners! Schedule a showing today before it's gone!

Listing Courtesy of Independent Realty

10 Active • *New, Active: 4/6/2025* *MLS ID: 20895043*

18400 Creekview Rd	Single Family	4/3	2,495 sq ft	54,406	2006	4/6/2025	$575,000	$230

Welcome to this stunning home nestled on 1.249 acres of beautiful land, offering the perfect blend of space, comfort, and style. This 4-bedroom, 3-bathroom home is ideal for families looking for room to grow and entertain.As you enter, you're greeted by a spacious formal dining room, perfect for hosting family meals and special occasions. The open living room is a showstopper with its inviting stone fireplace, creating a warm and cozy atmosphere. The adjoining kitchen boasts custom knotty alder cabinetry, sleek granite countertops, and a stunning travertine backsplash, making it a true chefâ??s delight. Wood floors run throughout the living areas, including the formal dining room and all three secondary bedrooms, adding a touch of elegance and warmth. The primary bedroom is generously sized, offering a private retreat with ample closet space and an ensuite bathroom. The three additional bedrooms are spacious and share two well-appointed bathrooms, making this home ideal for both family living and guests. Step outside onto the covered back porch, where you can enjoy peaceful mornings or host gatherings in the open air. The extended concrete patio provides plenty of room for outdoor activities and relaxation. In addition to the beautiful home, this property features a 24x45 metal shop with electricity, perfect for storage, a workshop, or even as a place for your hobbies. This property truly has it allâ??space, style, and functionalityâ??making it the perfect place to call home. Donâ??t miss the opportunity to make this stunning property yours!

Listing Courtesy of Scott Brown Properties Inc

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New Listings: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.

11 Active • *New, Active: 4/10/2025* *MLS ID: 20890677*

6083 Milam Rdg	Single Family	4/4	3,978 sq ft	106,722	1998	4/10/2025	$725,000	$182

Motivated Sellers - All Offers welcome. Experience breathtaking sunrises and sunsets at this exquisite retreatâ??your own private paradise awaits. Nestled on 2.45 sprawling, open acres, this newly renovated 4-bedroom, 3.5-bath home blends impeccable design with thoughtful functionality. Every detail has been carefully curated to elevate your living experience. Unwind in the luxurious master suite, where you can soak in the tub while gazing at the sunsetâ??a perfect end to any day. The expansive downstairs boasts a massive master suite, complete with the laundry room of your dreams. A stylishly updated Jack-and-Jill bathroom connects two charming bedrooms on the main floor. Upstairs, discover a generous playroom with its own private bathroom and bedroom, plus a walk-in attic and additional closet space for all your storage needs. Step outside to explore endless possibilities: a spacious shop ready for your vision, a custom-built chicken coop, a well water system, and a raised garden bed area to cultivate your own fresh produce. With serenity and peace at every turn, this property isnâ??t just a homeâ??itâ??s a lifestyle. Welcome to your forever oasis!

Listing Courtesy of DFW Select Realty

12 Active • *New, Active: 5/7/2025* *MLS ID: 20928321*

4011 Highplains Dr	Single Family	3/2	1,826 sq ft	10,018	2017	5/7/2025	$2,450 mo.	$1

ONE OF THE MOST SOUGHT-AFTER NEIGHBORHOODS IN SANGER! CLOSE TO SCHOOLS, EASY ACCESS I35, AMAZING GROWING COMMUNITY! Built by Impression Homes this Beautiful 3 bedroom, 2 bath. Built 2017, features one of the largest lots in neighborhood, backyard perfect for kids, entertaining & big enough. Boasting massive, oversized kitchen granite countertops, black whirlpool app, huge walk-in pantry with tons of space it is the perfect place to unlock your inner chef. The huge island opens to the living room makes this open floor plan home perfect for entertaining, walk outside to a wonderful covered outdoor area. Retreat to the master bedroom, en-suite, separate toilet, large closet, separate shower & garden tub. Split bedroom concept, huge bckyard, outdoor living space, & updated lighting make this the perfect place to call home. Home is available from June 22. All information contained within this listing is deemed reliable, but not guaranteed. Tenant and Tenants Agent to verify all information.

Courtesy of LM Max Realty

13 Active • *New, Active: 5/22/2025* *MLS ID: 20944992*

4817 Enclave Dr	Single Family	3/2	1,609 sq ft	7,797	2023	5/22/2025	$339,999	$211

Welcome to 4817 Enclave Dr. in beautiful Sanger, TX! This 3-bedroom, 2-bath brick and rock home offers 1,607 sqft of well-designed living space and timeless curb appeal. Nestled in a quiet and established neighborhood, this home greets you with a warm and inviting exterior, and continues to impress inside with a bright, open-concept layout. The spacious living area is filled with natural light and flows seamlessly into the kitchen and dining spaceâ??perfect for entertaining or everyday living. The kitchen features granite countertops, stainless steel appliances, ample cabinetry, and a center island ideal for meal prep or casual dining. The private primary suite is a relaxing retreat with an en-suite bath that includes dual sinks, a walk-in shower, and a generous walk-in closet. Two additional bedrooms offer flexibility for guests, kids, or a home office. Outside, enjoy a fully fenced backyard with space to grill, garden, or just unwind under the Texas sky. Located just minutes from schools, parks, Lake Ray Roberts, and easy highway access, this home combines peaceful living with everyday convenience. Donâ??t miss your chance to own this well-maintained and stylish home in one of Sangerâ??s most sought-after communitiesâ??schedule your private tour today!

Listing Courtesy of eXp Realty LLC

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New Listings: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.

14 Active • *New, Active: 5/19/2025* *MLS ID: 20941470*

2056 Huling Rd	Single Family	4/3	2,800 sq ft	87,120	2023	5/19/2025	$625,000	$223

Welcome to this beautifully designed modern farmhouse nestled on 2 expansive acres, offering the perfect blend of comfort, function, and style. With 4 spacious bedrooms, 3 full bathrooms, and a versatile bonus room upstairs featuring wood-look laminate flooring, this home is ideal for families of all sizes. The first level boasts stained concrete floors throughout, creating a seamless and durable living space. The open-concept layout connects the kitchen, dining, and living areas, with a stunning wood-burning fireplace anchoring the living room. The kitchen is a chef's dream, featuring sleek granite countertops, white shaker-style cabinets, subway tile backsplash, and a large island perfect for gathering. Enjoy plenty of natural light from the abundant windows throughout the home. The master suite, laundry room, and one secondary bedroom and bathroom are privately tucked behind the kitchen, while the other two bedrooms are located on the opposite side of the home with a full bathroom to share is situated between them â?? an ideal setup for privacy. Step outside to the covered back porch, perfect for entertaining or enjoying peaceful views of the surrounding landscape. Whether you're hosting a barbecue or sipping your morning coffee, you'll love the outdoor space this property provides. Don't miss your chance to own this move-in-ready gem with room to roam and modern finishes throughout!

Listing Courtesy of Scott Brown Properties Inc

15 Active • *New, Active: 4/8/2025* *MLS ID: 20897748*

4211 Padron Ln	Single Family	4/2	1,881 sq ft	9,496	2022	4/8/2025	$389,000	$207

Welcome to this stunning 4-bedroom, 2-bath home built by TGC Custom Homes, offering exceptional craftsmanship and thoughtful design throughout. Step inside to an open-concept layout featuring a chefâ??s kitchen with a large granite island, stainless steel appliances, a spacious eating area, and a generous family room anchored by a beautiful wood-burning fireplaceâ??perfect for entertaining or relaxing with loved ones. The well-designed floor plan includes a luxurious primary suite with a spa-inspired bath, along with a split-bedroom arrangement offering two guest bedrooms and a large shared bath, ideal for privacy and functionality. Enjoy ample storage, lavish landscaping, a covered patio for outdoor gatherings, and a large fenced backyard with room to roam. This home has it allâ??style, comfort, and quality. Donâ??t miss your opportunity to make it yours!

Listing Courtesy of TIERRA REAL ESTATE

16 Active • *New, Active: 4/16/2025* *MLS ID: 20905869*

4807 Avion Dr	Single Family	3/2	1,834 sq ft	7,797	2023	4/16/2025	$2,350 mo.	$1

Step into a bright and beautiful home in the heart of sunny Sanger. This thoughtfully designed floor plan blends comfort and functionality with a warm, welcoming touch. Youâ??ll love the spacious layout featuring 3 generous bedrooms and 2 full bathrooms, including a serene ownerâ??s retreat with dual vanity sinks and an oversized walk-in closet. The heart of the home is a bright and airy, open-concept kitchen with an expansive island that flows seamlessly into the family room and breakfast nook perfect for cozy mornings or lively gatherings. Practical perks include a 2-car garage with bonus storage space, and a handy mud room entry you will love. Soak up the fresh air and natural beauty with quick access to Lake Ray Roberts for weekends full of boating, hiking, and relaxing. With charming local dining, shopping, and entertainment close by. Just north of Denton, this great neighborhood offers effortless access to I-35, top-rated Sanger ISD schools including Butterfield Elementary, Sanger Middle, and Sanger High School. Welcome home!

Courtesy of RE/MAX Unlimited

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17 Active • *New, Active: 5/23/2025* *MLS ID: 20947208*								
10 Covey Ln	Single Family	5/4	3,274 sq ft	8,276	2023	5/23/2025	$495,000	$151

Step into this stunning, recent constructed home, where a bright, open floor plan creates an inviting atmosphere throughout. The expansive gourmet kitchen is a chefâ??s dream, complete with a gas cooktop, built-in oven and microwave, upgraded hardware, and sleek stainless steel appliances. Elegant decorative lighting highlights the beauty of each room, adding a sophisticated touch to every corner. This home offers two spacious, luxurious primary suites, each featuring ample space and walk-in closets to accommodate all your needs. The additional two bedrooms share a convenient Jack-and-Jill bathroom, offering both comfort and privacy. Every room is generously sized and thoughtfully designed for both style and functionality, ensuring plenty of storage and room to grow. The indulgent primary suite is designed for ultimate relaxation, with dual sinks and a large walk-in shower, complete with a bench for comfort. The attic is partially floored, providing valuable extra storage space to keep your home organized and clutter-free. Built with durable cellular board, this home is energy-efficient, helping to keep utility costs low while ensuring lasting quality. The carpets are pristine, showing as if brand new, adding to the homeâ??s immaculate appeal.

Listing Courtesy of Keller Williams Prosper Celina

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
18 Active • *New, Active: 4/16/2025* *MLS ID: 20905997*								
Covey Ln	Single Family	5/4	3,261 sq ft	8,335	2025	4/16/2025	$468,000	$144

NEW & NEVER LIVED IN! Ready to Move-In NOW! Experience the Dewberry III by Bloomfield Homes, an exquisite two-story offering 5 bedrooms and 3.5 bathrooms, thoughtfully designed for both everyday living and entertaining. Step inside to find a welcoming foyer accented by an 8' Mahogany Entry Door, where wood-look tile flows seamlessly through the main areas downstairs, offering both style and durability. A private Study sits just off the Dining area behind elegant dual doors, providing a quiet retreat for work or hobbies. The open-concept layout leads you to the Deluxe Kitchen, beautifully appointed with Quartz countertops, upgraded finishes, all gas stainless steel appliances, and a generous island perfect for gathering. A walk-in pantry and tankless water heater add everyday convenience. The Primary Suite features a spacious walk-in closet and a luxurious ensuite bath, while window seats throughout the home create cozy architectural charm. Upstairs, a versatile Game Room, a Jack and Jill bath shared by secondary bedrooms, an additional full bath, and even a balcony offer expanded comfort and functionality. The home sits on an oversized interior lot with an expansive backyard, and the Extended Covered Patioâ??ideal for entertainingâ??has been further extended to accommodate your outdoor lifestyle. With an all-brick facade adding curb appeal and an 8' Front Door making a bold statement, this home is as beautiful as it is functional. Call or visit today at Sable Creek in Sager to learn more about this stunning home!

Listing Courtesy of Visions Realty & Investments

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
19 Active • *New, Active: 5/9/2025* *MLS ID: 20930034*								
4702 Elite Dr	Single Family	4/3	2,486 sq ft	13,285	2022	5/9/2025	$412,000	$166

This like new gorgeous home boasts an open-concept layout with 4 bedrooms and 3 full bathrooms with a bonus office room with large closet that could easily make 5 bedrooms. The bright kitchen is perfect for every day cooking and entertaining too. The extra large and private backyard is fully fenced yard and has a good size covered patio. Additionally, this home includes a whole house water softner-filtration system that you will be glad you have. Come see this one today and you will fall in love! Take advantage of this great opportunity. SHORT SALE, SELLER'S LENDER APPROVAL REQUIRED

Listing Courtesy of Texas Elite Realty

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
20 Active • *New, Active: 5/30/2025* *MLS ID: 20952825*								
4712 Elite Dr	Single Family	3/2	1,610 sq ft	7,797	2025	5/30/2025	$349,368	$217

UPDATED PHOTOS! Welcome to this beautiful 3-bedroom, 2-bathroom home located in one of the areaâ??s most sought-after neighborhoods. Offering comfort, convenience, and style, this property is perfect for families, professionals, or anyone seeking a peaceful, move-in-ready retreat.

Listing Courtesy of Sarah Boyd & Co

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New Listings: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.

21 Active • *New, Active: 6/6/2025* *MLS ID: 20962038*

6033 Mango Dr	Single Family	4/2	2,691 sq ft	43,560	2025	6/6/2025	$529,990	$197

Coming Soon! Welcome to your dream home at 6033 Mango Drive, nestled in the serene community of Stonehenge II in Sanger, TX. This stunning new construction by Sumeer Homes offers quality craftsmanship and thoughtful design, all situated on a generous one-acre lot. This home features a contemporary elevation with brick accents, a large covered front porch, and an inviting back patio perfect for outdoor entertaining. The slab coverage is thoughtfully designed, allowing for a balance of living space and green area, with full sod in the front, sides, and extended backyard. Inside, you'll enjoy a modern open-concept floor plan crafted for both functionality and comfort, with plenty of space, high ceilings, and smart structural enhancements. Don't miss the opportunity to own a brand-new, move-in-ready home on a full acre in one of Denton Countyâ??s most desirable new developments.

Listing Courtesy of Gold Key, Realtors

22 Active • *New, Active: 6/6/2025* *MLS ID: 20962064*

6037 Mango Dr	Single Family	4/3	2,884 sq ft	43,560	2025	6/6/2025	$529,990	$184

Coming Soon! Discover your next home at 6037 Mango Drive in Sanger, TX. Sitting on a full acre, this brand-new home offers plenty of space inside and outâ??perfect for relaxing, entertaining, or just spreading out. The open layout is designed with everyday comfort in mind, and the large backyard gives you room to make it your own, whether thatâ??s a garden, play area, or future pool. Built by Sumeer Homes, youâ??ll appreciate the solid construction and thoughtful details that make living here easyâ??like the patio, long driveway, and oversized lot. Located in a quiet neighborhood with easy access to I-35, you're just minutes from schools, parks, and shopping. If you're looking for a fresh start in a home with room to grow, this oneâ??s worth a look.

Listing Courtesy of Gold Key, Realtors

23 Active • *New, Active: 6/3/2025* *MLS ID: 20956282*

13417 Sage Meadow Cir	Single Family	4/3	2,514 sq ft	43,647	2023	6/3/2025	$674,900	$268

Welcome to your dream home! This beautifully maintained 4-bedroom, 3 full bath residence sits on a spacious 1-acre lot and offers the perfect blend of luxury, comfort, and functionality. Inside, the open-concept layout is highlighted by elegant plantation shutters and electric shades throughout. The gourmet kitchen features luxurious leather-finished quartzite countertops, premium appliances, and generous storageâ??designed for both everyday living and entertaining. Step outside to your private backyard oasis, where youâ??ll find a sparkling saltwater pool, a separate 8-person hot tub, and a custom putting greenâ??creating the ultimate outdoor retreat. Enjoy music and ambiance with a premium Sonos surround sound system installed in the outdoor living spaces, perfect for entertaining or relaxing in style. The property also includes a versatile 25x30 workshop with full electricityâ?? ideal for a home business, hobby space, or extra storage. This exceptional home seamlessly combines upscale indoor features with extraordinary outdoor amenities, all set on a quiet, spacious acre. Donâ??t miss this rare opportunity to own your own slice of paradise!

Listing Courtesy of Monument Realty

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New Listings: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.

24 Active • *New, Active: 6/12/2025* *MLS ID: 20967404*

13421 Sage Meadow Cir	Single Family	4/2	2,358 sq ft	43,647	2022	6/12/2025	$569,500	$242

Charming 4-Bedroom Home with Shop on 1 Acre in Sanger, TX. Welcome to country living at its finest! This spacious 4-bedroom, 2-bathroom home offers 2,358 square feet of comfortable living space with thoughtful upgrades throughout. Enjoy an inviting open-concept layout thatâ??s perfect for both entertaining and everyday living. The heart of the home is a beautifully appointed kitchen featuring granite countertops, electric appliances, and ample counter space for culinary creations. The cozy living room includes a wood-burning fireplace and TV mounts that will remain with the home, along with mounts in bedrooms. Interior highlights include stunning LVP flooring complemented by tile and carpet, ceiling fans in the living room and all bedrooms, and a high-efficiency HVAC system paired with foam insulation for year-round comfort and energy savings. Step outside and enjoy the expansive backyard, enclosed by a durable 2 inch pipe fence. The 30' x 40' workshop with electricity provides the perfect space for hobbies, projects, or additional parking for your RV or vehicles. The beautifully landscaped yard is serviced by a 19-zone irrigation system and whole-home gutters, making outdoor maintenance a breeze. Unwind on the spacious back patio under a custom cedar cover, the perfect place to relax and enjoy peaceful Texas sunsets. Donâ??t miss your chance to own this incredible property that blends modern comfort with wide-open country charm!

Listing Courtesy of CENTURY 21 JUDGE FITE CO.

25 Active • *New, Active: 4/13/2025* *MLS ID: 20902691*

13716 Sage Meadow Cir	Single Family	4/3	2,548 sq ft	46,347	2022	4/13/2025	$530,000	$208

Welcome to this beautifully maintained 4-bedroom, 3-full bath home that offers the perfect blend of country living and modern convenience. Situated with space to breathe, you'll love the privacy this home providesâ??no close neighbors in sight! The spacious kitchen features a large island that seamlessly overlooks the open-concept living and dining areas, perfect for entertaining or enjoying family time. The ownerâ??s suite includes a garden tub, separate shower, and dual vanities for a spa-like retreat. One guest bedroom is privately located with its own full bathâ??ideal for visitors or multi-generational livingâ??while the remaining two bedrooms share a full bath just across the hall. Extra blown insulation was added in the attic for enhanced energy efficiency. Additional highlights include a 3-car garage, ample parking for your RV, boat, or trailer, and plenty of space to build a shop or add a shed. Conveniently located with easy access to I-35, youâ??re never far from everything you need. This home truly has it allâ??space, style, and serenity. Come experience it for yourself!

Listing Courtesy of Z Texas Real Estate

26 Active • *New, Active: 6/11/2025* *MLS ID: 20963607*

111 Arrowhead Dr	Single Family	3/2	1,367 sq ft	6,534	2020	6/11/2025	$292,000	$214

Welcome to 111 Arrowhead Dr in Sanger, TX! This charming 3-bedroom, 2-bath home sits on a spacious lot in a quiet cul-de-sac within a well-kept neighborhood, just minutes from downtown. Built in 2020, it features a combination of brick and siding for added character and curb appeal, plus a two-car garage and a fenced backyard. Step inside to a welcoming entry hallway that opens into the main living space. The layout offers a nice blend of separation and flowâ??with the dining area open to the living room and just off the kitchen, making it great for everyday living or entertaining. The kitchen features granite countertops, stainless steel appliances, a walk-in pantry, and plenty of cabinet space. The private primary suite is located at the back of the home and includes a spacious shower, dual sinks, and walk-in closet. Two secondary bedrooms and a full bath are situated toward the front, offering flexible options for kids, guests, or a home office. The backyard is fully fenced with a partially covered patio, offering both covered and enclosed spaceâ??ideal for relaxing, entertaining, or creating your own outdoor-indoor flex area. Whether youâ??re grilling, gardening, or just enjoying the Texas evenings, this yard is ready for your personal touch. Location Highlights: Only 1 mile from downtown Sanger, youâ??ll have quick access to local dining, shopping, and community events. Schools are close by tooâ??Butterfield Elementary, Sanger Sixth Grade Center, Sanger Middle School, and Sanger High School are all within about a mile. And with I-35 just minutes away, commuting to Denton, Gainesville, or DFW is a breeze. Whether youâ??re a first-time buyer, downsizing, or looking for a well-cared-for home in a growing town, 111 Arrowhead Dr offers comfort, convenience, and valueâ??all tucked away in a quiet cul-de-sac.

Listing Courtesy of Cottage & Co Realty

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New Listings: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.

27 Active • *New, Active: 4/1/2025* *MLS ID: 20886492*

119 Bluebonnet Dr	Single Family	4/2	2,007 sq ft	5,662	2020	4/1/2025	$340,000	$169

Welcome to this updated gem in growing Sanger, Texas! With an open floor plan and a chef's dream kitchen featuring ample cabinet space, a pantry, and stunning granite countertops, cooking is a breeze. The breakfast nook flows seamlessly into the living room, creating a perfect space for family and friends to gather. The versatile layout offers 4 bedrooms or 3 bedrooms plus an office, with each room thoughtfully placed for privacy and comfort. The spacious primary suite includes a soaking tub, separate shower, and a massive walk-in closet. Enjoy the private backyard and cozy patio without the maintenance hassle of a large yard. Located just off I-35 for easy commutes, and close to parks, restaurants, and Lake Ray Roberts, this home is ready for summer nights on the patio and weekends by the lake. Don't miss outâ??make it yours today!

Listing Courtesy of Compass RE Texas, LLC

28 Active • *New, Active: 4/24/2025* *MLS ID: 20914344*

942 First St	Single Family	3/3	2,220 sq ft	6,098	2020	4/24/2025	$310,000	$140

This big and beautiful 4-bedroom, 2.5-bathroom home is great for everyday living and fun with family and friends! The first floor has an open layout with a cozy living room, a dining area, and a modern kitchenâ??perfect for hanging out or having guests over. The main bedroom is also on the first floor and comes with its own bathroom, giving you extra privacy. Upstairs, there are three more bedrooms. Donâ??t miss your chance to make this fantastic home yours!

Listing Courtesy of Repeat Realty, LLC

29 Active • *New, Active: 5/25/2025* *MLS ID: 20942074*

119 Morning Glory	Single Family	4/2	1,802 sq ft	5,662	2021	5/25/2025	$315,000	$175

Discover this move-in ready 4-bedroom, 2-bathroom home in the heart of Sanger, TX. Built in 2020, this 1,802 sq ft property blends modern design with everyday functionality. Nestled on a 0.13-acre lot in a well-kept HOA community, this home offers the perfect balance of space, style, and low-maintenance livingâ??ideal for families, professionals, or anyone looking to enjoy small-town charm with quick access to Denton and the DFW metroplex. Only a 10 minute drive to Lake Ray Roberts! Step inside to an open-concept layout featuring a spacious living area and a sleek kitchen with granite countertops, stainless steel appliances, and ample cabinet space. The primary suite includes a private full bathroom. Three additional bedrooms provide plenty of room for guests, a home office, or growing families. This home also features a 2-car garage, energy-efficient systems, and modern finishes throughout. Located in a non-flood zone area, the property offers peace of mind and long-term value. Enjoy community perks, local parks, and nearby schools, all within a quiet, HOA-managed neighborhood. If you're searching for a clean, contemporary home in Sanger with no pool to maintain and easy access to major highways, this is it. Book your showing today before itâ??s gone!

Listing Courtesy of Rogers Healy and Associates

30 Active • *New, Active: 6/12/2025* *MLS ID: 20967729*

918 Primrose Dr	Single Family	4/2	2,116 sq ft	6,098	2020	6/12/2025	$2,350 mo.	$1

Beautiful 4-2-2 in Sanger for rent! Incredible upgrades all included such as granite countertops, energy-efficient appliances, stunning wood cabinets with crown molding and a WiFi-enabled garage door opener. Luxury vinyl plank and carpet throughout. Oversized living area tons of natural light, spacious kitchen and large dining area. 4th bedroom with French doors would make a great home office. Split bedrooms with walk-in closets. Primary suite includes a garden tub with separate shower. Fenced back yard with an extended open patio perfect for enjoying outdoor activities. Minutes to I-35 and Lake Ray Roberts! Come see your new home today! No pets please.

Courtesy of CENTURY 21 JUDGE FITE MANAGEMENT

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New Listings: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.

31 Active • *New, Active: 3/27/2025* *MLS ID: 20883057*

921 Primrose Dr	Single Family	5/3	2,618 sq ft	7,405	2021	3/27/2025	$375,000	$143

This stunning Traditional-style home, located in the desirable Chapel Hill Subdivision, offers the perfect blend of comfort and modern living. Boasting 5 spacious bedrooms, 2.5 baths, and an open-concept floor plan, this home is designed to meet your needs. The bright and airy layout seamlessly connects the cozy living room, offering views to the rest of the living spaces. Enjoy a mix of neutral carpet and luxury vinyl plank flooring throughout for a stylish yet functional design. This home is equipped with energy-efficient kitchen appliances, sleek granite countertops, and beautiful wood cabinets. The kitchen also features convenient USB outlets for added functionality. An attached two-car garage provides ample storage and parking. Enhancing its modern appeal, this home features solar panels, offering energy efficiency and cost savings, as well as JellyFish lighting, providing customizable exterior illumination for year-round ambiance. Outside, the home impresses with fantastic curb appeal, a landscaped front yard, and a fenced backyard, providing both privacy and outdoor enjoyment. Don't miss this opportunity to own a beautiful and well-appointed home in Chapel Hill! Discounted rate options and no lender fee future refinancing may be available for qualified buyers. Click the Virtual Tour link to view the 3D walkthrough.

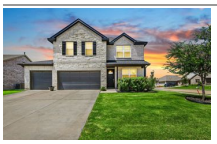
Listing Courtesy of Orchard Brokerage, LLC

32 Active • *New, Active: 4/14/2025* *MLS ID: 20874210*

923 Primrose Dr	Single Family	4/3	2,220 sq ft	5,227	2021	4/14/2025	$375,000	$169

Walk in the welcoming foyer of the Cypress at Willowwood and you are sure to feel at home! The Cypress is a two-story home with 4 bedrooms, 2.5 baths, and an open kitchen overlooking the spacious family room. A host of impressive upgrades come completely included with this new home such as granite countertops, energy-efficient appliances, beautiful wood cabinetry, a fully fenced back yard and an attached two-car garage complete with a WiFi-enabled garage door opener installed. Homeowners of the Cypress will enjoy a master suite on the main floor complete with an in-suite bathroom with a large soaker tub and separate standing shower.

Listing Courtesy of Beam Real Estate, LLC



33 Active • *New, Active: 3/26/2025* *MLS ID: 20878372*

2 Pheasant Run	Single Family	4/3	2,892 sq ft	8,624	2020	3/26/2025	$425,000	$147

SELLER IS OFFERING $4K TOWARDS BUYER'S CLOSING COSTS OR INTEREST RATE BUY DOWN WITH AN ACCEPTABLE OFFER! 3 CAR GARAGE on a LARGE CORNER LOT! There's room for the whole family in this charming home offering luxury plank flooring, neutral colors, generous secondary bedrooms, hardwiring for internet & a home office that can also be used as a 5th bedroom. Host in the gourmet kitchen featuring granite countertops, stainless steel appliances, an island, breakfast bar & a pantry, or end your day in the downstairs primary suite showcasing separate quartz vanities, an oversized shower with a seat, soaking tub & a spacious walk-in closet. Entertain family & friends in the massive upstairs game room, or enjoy the outdoors in your sizable backyard featuring an extended covered patio with a ceiling fan, 12' x 10' storage shed, a double gate & plenty of room to play. Close proximity to schools & downtown Sanger with easy access to 35. Sanger ISD only has a 4 day week which means 3 day weekends! Daycare will be offered on Fridays & after school. This house comes with a REDUCED RATE as low as 5.990% (APR 6.282%) as of May 21 through List & Lock. This is a seller paid rate-buydown that reduces the buyerâ??s interest rate and monthly payment. Terms apply, see disclosures for more information.

Listing Courtesy of Berkshire HathawayHS PenFed TX

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New Listings: 50 (cont.)

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34 Active • *New, Active: 6/5/2025* *MLS ID: 20960983*

10595 Gregory Rd	Single Family	5/3	3,452 sq ft	591,327	1999	6/5/2025	$950,000	$275

A RARE FIND!! Secluded Gem with Scenic Views and No Mosquitoes! Discover a one-of-a-kind property offering privacy, beauty, and comfort on 13.5 picturesque acres. Nestled on a hilltop with mature trees overlooking a serene stocked pond; this 5-bedroom, 3-bathroom home is a hidden gemâ??set a half-mile off the road for unmatched seclusion and peace. Not many homes offer the lack of mosquitoes while relaxing on your porch or entertaining by the sports pool. The property includes: 45' x 50' shop with 16-foot ceilings and three oversized roll-up doors (a dream setup for hobbies, storage, or a home business). An additional shed is perfect for extra storage, an invisible fence for dogs within the pipe fence and barbed wire fence, and a chicken coop for fresh eggs and backyard farming. Inside, the open-concept layout features a vaulted living room ideal for family gatherings. Recent upgrades add tremendous value, including: Two new AC units, new interior and exterior paint (interior excludes bedrooms and game room), new microwave, new well pump, and brand new energy-efficient windows installed in May 2025 with a transferable lifetime warranty The foundation has been professionally inspected and repaired for peace of mind, which is also warranted. Additional adjoining 15 acres can be part of any offer done at price per acre. Total acreage would be around 28.6 acres. This peaceful retreat offers space, functionality, and a sense of freedomâ??truly a must-see to appreciate what it has to offer!!.

Listing Courtesy of Newland Real Estate, Inc.

35 Active • *New, Active: 4/22/2025* *MLS ID: 20911378*

4012 Highplains Dr	Single Family	3/2	1,523 sq ft	7,405	2017	4/22/2025	$340,000	$223

Charming 3-Bedroom Home with Bonus Office in Quiet Sanger Neighborhood. Welcome to this beautifully maintained 3-bedroom, 2-bath home in the heart of Sanger, TX! Built in 2017 and offering 1,525 square feet of comfortable living space, this home features an open floor plan perfect for modern living and entertaining. Fresh new carpet was just installed in the bedrooms (April 2025), adding a cozy touch to this move-in ready property. One of the standout features is the separate backyard office building, complete with a mini-split systemâ??ideal for working from home, a creative studio, or private gym space. Nestled in a quiet, established neighborhood, you'll enjoy the peaceful surroundings while being just minutes from Sanger High School and with quick access to I-35 for easy commuting. Donâ??t miss your chance to own this versatile and inviting home!

Listing Courtesy of Fathom Realty LLC

36 Active • *New, Active: 6/18/2025* *MLS ID: 20973115*

4020 Highplains Dr	Single Family	3/2	1,602 sq ft	8,276	2016	6/18/2025	$2,250 mo.	$1

Incredible finish out on this modern masterpiece. No luxury has been spared. Designer finishes, stainless steel appliances, granite countertops, and fixtures. High-end custom cabinets and modern barn doors. Plantation blinds and solid surface flooring. Beautiful covered patio for entertaining on cool evenings. This home will not last long.

Courtesy of Blue Star Realty

37 Active • *New, Active: 6/9/2025* *MLS ID: 20963720*

2060 Melton Rd	Single Family	3/3	2,083 sq ft	116,740	2015	6/9/2025	$3,395 mo.	$2

Beautifully remodeled 3-bedroom, 2-bath, 2-car garage home situated on just under 3 acres! The property features dedicated animal enclosures designed to accommodate goats, sheep, and chickens, as well as run-in shelters for horses, ensuring their comfort and protection. Additionally, both power and water are supplied to the enclosures. This property offers the perfect blend of privacy and functionality with a spacious open floor plan, ideal for comfortable living and entertaining. The updated kitchen features granite countertops, an electric range, built-in microwave, and plenty of cabinet space. The primary suite is thoughtfully separated from the guest bedrooms and boasts two walk-in closets, an oversized shower, and a relaxing garden tub. Enjoy the convenience of direct access from the primary to the laundry room, which includes space for a freezer and a sink. Step outside to a large covered patio overlooking the serene backyard, complete with a hot tub, greenhouse, and storage shed. Plenty of space to roam, garden, or bring your animals! Don't miss this rare opportunity for country living with modern upgrades. Garage also has built in tornado-storm shelter room. Owner maintains septic system. Owner must approve all pets.

Courtesy of CENTURY 21 JUDGE FITE MANAGEMENT

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New Listings: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.

38 Active • *New, Active: 4/4/2025* *MLS ID: 20894168*

3902 Montecristo Ln	Single Family	3/2	1,892 sq ft	8,712	2018	4/4/2025	$355,000	$188

SELLER IS OFFERING CONCESSIONS FOR A 1-0 BUY DOWN TO HELP LOWER INTEREST RATES AND IF BUYER USES MATT KRANZ WITH U MORTAGAGE FOR LENDER, HE WILL OFFER HELP WITH CLOSING COSTS. If Buyer qualifies, Buyer can use one or both incentives* Welcome to your dream home! This stunning 3-bedroom, 2-bath residence boasts an open floor plan that seamlessly blends modern living with comfort. As you step inside, you'll be greeted by beautiful wood-like floors that flow throughout the main living areas, creating a warm and inviting atmosphere. The spacious living room features large windows that flood the space with natural sunlight, making it the perfect spot for relaxation or entertaining guests. The heart of the home is the gourmet kitchen, equipped with sleek stainless steel appliances, elegant granite countertops, and a stylish tile backsplash, ideal for culinary enthusiasts. Retreat to the bedrooms, where you'll find plush new carpeting that adds a touch of coziness. The master suite offers a private sanctuary, complete with an ensuite bath for your convenience. Step outside to discover a serene backyard that backs up to a lush green belt, providing a peaceful setting and privacy. The exterior of the home features attractive rock accents, adding to its curb appeal.This house is not just a place to live; it's a lifestyle waiting for you to make it your own. Donâ??t miss the opportunity to call this beautiful property your home!

Listing Courtesy of Scott Brown Properties Inc

39 Active • *New, Active: 4/3/2025* *MLS ID: 20892921*

500 W Willow St	Single Family	3/3	1,600 sq ft	7,100	2017	4/3/2025	$305,000	$191

Shows like a model!! This stunning 3-bedroom, 2.5-bath home is ideally located in the heart of Sanger, just minutes from downtown. Featuring an open layout with high-end finishes, the kitchen boasts granite countertops, stainless steel appliances, and custom cabinetry. Throughout the home, you'll find elegant crown molding, hardwood flooring, and granite countertops in the bathrooms. The primary bedroom is conveniently located on the main floor, while two additional bedrooms upstairs each feature spacious walk-in closets. Set on a large corner lot, the property offers a pool-sized backyardâ??perfect for outdoor entertainment. With its stylish design, this home is ideal for families or investors seeking a property with short-term rental potential. Its prime location places it a short distance to I35 as well as an array of local dining, shopping, and retail options. This home truly represents the perfect blend of luxury, functionality, and opportunity. NO HOA!!

Listing Courtesy of Stag Residential

40 Active • *New, Active: 5/16/2025* *MLS ID: 20939734*

3600 Huling Rd	Single Family	4/3	2,881 sq ft	215,055	2015	5/16/2025	$975,000	$338

Nestled among rolling Bermuda-grass pastures and framed by sweeping country vistas, this exquisite 4.937 estate offers an unparalleled blend of rustic charm and refined luxury. Fully fenced and cross-fenced for privacy and ease of management, the propertyâ??s lush grounds create a tranquil backdrop for elegant country living. Spacious 30Ã?40 workshop with electricity, 30Ã?20 covered loafing shed, and a large enclosed chicken coop â?? perfect for a hobby farm, equestrian pursuits, or creative projects. The beautifully appointed single-story home, complete with 4 bedrooms, 3 full bathrooms, and a dedicated office (easily used as a fifth bedroom) features a thoughtful split-design layout that invites both gracious entertaining and comfortable family living. Premium finishes throughout with rich engineered hardwood floors grace the main living areas, dining room, kitchen, and office, while carpet warms each bedroom; oversized custom tile floors complement the bathrooms and laundry. Gourmet chefâ??s kitchen with custom shaker-style wood cabinetry, gleaming granite countertops, double wall ovens, and a spacious center island with seating, complemented by abundant storage and a seamless flow to the adjacent dining and living room that is anchored by a dramatic floor-to-ceiling Oklahoma flagstone fireplace and flanked by soaring windows that showcase breathtaking pastoral vistas and flood the space with natural light. This home offers outdoor living at its finest with a 18Ã?19 covered patio complete with a wood-burning fireplace and retractable electric sun and wind screens making it ideal for year-round entertaining or serene relaxation in every season. Luxurious master suite tucked behind the kitchen, offering peaceful views and a spa-like en-suite bathroom with a large walk-in shower, deep soaking tub, dual vanities, and an expansive walk-in closet. *Seller will also sell house and 10 acres*

Listing Courtesy of Scott Brown Properties Inc

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New Listings: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.

41 Active • *New, Active: 6/18/2025* *MLS ID: 20973732*

3 S Highland Dr	Single Family	3/2	2,015 sq ft	6,926	2018	6/18/2025	$338,000	$168

Seller offering to help with closing cost! Don't Miss out! This beautifully designed 3-bedroom, 2-bathroom residence, built in 2018, offers an inviting open floor plan that seamlessly blends comfort and style. Spacious Guest Bathroom features ample counter space, providing convenience and functionality for family and visitors alike. Luxurious Master Suite: The master bathroom boasts dual sinks, a relaxing garden tub, and a separate shower, creating a spa-like retreat within your own home. Nestled in the friendly Sable Creek community, residents enjoy a serene atmosphere with the benefits of small-town living. The neighborhood is part of the esteemed Sanger Independent School District, ensuring quality education with a low student-to-teacher ratio for personalized attention.Outdoor enthusiasts will appreciate the proximity to Lake Ray Roberts, just a stone's throw away, offering opportunities for fishing, boating, and hiking. Additionally, several nearby parks provide scenic trails perfect for horseback riding and running. A short drive to Denton reveals a vibrant nightlife, museums, and libraries, while the renowned Winstar World Casino is just 20 minutes away for an evening of excitement. With its unbeatable locationâ??10 minutes from Denton, 25 minutes from Tanger Outlet Mall, and 45 minutes from downtown Fort Worth or Dallasâ??this home offers the perfect blend of tranquility and accessibility.

Listing Courtesy of Elite Real Estate Texas

42 Active • *New, Active: 5/23/2025* *MLS ID: 20946755*

702 La Paloma Rd	Single Family	3/2	2,374 sq ft	8,058	2016	5/23/2025	$465,000	$196

Welcome to your dream home, a beautifully custom-built residence that exudes elegance and functionality. Step inside to find engineered wood floors that flow seamlessly throughout the living room, hallways, office, dining room, kitchen, and breakfast area, creating a warm and inviting atmosphere.The heart of the home features a spacious open-concept design, where the full-size dining room effortlessly connects to the living room. Here, a stunning stone fireplace serves as a focal point, complemented by large windows that provide picturesque views of the backyard.The kitchen is a chef's delight, boasting custom shaker-style cabinets, granite countertops, a spacious working island with additional seating, a farmhouse sink, a custom tiled backsplash, and a dedicated wine rack. A small appliance garage keeps the space organized, while the adjoining breakfast area offers a cozy spot for morning meals.The master suite, tucked behind the living room for privacy, is generously sized and filled with natural light. It features separate vanities, dual walk-in closets, a luxurious soaking tub, and a beautifully tiled walk-in shower.Two additional bedrooms at the front of the house share a full bathroom, complete with granite countertops and a tiled shower combo, making it perfect for family or guests. A dedicated office space offers versatility, functioning as a playroom, second living room, or even an extra bedroom.Step outside to discover a covered back porch, ideal for outdoor entertaining, alongside a spacious backyard perfect for play or gardening. This custom home combines thoughtful design with high-quality finishes, making it a true sanctuary for modern living.Donâ??t miss the opportunity to make this exceptional property your own!

Listing Courtesy of Scott Brown Properties Inc

43 Active • *New, Active: 6/3/2025* *MLS ID: 20955012*

705 La Paloma Rd	Single Family	4/2	2,309 sq ft	8,058	2017	6/3/2025	$450,000	$195

Enjoy wide open spaces with the convenience of neighborhood living? Beautiful, one owner home in Ranger Creek Estates - No HOA! This home features three bedrooms plus an office that can be used as a bedroom. A formal entryway opens to the heart of the home with immaculate hardwoods throughout the common areas and views of the peaceful plains of North Texas. Enjoy eating at the island bar, breakfast nook, or formal dining area. Handcrafted wood cabinets offer the perfect finishing touches in this spacious kitchen with granite countertops and stainless steel appliances. Thoughtfully laid out, just off the oversized garage, you can find a mud bench perfect for storing all the things that come in and go out of the house and a separate laundry room with the master tech system for the house AND space for a second fridge or freezer. Ask about the refrigerator, washer, dryer, & utility room deep freezer! Enjoy all that Sanger has to offer while still being close to I-35, Denton, Gainesville, shopping, restaurants, and more!

Listing Courtesy of Crown Realty

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New Listings: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.

44 Active • *New, Active: 4/27/2025* *MLS ID: 20917341*

3021 Lake Side Dr	Single Family	3/2	1,449 sq ft	6,534	2009	4/27/2025	$1,895 mo.	$1

Introducing a charming 3-bedroom, 2-bathroom home located in the desirable area of Sanger, TX. This lovely house features an open floorplan, perfect for entertaining guests or simply enjoying a spacious living area. The fenced yard provides privacy and a safe space for outdoor activities. Situated within the highly-rated Sanger school district, this home offers convenience and quality education for residents. Don't miss out on the opportunity to make this house your new home sweet home!

Courtesy of Eagle Realty

45 Active • *New, Active: 5/30/2025* *MLS ID: 20953080*

11131 Lakecrest Dr	Single Family	5/3	2,995 sq ft	70,915	2009	5/30/2025	$680,000	$227

Just in time for summer fun, welcome to your dream retreat at 11131 Lake Crest Drive in Sanger, Texas, this house has it all. This stunning 5 bedroom, 3 bathroom home sits on a spacious 1.6-acre lot and delivers everything youâ??ve been searching for and more. Dive into the Texas heat with your sparkling in-ground pool, gather fresh eggs from your very own chicken coop, or tinker away in the large workshop while enjoying peace, privacy, and wide-open skies. With nearly 3,000 square feet of beautifully designed living space, this home offers room to breathe and grow. Inside, you'll find an ideal floor plan perfect for both entertaining and everyday living. The 3 car garage gives you plenty of space for vehicles, toys, or even a boat because you're just minutes from Lake Ray Roberts! Love convenience? Youâ??re also just around the corner from the brand-new Sanger High School, 15 minutes to downtown Denton, and only about 50 minutes to Dallas, making commuting or weekend adventures a breeze. This property offers the rare blend of country serenity and city access and itâ??s ready for backyard BBQs, stargazing nights, and lasting memories. Come experience the beauty, the space, and the lifestyle youâ??ve been waiting for at 11131 Lake Crest Drive. Schedule your tour today â?? summer is calling!

Listing Courtesy of Keller Williams Realty-FM

46 Active • *New, Active: 6/5/2025* *MLS ID: 20959701*

4905 Lakepark Dr	Single Family	4/3	2,051 sq ft	7,230	2016	6/5/2025	$344,999	$168

Charming home located in Sanger. This 3-bedroom, 2-bathroom property features an open floor plan, spacious kitchen with modern appliances, and a large backyard perfect for entertaining. Enjoy close proximity to Lake Ray Roberts, and easy access to I-35 for a quick commute.

Listing Courtesy of Joseph Walter Realty, LLC

47 Active • *New, Active: 5/14/2025* *MLS ID: 20936868*

4907 Lakepark Dr	Single Family	3/2	1,917 sq ft	7,230	2015	5/14/2025	$319,000	$166

Welcome home to this charming one-story with updates and prime location! This beautifully updated home offers effortless living with an open-concept layout, perfect for everyday comfort and entertaining. The spacious kitchen features a central island, ideal for gathering, and flows seamlessly into the living room where a cozy fireplace adds warmth and charm. Step outside to enjoy a terrific back patioâ??perfect for relaxing evenings or weekend cookouts. With easy access to Interstate 35, commuting is a breeze while still enjoying the comfort of a quiet, welcoming neighborhood! Don't miss this one!

Listing Courtesy of Keller Williams Realty DPR

48 Active • *New, Active: 6/16/2025* *MLS ID: 20971931*

1104 Primrose Dr	Single Family	3/2	1,490 sq ft	6,534	2012	6/16/2025	$1,975 mo.	$1

Freshly Renovated with Style & Space to Spare! This updated 3-bedroom, 2-bathroom brick home is where comfort meets modern charm. Step inside to an open layout that blends the living, dining, and kitchen areas into one inviting space. Perfect for relaxed living or casual get-togethers. Out back is a covered patio offers the ideal spot for morning coffee or unwinding in the shade after a long day. Whether youâ??re hosting friends or enjoying a quiet night in, this home delivers the space, style, and function you need â?? all wrapped up in a classic brick exterior.

Courtesy of INC Realty, LLC

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New Listings: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
49 Active • *New, Active: 3/31/2025* *MLS ID: 20887792*								
1106 Primrose Dr	Single Family	4/3	2,162 sq ft	6,359	2012	3/31/2025	$319,900	$148

This lovely 4-bedroom home features a large family room with lots of light. New carpet just installed. Fully equipped kitchen has energy efficient kitchen appliance, granite countertops. Master suite downstairs features a large walk-in closet, garden tub and separate shower.

Listing Courtesy of Amerigroup Real Estate, LLC

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
50 Active • *New, Active: 6/5/2025* *MLS ID: 20960216*								
6708 Mustang Trl	Single Family	3/3	2,964 sq ft	87,120	2008	6/5/2025	$607,000	$205

Country Living at Its Finest â?? 6708 Mustang Trail, Sanger, TX Welcome to your dream retreat! Nestled on 2 peaceful acres in the countryside, this beautifully maintained 2,963 sq. ft. home offers the perfect blend of comfort, space, and thoughtful designâ??within the desirable Krum ISD school district. This 3-bedroom, 2.5-bathroom residence features a split bedroom layout for added privacy and convenience. The expansive primary suite is a true retreat, complete with a sitting area, space for oversized furnishings, a luxurious ensuite bathroom with dual vanities, a jetted tub, a large walk-in shower with bench, custom closet, and a linen closet. Designed for everyday living and entertaining, the home features warm wood and ceramic tile flooring throughout. The heart of the homeâ??the kitchenâ??is a chefâ??s dream with custom cabinetry, an island, double ovens, built-in microwave, dry bar, and abundant storage options. Additional highlights include: Spacious utility room with sink, freezer space, and dedicated storage closet Inviting living spaces with gas log fireplaces Screened-in patio and built-in outdoor fireplace for year-round enjoyment Generously sized secondary bedrooms with large closets This exceptional property offers the best of country living with easy access to city conveniences. Note: All information is deemed reliable but not guaranteed. Buyers and their agents are responsible for verifying all details. Professional photography coming soon.

Listing Courtesy of Ebby Halliday, REALTORS

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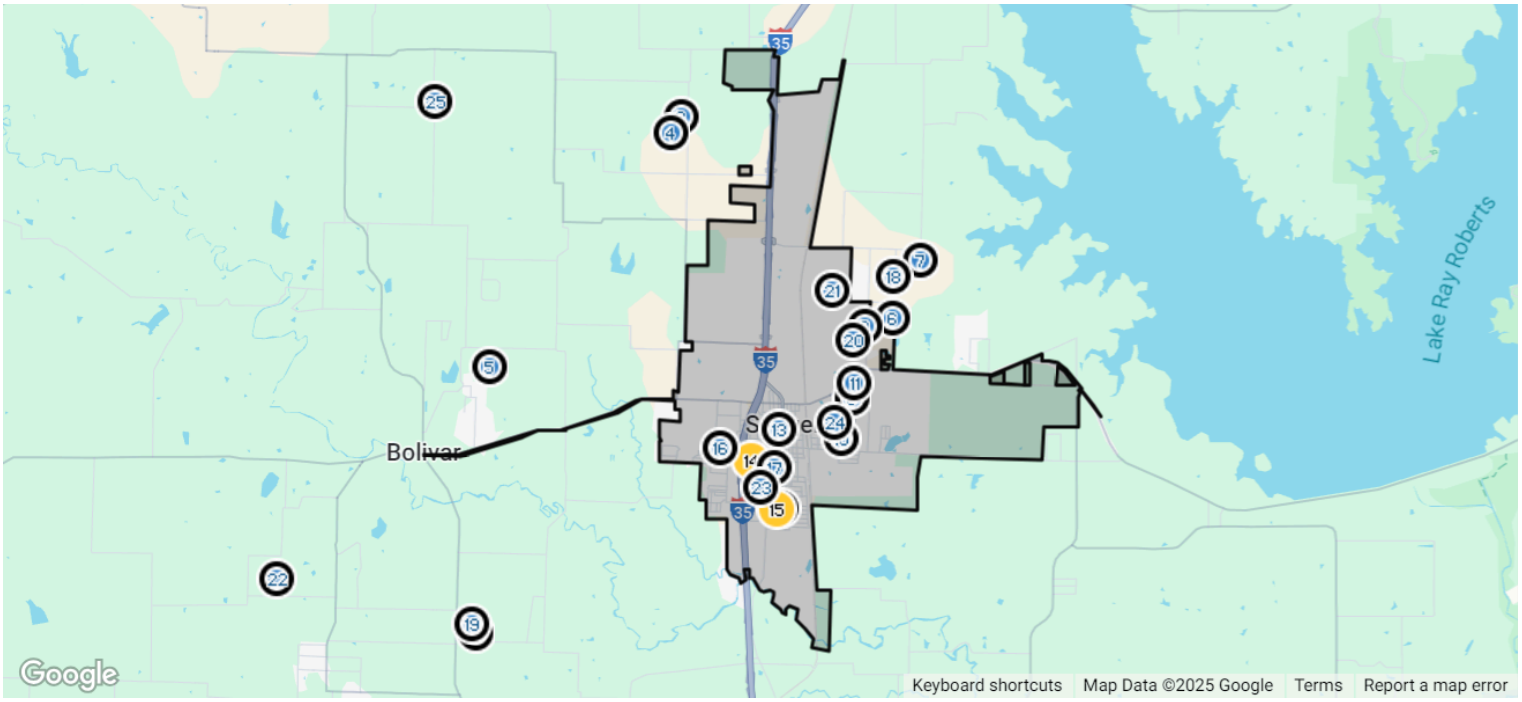
Market Activity Report

Sanger, Texas



Pending: 25

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.

1 Pending • *Pending as of 6/23/2025* *MLS ID: 20909079*

6750 Mustang Trl	Single Family	4/2	2,222 sq ft	94,960	4/19/2025	$650,000	6/23/2025	$293

Welcome to your architecturally unique retreat tucked at the end of a peaceful cul-de-sac in Sanger, TX. Custom designed and built by the original owner, this one-of-a-kind home offers a thoughtful layout, high-end features, and a true backyard oasis perfect for Texas living. The primary suite is a private wing of its own, featuring a spa-inspired bathroom complete with a towel warmer and a generously sized safe room closet secured by a heavy-duty storm door. The open-concept living space is enhanced by stained concrete flooring, decorative lighting, and an abundance of natural light flowing in from an enclosed atrium-style sunroom with a skylight overlooking the tranquil pool area. Enjoy your own backyard paradise with a sparkling pool, calming water feature, and mature fruit trees that frame the lush landscaping. Entertain under the pergola-covered patio or unwind in the shaded sitting areas designed for year-round enjoyment. Additional highlights include a storage shed for tools and toys, unique bench seating in the upstairs bedroom, and an east-facing front for beautiful morning light and cooler evening shade. Truly a standout, this property is more than just a homeâ??itâ??s a lifestyle. Discover custom touches, peaceful surroundings, and the unmatched character that makes this home one you won't want to leave.

Listing Courtesy of Competitive Edge Realty LLC

2 Pending • *Pending as of 6/9/2025* *MLS ID: 20910568*

6032 Mango Dr	Single Family	4/2	2,087 sq ft	43,560	4/21/2025	$469,990	6/9/2025	$225

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Listing Courtesy of Gold Key, Realtors

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Pending: 25 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.

3 Pending ▪ *Pending as of 5/29/2025* *MLS ID: 20911877*

13309 Sage Meadow Cir	Single Family	4/3	2,487 sq ft	43,647	4/22/2025	$599,900	5/29/2025	$241

Don't miss this opportunity!! One owner, very maintained on 1ac of land with 30x40 insulated and HVAC'd shop. The open concept design boasts a sense of space between the living room and kitchen. The owner's suite is situated at the rear of the home, featuring a garden tub and separate shower. This floor plan efficiently utilizes every space with large closets in every room, plus a formal dining room and an additional office space. Check this one out today!!!

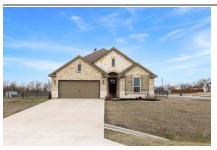
Listing Courtesy of Hall Real Estate

4 Pending ▪ *Pending as of 6/12/2025* *MLS ID: 20872481*

13616 Sage Meadow Cir	Single Family	3/2	2,020 sq ft	46,260	3/15/2025	$505,000	6/12/2025	$250

Experience the perfect balance of privacy and convenience in this stunning one-story home, located in a peaceful setting with space between neighborhoods. Enjoy breathtaking sunrises and sunsets right from your doorstep! This home features an open floor plan concept, ideal for entertaining, with a spacious kitchen that includes a large islandâ??perfect for gathering with friends and family. The kitchen flows seamlessly into the main living area, creating a bright, inviting space for all. Key Features:3 Bedrooms & 2 Full Baths, Separate flex room that could be used for a office, dining, bedroom, or media room. Neutral Colors & Abundant Natural Light throughout, Mudroom & Laundry Area with hall bench and closet, and Primary Suite with separate vanities and oversized walk in shower. Step outside to your country oasis and enjoy the peace and serenity of the surrounding landscape. Donâ??t miss the opportunity to own this beautiful home that offers the perfect blend of comfort, style, and tranquility! Contact us today to schedule a showing!

Listing Courtesy of Z Texas Real Estate



5 Pending ▪ *Pending as of 5/22/2025* *MLS ID: 20845609*

10289 Kildee Trl	Single Family	4/2	2,060 sq ft	43,603	2/15/2025	$440,000	5/22/2025	$214

Nestled on a corner lot with an acre of land sits a stunning 4-bedroom home that offers the perfect blend of country living & modern convenience. Large open-concept living area is perfect for entertaining with its wood burning fireplace for those cozy nights with friends and family. Well-appointed kitchen boasts stainless steel appliances, gas stove, granite countertops and a massive island. Private primary suite offers tons of space, walk-in closet, dual sinks, stand alone soaking tub and separate walk in shower. Long baths and showers are a given with the tankless hot water system!! Close to I35 for an easy commute. Hurry and come see this gorgeous home!! Motivated sellers!

Listing Courtesy of Hall Real Estate

6 Pending ▪ *Pending as of 6/17/2025* *MLS ID: 20943543*

7024 Adtel Ln	Single Family	5/3	2,766 sq ft	43,560	5/21/2025	$635,000	6/17/2025	$230

Discover your dream retreat in Sanger Estates â?? a custom 1-acre property designed for both relaxation and entertaining. The stunning backyard features a resort-style pool and spacious covered patio, perfect for gatherings with family and friends. Inside, the open-concept layout offers room to breathe with 5 bedrooms, 3 full baths, and the 5th bedroom makes for a perfect home office! The split-bedroom design provides privacy, with the light-filled primary suite boasting dual vanities, a walk-in shower, freestanding tub, and a generous walk-in closet. Host with ease in the large kitchen, dining, and living areas â?? ideal for entertaining or everyday living. Dine at the oversized kitchen island or in the formal dining room. Need space for hobbies, storage, or an RV? The oversized, extra-tall detached garage is fully insulated and ready to serve as a workshop or storage for your toys. Enjoy the best of both worlds â?? peaceful country living just 10 minutes from Lake Ray Roberts Park, 15 minutes to Denton's vibrant dining and nightlife, and only 25 minutes from Winstar Casino & Resort. Plus, a brand-new Tom Thumb grocery store is opening 5 minutes away this fall for added convenience. This home has it all â?? style, space, and location. Come experience it for yourself!

Listing Courtesy of Engel & Voelkers Dallas-FLMnd

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Pending: 25 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.

7 Pending ▪ *Pending as of 6/9/2025* *MLS ID: 20899750*

1691 Lawlis Ln	Single Family	3/3	2,393 sq ft	190,792	3/25/2025	$938,000	6/9/2025	$392

Tucked away at the end of a quiet cul-de-sac with sweeping views of the iconic Lake Ray Roberts, this stunning ranchette offers the ultimate blend of peaceful privacy and upscale country living. Thoughtfully designed and impeccably maintained, the property features a like-new 2-stall horse barn, a detached garage with an overhead guest suite, a spacious workshop, and an incredible party barn complete with a wet bar and full bathroom. Whether you're hosting unforgettable gatherings on the multiple covered porches or savoring a quiet morning coffee as the sun rises over the lake, this is a place where the magic of life naturally unfolds.You'll love the open concept floor plan with a main floor primary suite. Upstairs, two spacious bedrooms await with a central full bath. The solar screens on the windows help with efficiency and indirect sunlight inside. There are so many spots to watch your favorite game and kick back and relax! Guests can stay comfortably in the guest quarters over the detached garage, featuring brand new Purlin stairs and a Polywood 'Rooftop' Deck. The barn has a fly spray system and opens up to a 3 acre pipe fenced pasture. Low Maintenance ZeroScape throughout. The party barn is ready to host your events or use it for RV Storage! Everything on this property has been built with forever in mind, with spectacular attention to detail and craftsmanship. Be anywhere in a breeze - just minutes from the Ray Roberts Marina, I-35, Downtown Sanger, Tom Thumb, Shopping, Restaurants, Schools, Hospitals and more!

Listing Courtesy of Trinity Country Real Estate

8 Pending ▪ *Pending as of 6/2/2025* *MLS ID: 20940542*

13 Bluebird Ln	Single Family	3/2	1,592 sq ft	8,921	5/22/2025	$329,900	6/2/2025	$207

Pool Sized Back Yard, Interior Lot, Extended Patio, New Roof (2023), New Custom Garage Door (2024). Easy access to HWY 35 and SR 455, Lake Ray Roberts and walking distance to Sanger ISD schools. The Open floor plan is great for entertaining, offers luxury vinyl wood plank floors, granite countertops, upgraded shaker cabinets, walk in pantry, stainless steel appliances with a new dishwasher 2024. The primary suite offers ensuite dual sinks with large tub, separate shower and water room, and walk in closet with pass through to utility room. Split floor plan gives primary and guest room privacy. Relax on the covered, oversized concrete back patio and plenty of room to play in one of the largest lots in the subdivision. Reminders: Outside: Oversized, interior lot; full sprinkler system; upgraded Austin stone & brick flower box enhances the already great curb appeal; completed garage, seamless gutters all around. Inside: open floor plan, 12 foot ceilings throughout, upgraded flooring, cabinetry, and granite countertops. Photos to come.....

Listing Courtesy of Fathom Realty, LLC

9 Pending ▪ *Pending as of 5/30/2025* *MLS ID: 20905629*

4010 Windmill Dr	Single Family	4/3	2,162 sq ft	7,535	4/16/2025	$379,900	5/30/2025	$176

Perfect 4 bedroom 2 and half bath home is waiting for you in Sanger TX! Walk up to a gorgeous front porch that is so inviting*Stunning upgraded kitchen with quartzite countertops and stainless steel appliances*Open concept living room with brick wood burning FP *New luxury Laminate flooring is stunning throughout the house* Large master bedroom with attached master bath, dual sinks, walk in shower and soaker tub for those long baths we all love*Upstairs is 3 additional bedrooms and a full bath perfect for the kids*Walk outside to a beautiful covered porch perfect for entertaining*Solar Panels that reduce your electric bill drastically* New Roof and HVAC 2022* Sprinkler system* Security system*This is a must see home in a wonderful kid friendly neighborhood.

Listing Courtesy of Hall Real Estate

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Pending: 25 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.

10 Pending • *Pending as of 5/25/2025* *MLS ID: 20938910*

701 Chaparral Rd	Single Family	4/3	2,655 sq ft	10,193	5/16/2025	$535,000	5/25/2025	$202

This stunning Craftsman-style home on the outskirts of Sanger, Texas offers the perfect blend of charm, comfort, and functionality. Featuring 4 spacious bedrooms, 3 full baths, and a 2-car garage, this home was designed with entertaining in mind. The open-concept layout downstairs includes a large kitchen with granite countertops, a center island, eat-in bar, and a dining area that overlooks the expansive covered back patioâ??complete with a ceiling fan and ample space for outdoor furniture. Just beyond, you'll find an amazing pool that transforms the backyard into your own private oasis, ideal for relaxing or hosting gatherings. Inside, you'll be welcomed by a grand entryway with a wrought iron staircase, large windows that flood the home with natural light, hickory wood flooring, vaulted ceilings, and an oversized mudroom and utility room with a sink. The separate office space could easily serve as a fifth bedroom to suit your needs. This home is a rare find that combines style, space, and amenitiesâ?? both indoors and out.

Listing Courtesy of Bishop Country Realty

11 Pending • *Pending as of 6/6/2025* *MLS ID: 20877463*

67 N Highland Dr	Single Family	3/3	1,954 sq ft	7,013	3/27/2025	$299,999	6/6/2025	$154

Nestled in the sought-after Sanger community, this stunning 3-bedroom, 2.5-bathroom brick home is perfect for families seeking comfort and convenience. Featuring a spacious and versatile layout, the home includes a dedicated home office, ideal for remote work or study. The inviting kitchen showcases elegant granite countertops, a stylish subway tile backsplash, and a cozy breakfast nook that seamlessly connects to the open living and dining areas. The first floor is adorned with chic 18x18 travertine-style tile laid on the diagonal, adding a sophisticated touch. Upstairs, a generously sized loft provides endless possibilities â?? whether as a secondary living space, playroom, or lounge. The spacious primary suite offers an ensuite bathroom, while the two additional bedrooms are thoughtfully positioned near a full bathroom for added convenience. With a 3-car garage providing ample storage and parking, plus a large, fenced backyard perfect for outdoor activities, this home has it all. Located just a short walk from the local elementary and high schools, this move-in-ready gem is perfect for families seeking a vibrant community and an exceptional lifestyle.

Listing Courtesy of Orchard Brokerage, LLC

12 Pending • *Pending as of 6/6/2025* *MLS ID: 20944607*

309 Deer Run Dr	Single Family	4/2	1,596 sq ft	7,797	5/22/2025	$265,000	6/6/2025	$166

Home w Great Curb Appeal & Covered Front Porch in Sanger...PRICED TO SELL! Greeted w Soaring Ceilings, Laminate Wood Flooring Throughout Downstairs, Open Concept Floorplan w Spacious Living Area ideal for Entertaining...Flows Seamlessly for those Family Gatherings. Eat In Kitchen w Custom Wood Poly Countertops onlooking Living & Dining Area. Owners Suite Downstairs w Walkin Closet & Ensuite Bath...Separate Sinks & Walkin Shower. Wander Upstairs to 3 Secondary Bedrooms & Full Bathroom. Huge Pool Size Backyard w Ample Room to Grill, Chill, Garden, Roam & Play. Slap on Some Paint & Finish Installing the Solid Surface Flooring Upstairs And Youve Got Yourself A Home Almost $30K Under Market Value. Bring Your Vision & Put Your Finishing Touches on This Spacious Home w No HOA. Now Is Your Chance to Buy Prime Real Estate in a Rapid Growing City in North Texas! Easy Access to 35E, Dining, Shopping, Winstar Casino, Parks & Lake Ray Roberts!

Listing Courtesy of Local Pro Realty LLC

13 Pending • *Pending as of 6/9/2025* *MLS ID: 20743367*

212 S 7th St	Single Family	3/2	1,450 sq ft	5,837	10/1/2024	$269,900	6/9/2025	$186

Motivated Seller! Freshly Renovated 3-Bedroom Home + $1,000 Seller Concession. Step into comfort and style with this thoughtfully renovated 3-bedroom, 2-bath home. Featuring updated interior paint from top to bottomâ??including walls, ceilings, trim, and doorsâ??this home offers a crisp, modern look. New vinyl flooring throughout brings warmth to the living spaces, while the kitchen is ready to impress with a brand-new stove and oven. Modern touches like updated hardware and new blinds add a polished finish, and the refreshed landscaping makes for great curb appeal. Whether you're relaxing indoors or entertaining outside, this home is ready for it all. A smart move and a stylish oneâ??schedule your tour today!

Listing Courtesy of Real T Team by eXp

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Pending: 25 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.

14 Pending • *Pending: 6/16/2025* *MLS ID: 20915002*

202 Carolyn Dr	Single Family	3/2	1,265 sq ft	21,780	4/24/2025	$1,630 mo.	6/16/2025	$1

Charming 3 bedroom and 2 bathroom home updated with fresh carpet & vinyl type flooring and neutral paint throughout. The inviting living room is spacious and great for entertaining. The modern kitchen offers spacious kitchen, and upgraded cabinetry. Home has 2 attached car garage. The beautiful patio offers plenty of open space for enjoying gorgeous days outdoors. This Home wonâ??t last long. Apply today!

Courtesy of FirstKey Homes

15 Pending • *Pending: 6/19/2025* *MLS ID: 20906629*

318 Deer Run Dr	Single Family	4/2	1,421 sq ft	21,780	4/16/2025	$1,665 mo.	6/19/2025	$1

Enjoy this gorgeous home featuring living and entertainment space. This adorable home offers 4 bedroom and 2 bathroom home with laminate and tile type flooring. Home has 2 attached car garage space. The modern kitchen is equipped with modern appliances and offers updated cabinets with plenty of storage space. Home has neutral paint throughout. The private, fenced in backyard, is perfect for pets or for enjoying gorgeous days outdoors. This home won't last long. Apply today!

Courtesy of FirstKey Homes

16 Pending • *Pending as of 6/17/2025* *MLS ID: 20843506*

1806 Duck Creek Rd	Single Family	3/3	1,638 sq ft	84,811	2/12/2025	$399,000	6/17/2025	$244

Here's your opportunity to own a home on 1.94 acres in the city limits of Sanger! This is a unique property with lots of possibilities! Great home on almost two acres. There's an abundance of room inside and out with this home. Very spacious living-family room with wood burning fireplace with vented heat. Open concept kitchen-dining-living. Large bedrooms. Primary has two closets. Jetted tub in main bathroom. Large laundry room with sink, pantry, countertop, and lots of storage. Garage has been converted and has a half bath. Many possible uses for this space (mother-in-law suite, game room, etc) or it could be converted back to a garage. Relax on the front porch while enjoying the view of the acreage across from the house as the sun sets to the west --or enjoy the patio in the large backyard among the trees and flowers. There's plenty of room for your outdoor hobbies and activities with two barns-outbuildings-workshops. One barn (20' X 15') has additional covered carport parking and the other one (16' X 12') has a loft for even more storage. Plenty of parking for all your vehicles. This home is located at the end of a private drive for its new owners to enjoy privacy. The acreage is a gardener's delight with lots of trees, flowers, and many areas to plant. The property is a Registered Monarch Butterfly Habitat Way Station as well! Come see to appreciate the endless possibilities with this home and acreage!

Listing Courtesy of CENTURY 21 JUDGE FITE CO.

17 Pending • *Pending as of 5/31/2025* *MLS ID: 20918073*

212 Hillcrest St	Single Family	3/2	1,688 sq ft	12,588	5/1/2025	$319,900	5/31/2025	$190

Welcome to 212 Hillcrest Street, a charming home in the heart of Sanger, TX. This delightful residence boasts an inviting open concept layout, perfect for hosting gatherings and creating memories. The kitchen is a chef's dream with granite counters, offering ample space for meal prep. Step outside to discover your own private oasis â?? a sparkling in-ground pool awaits, providing the perfect spot to cool off on hot summer days or to simply unwind and bask in the Texas sunshine. The expansive backyard offers a large lot, with ample space for outdoor activities. Additionally, a convenient shed with electricity and water is included, ideal for storage or as a workshop space. The primary bedroom offers a tranquil retreat, complete with en-suite bathroom for added privacy and comfort. Two additional bedrooms provide flexibility for a home office or guest room. Don't miss the opportunity to make this lovely Sanger residence your own â?? schedule a showing today!

Listing Courtesy of Compass RE Texas, LLC

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Pending: 25 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.

18 Pending • *Pending as of 4/27/2025* *MLS ID: 20880310*

2075 Huling Rd	Single Family	4/2	2,450 sq ft	125,539	3/24/2025	$530,000	4/27/2025	$216

This stunning home offers an exceptional blend of comfort and convenience, featuring four spacious bedrooms and two full bathrooms, all set on a generous 2.88 acres accompanied by a remarkable 30x40 shop. Recently updated with fresh paint inside and out, a brand-new roof, and plush carpet throughout, this residence is ready to welcome you home. Step inside to discover an inviting kitchen thatâ??s a chef's dream, complete with abundant storage, a deep pantry, and a charming breakfast nook bathed in natural light thanks to its surrounding windows. The side door provides effortless access to the outdoors, ideal for entertaining or enjoying the beautiful scenery. Adjacent to the kitchen, a full-sized dining area and wet bar make hosting gatherings a delight, while the expansive living room, featuring custom built-in cabinets, offers the perfect space for relaxation and socializing. Tucked behind the living area, youâ??ll find three generously sized secondary bedrooms and a stylish full bathroom, all conveniently located along the hallway. The master suite, a true retreat, is thoughtfully positioned behind the living room. It boasts an abundance of natural light, dual sinks with a built-in makeup area, a luxurious soaking tub, a walk-in shower, and a spacious walk-in closet that dreams are made of. Outside, the expansive grounds provide ample space for play and relaxation, while the impressive 30x40 shop and lean-to offer additional storage and utility. Donâ??t miss your chance to experience this extraordinary property!

Listing Courtesy of Scott Brown Properties Inc

19 Pending • *Pending as of 6/14/2025* *MLS ID: 20856041*

6135 Michael Rd	Single Family	4/2	2,337 sq ft	87,381	2/27/2025	$634,000	6/14/2025	$271

This 2 acre property has so much to offer! Such a beautiful home with a great floor plan featuring 4 total bedrooms. A true full formal dining room and an adjacent office-study both covered in gorgeous nail-down hardwood floors. Study could easily be a 5th bedroom for guest! The front porch is inviting and looks out over a spacious front yard with mature trees. The ideal open kitchen setting is seamless with the living area making for great entertaining or staying connected with the family at dinner time. After dinner relish in the country living out back where you'll find an awesome 30x40 shop with 2 12ft automatic doors, two walk-through entry doors, and two separate 12ft overhangs. Perfect for RV or trailer storage. Shop has been decked out with spray foam insulation and has duel garage door openers. Shop is also wired for 220 service including a welder plug, numerous 110v outlets, and ample overhead lighting. Gravel pad extends all the way to shop from the extended concrete drive at house with additional parking for storage on the west side of the shop. Have livestock or pets? The property has a top rail painted pipe fence that is no climb on 3 sides, pasture fully fenced with two 12ft gates and one 4ft gate. Backyard is separately fenced with 3 gates 6ft, 5ft, and 3ft. Roof was upgraded to a Class 4 in August 2022. UV filter setup on HVAC system. Come take a look at this wonderful country property today!

Listing Courtesy of Kindle Realty

20 Pending • *Pending as of 6/10/2025* *MLS ID: 20945048*

4909-4911 Villas Dr	Single Family	3/3	1,482 sq ft	7,840	5/23/2025	$450,000	6/10/2025	$304

Great Opportunity for Homeowners or Investors! This well-maintained 3 bed, 2.5 bath, 2-car garage duplex offers both comfort and versatility in the heart of family-friendly Sanger, TX. One unit is already tenant-occupied, while the other will be vacated, then cleaned and ready for occupancy after June 1â??ideal for an owner-occupant or investor looking to set their own rental terms. Each unit features a spacious living room, a functional kitchen, dedicated dining area, and a convenient half bath on the main floor. Upstairs, you'll find a private master suite with en-suite bathroom and vanity, two additional bedrooms, and a discreet stacked washer-dryer unit for added convenience. The large backyard provides a safe and enjoyable space for kids to play or adults to relax and entertain. Whether you're looking to live in one side and rent the other, or expand your investment portfolio, this duplex is a smart move in a fast-growing community. Donâ??t miss your chance to own a piece of Sangerâ??s futureâ?? schedule a showing today!

Listing Courtesy of JPAR - Frisco

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Pending: 25 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.

21 Pending • *Pending as of 6/9/2025* *MLS ID: 20844882*

4203 Baccarat Ln	Single Family	3/2	1,839 sq ft	10,018	2/14/2025	$414,925	6/9/2025	$226

This stunning 3 bed 2 bath plus study and 3 CAR! It is projected to be completed in May! enjoy this spacious open floorplan with a master bedroom featuring double vanities, walk-in shower, and walk-in closet. Covered porches and large study!

Listing Courtesy of Sarah Boyd & Co

22 Pending • *Pending as of 5/28/2025* *MLS ID: 20743457*

8575 Davidson Rd	Single Family	3/3	2,610 sq ft	77,014	10/1/2024	$649,800	5/28/2025	$249

PHOTOS coming soon! Completion October 21, 2024. Experience peaceful country living in this custom 3-bedroom, 3-bathroom home on a beautifully treed 1.7-acre lot in Sanger, Texas. This spacious property offers the perfect balance of privacy and convenience, just a short drive from Denton. Inside, you'll find custom finishes throughout, including a game room and a dedicated study, ideal for work or play. The open layout and large windows allow natural light to fill the home, highlighting the beautiful views of the surrounding trees. Step outside to relax by the outdoor fireplace, perfect for cozy evenings and entertaining. Enjoy the quiet tranquility of rural life while still being close to city amenities. This home is truly a must-see! Call Tommy Crutcher with TGC Custom Homes! (469) 406-2490

Listing Courtesy of Post Oak Realty

23 Pending • *Pending as of 5/18/2025* *MLS ID: 20908227*

104 S Meadow Dr	Single Family	3/2	1,490 sq ft	9,016	4/17/2025	$305,000	5/18/2025	$205

Remodeled and Ready For Move In. Three bedroom two bath home in Sanger, just minutes from I-35E. New flooring and paint throughout, New HVAC, New Roof, Updated Lighting, and new interior doors. Updated kitchen and bathrooms with shaker style cabinets and granite counter tops. Highlights include updated windows throughout, stainless steel appliances, walk in closet, vaulted living room ceiling, and large fenced back yard. Great location, Great Opportunity!

Listing Courtesy of Repeat Realty, LLC

24 Pending • *Pending as of 5/8/2025* *MLS ID: 20820270*

184 Creekside Dr	Single Family	5/4	3,269 sq ft	9,200	1/17/2025	$490,000	5/8/2025	$150

$15K towards Closing Costs or Rate Buydown! NEW & NEVER LIVED IN! Quick Close Available! The Dewberry III plan is a real showstopper with its all-brick exterior, enhanced by uplights and surrounded by professional landscaping for striking curb appeal. Perfectly situated on an interior lot with serene park and lake views, this home offers 5 large bedrooms, including a secluded first-floor Primary Suite, and 3.5 baths, including a Jack & Jill bath upstairs. The open-concept living space is adorned with upgraded Wood-look Tile floors and anchored by a Gas Stone-to-Ceiling Fireplace that adds warmth and elegance to the Family Room. The Deluxe Kitchen is a chefâ??s dream with upgraded stainless steel gas appliances, Quartz countertops, custom cabinetry, and an expansive island, all seamlessly connected to the breakfast area for effortless entertaining. Upstairs, a Game Room provides a versatile flex space, while the oversized Extended Covered Rear Patio with a metal fence offers an inviting outdoor retreat. Completing this thoughtfully designed home are modern features such as a tankless water heater, an 8' Front Door, and extensive storage, including a Texas-sized pantry. Contact Bloomfield at Sable Creek today to see this exceptional property!

Listing Courtesy of Visions Realty & Investments

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Pending: 25 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
25 Pending • *Pending as of 4/21/2025* *MLS ID: 20799491*								
13705 Cashs Mill Rd	Single Family	3/3	2,610 sq ft	43,560	12/17/2024	$610,000	4/21/2025	$234

Spacious and Inviting Home in Sanger, Texas Welcome to this stunning 3-bedroom, 3-bathroom home in the heart of Sanger, Texas! Designed with both style and functionality in mind, this property boasts a bright, open layout filled with natural light. Enjoy the convenience of a dedicated study, perfect for remote work or creative pursuits, and a versatile game room that offers endless possibilities for entertainment. The well-appointed kitchen flows effortlessly into the living spaces, making it ideal for gatherings. Step outside to a generous patio, perfect for outdoor dining or relaxing evenings. With plenty of room inside and out, this home offers comfort, space, and charm in a fantastic location. Donâ??t miss the opportunity to make it yours. Completion expected April 2025. Pictures are indicative of final build but finishes may differ. All information herein deemed reliable but not guaranteed. Buyer and Buyer's agent to verify each detail. Call Tommy Crutcher with TGC Custom Homes today. (469)406-2490

Listing Courtesy of Post Oak Realty

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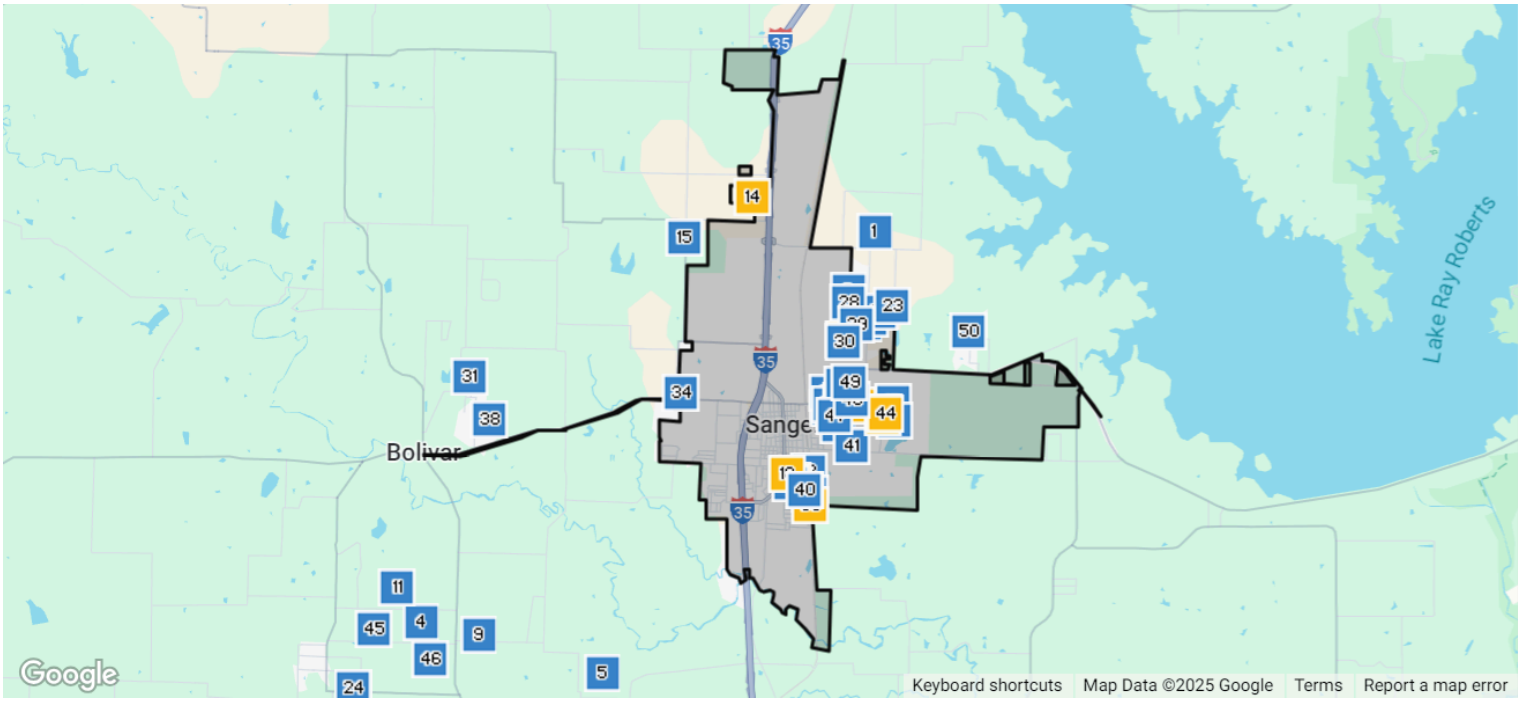
Market Activity Report

Sanger, Texas



Closed: 50

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.

1 **Closed** *Sold Date: 6/23/2025, MLS Listing 20925719: 5/7/2025* *MLS ID: 20925719*

12280 Marion Rd	Single Family	4/3	2,797 sq ft	87,120	2016	6/23/2025	$735,000	$263

Discover the perfect blend of country charm and modern conveniences on this spacious 2-acre corner lot in Sanger ISD only minutes away from Lake Ray Roberts. No HOA gives you the freedom to truly make this property your own. Conveniently located with easy access to I-35, you can enjoy peaceful country living while staying connected to Denton, Gainesville, and the greater DFW metroplex. This beautifully finished home offers 4 bedrooms, 2.5 baths, and a dedicated office space, all thoughtfully designed for comfortable living and entertaining. Step into the open-concept living area with beautiful wooden beams where a large kitchen island anchors the heart of the home, complemented by stainless steel appliances, a breakfast dining space, and a separate formal dining room. Wood-look tile flows through the main areas while freshly cleaned carpet adds warmth to the bedrooms. The private primary suite features a garden tub, dual vanities, a separate shower, and a walk-in closet. Outside, enjoy peaceful mornings under one of your covered porches or host gatherings on the expansive covered back patio with an extended concrete slab. This property is ready for your lifestyle with a spacious fenced-in yard ideal for pets, play, or even a future pool. The back of the property boasts a horse stall barn and a huge 30x50 workshop barn equipped with 50amp, two oversized automatic garage doors, and an additional utility door in the rear â?? ready to accommodate an RV, equipment, or your next big project. Do not miss the chance to own this unique combination of land, space, and flexibility.

Courtesy of Redline Realty, LLC

2 **Closed** *Sold Date: 6/20/2025, MLS Listing 20921841: 5/1/2025* *MLS ID: 20921841*

4018 Windmill Dr	Single Family	5/2	2,009 sq ft	7,535	2012	6/20/2025	$340,000	$169

Beautifully updated 5 bedroom, 2 bathroom home with NEW ROOF and NEW HVAC! Welcome to this spacious and updated home, perfect for families or anyone needing extra space. Step into the open concept living room, ideal for entertaining and everyday living. The kitchen features stunning quartz countertops and ample cabinet space. Backyard offers an extended back patio and fully fenced yard.

Courtesy of Southernlifeliving.com

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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.

3 Closed • *Sold Date: 6/17/2025, MLS Listing 20670390: 7/10/2024* *MLS ID: 20670390*

152 Creekside Dr	Single Family	4/2	2,038 sq ft	9,200	2024	6/17/2025	$388,000	$190

$15K towards Closing Costs or Rate Buydown! NEW! NEVER LIVED IN. Move-In Ready NOW! Step into welcoming embrace of Bloomfield's Cypress, enticing single-story home featuring 4 bdrms & 2 baths on oversized lot that backs up to greenbelt. As you enter through 8' front door, you're greeted by versatile study & stunning kitchen adorned w SS appliances, quartz countertops, & custom cabinets. Walk-in pantry offers both convenience & elegance, complemented by built-in buffet & ample storage throughout, including dedicated laundry room. Spacious Primary Suite accommodates king-sized bed & boasts tall WIC for ample storage, while its ensuite bath indulges w extended shower & dual sinks. Wood-look tile throughout common areas adds touch of sophistication. Unwind on covered patio, ideal for gatherings & relaxation. This bay-window beauty from Bloomfield Homes also offers premium finishes & upgraded options to achieve contemporary masterpiece, enhanced by uplights that add to its idyllic street appeal. Visit Bloomfield at Sable Creek!

Courtesy of Visions Realty & Investments

4 Closed • *Sold Date: 5/30/2025, MLS Listing 20932047: 5/10/2025* *MLS ID: 20932047*

6810 Michael Rd	Single Family	3/2	1,125 sq ft	82,938	1981	5/30/2025	$350,000	$311

Well-maintained home on +-2 acres in Sanger, TX! This home was fully remodeled just over a year ago and has been gently lived in since. The kitchen features updated cabinets, sleek countertops, and stainless steel appliances. The HVAC, plumbing, and electrical systems were all updated during the renovation. Foundation work has been completed and comes with a transferable lifetime warranty. Outside, thereâ??s plenty of space for animals, and the barn offers great potential for livestock, storage, or a workshop. Enjoy peaceful country living with room to spread out just a short drive from town. Move-in ready and a must-see!

Courtesy of Real Broker, LLC

5 Closed • *Sold Date: 4/29/2025, Public Record* *MLS ID: –*

4630 Sam Bass Rd	Single Family	4/3	3,066 sq ft	89,298	2023	4/29/2025	–	$219

–

6 Closed • *Sold Date: 4/25/2025, MLS Listing 20806935: 1/2/2025* *MLS ID: 20806935*

4202 Zino Ln	Single Family	3/3	1,632 sq ft	12,545	2023	4/25/2025	$325,000	$199

This beautiful single-level home, built in 2022 by Impression Homes, offers 3 spacious bedrooms and 2 bathrooms within 1,620 square feet of living space. The open floor plan features a large pantry, perfect for all your storage needs. Enjoy outdoor living with a newly extended covered patio and concrete surface, all overlooking a massive, fenced-in yard on a 0.29-acre lot. Additional highlights include a 2-car garage, gutters, and an outdoor sprinkler system with a Hunter control pad. Located in the sought-after Sanger Circle community, this home is just minutes from Lake Ray Roberts, the marina, state park, and the thriving Sanger area, which includes the newly renovated Sanger High School. Schedule your own private tour today - Let's Move!

Courtesy of Briggs Freeman Sotheby's Int'l

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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.

7 **Closed** • *Sold Date: 4/30/2025, MLS Listing 20670547: 7/10/2024* *MLS ID: 20670547*

188 Creekside Dr	Single Family	5/4	3,269 sq ft	7,475	2024	4/30/2025	$475,000	$145

Up to $15K towards Closing Costs and Pre-Paids! NEW & NEVER LIVED IN! Ready NOW! Bloomfield's Dewberry III offers 5 bedrooms, 3 full baths, a powder bath, a game room, and an extended covered back patio. Nestled in a cul-de-sac with a greenbelt behind, this home boasts a gorgeous stone and brick exterior graced by an 8' front door and uplights to enhance the curb appeal. The inviting foyer hosts a study with glass French doors and exposed iron stairs just beyond. Beautiful interior finishes abound including laminate wood floors and an upgraded kitchen backsplash. The kitchen and breakfast area are open to the family room and feature an upgraded deluxe kitchen with an incredible walk-in pantry, built-in SS appliances with storage drawers under the cooktop, a lovely wood vent hood, and quartz surfaces. All gas appliances add to the kitchen's efficiency and modernity. The primary suite includes a garden tub, a separate shower, dual sinks, and a spacious walk-in closet. Upstairs, a game room and 4 additional bedrooms offer plenty of space, with 2 sharing a convenient Jack and Jill bath. Stop by Bloomfield at Sable Creek today!

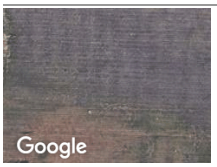
Courtesy of Visions Realty & Investments

8 **Closed** • *Sold Date: 4/11/2025, MLS Listing 20750132: 10/9/2024* *MLS ID: 20750132*

8536 Kassandra Dr	Single Family	4/2	2,402 sq ft	43,560	2024	4/11/2025	$575,000	$239

LAST REMAINING INVENTORY HOME Just Listed!! BRAND NEW COMPLETED CONSTRUCTION! NO HOA, NO DEED RESTRICTIONS, NO CITY TAX,ZONED FOR KRUM ISD Shops permitted! Move-in-ready! This stunning AGD LLC custom home features 4 bedrooms, 2 baths, open layout, very large oversized porch, 1 acre lot, pipe fence with no climb, aerobic septic, front and back yard sprinklers, Spray foam insulation- full encapsulation, Builder plays for a 1-2-10 warranty at builders expense, Quartz countertop, Gas Range, ask about our preferred lender incentives! This is our only fully completed new inventory home and won't last long! Schedule your showing today!

Courtesy of Stag Residential



9 **Closed** • *Sold Date: 4/1/2025, Public Record* *MLS ID: –*

6024 Mango Dr	Single Family	4/3	2,252 sq ft	43,560	–	4/1/2025	–	$197

–

10 **Closed** • *Sold Date: 6/16/2025, MLS Listing 20863485: 3/6/2025* *MLS ID: 20863485*

Mockingbird Ln	Single Family	5/4	3,261 sq ft	10,225	2024	6/16/2025	$475,000	$146

Up to $15K towards Closing Costs and Pre-Paids! NEW & NEVER LIVED IN! Ready NOW! Explore Bloomfield's Dewberry III plan, set on an oversized interior corner lot that offers both prominence and privacy. This stunning home boasts an all-brick facade with uplights, a charming balcony, and a Side Entry 2-car garage, all complemented by fresh landscaping and an elegant 8' front door. Inside, a bright foyer welcomes you with elegant dual doors leading to a private Study, while wood-look tile flooring extends through the main living areas. The spacious Family Room features a breathtaking floor-to-ceiling Direct Vent Fireplace with a cedar mantel, creating a cozy yet sophisticated ambiance. The Deluxe Kitchen is a true showstopper, showcasing a farmhouse sink, upgraded soft-close cabinetry, built-in stainless steel appliances, stunning granite countertops, and premium finishes, all anchored by a massive island. A Texas-sized pantry ensures ample storage, while full blinds throughout enhance comfort and privacy. Retreat to the spa-like main bath, where an oversized frameless glass shower offers a touch of luxury. Upstairs, the Game Room provides additional entertainment space, while thoughtful details like gutters and a tankless water heater add convenience and efficiency. Contact us or visit our model home in Sable Creek to learn more!

Courtesy of Visions Realty & Investments

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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.

11 Closed • *Sold Date: 4/11/2025, MLS Listing 20783321: 11/21/2024* *MLS ID: 20783321*

7106 Davidson Rd	Single Family	4/4	2,863 sq ft	44,082	2024	4/11/2025	$649,000	$227

Beautiful New Construction! Four-bedroom home plus office on 1.01 Acres. Open floorplan with vaulted ceilings, upgraded light fixtures, and new stainless appliances. The floorplan is great for entertaining with its open floorplan, additional seating at the kitchen island, and a gracious covered back porch with a woodburning fireplace creating additional living space outdoors. The primary bedroom is on the main level with an ensuite bath and walk-in closet. The remaining three bedrooms plus a game room are upstairs. This home is open, bright, and airy!

Courtesy of Newland Real Estate, Inc.

12 Closed • *Sold Date: 6/11/2025, MLS Listing 20935474: 5/14/2025* *MLS ID: 20935474*

920 First St	Single Family	4/3	2,220 sq ft	6,098	2020	6/11/2025	$309,000	$139

Welcome to 920 First Street â?? Your Dream Home Awaits! Step inside this beautifully maintained 4-bedroom, 2.5-bath home in the Willowood Addition, where style, space, and comfort come together. With 2,220 sq. ft., an open floor plan, and modern updates, this home was designed to impress. What Makes This Home Special: Spacious kitchen with granite countertops, stainless steel appliances, a big walk-in pantry, and a central islandâ??perfect for cooking, gathering, and making memories. Huge primary suite featuring a garden tub, separate shower and a custom closet system. Freshly painted upstairs, giving the home a clean, updated feel. Luxury vinyl plank flooring, stylish and easy to maintain. Large backyard with plenty of room for relaxing, entertaining, or play. Why You'll Love the Location: Quick access to I-35 for an easy commute, just minutes from Lake Ray Roberts for outdoor fun. Sanger ISD schools and a welcoming neighborhood. A short trip to Winstar Casino, offering world-class entertainment, dining, and gaming. This home is move-in ready and waiting for you! Roof being replace next week. Come see it for yourselfâ??schedule your showing today!

Courtesy of Scottco Realty Group LLC

13 Closed • *Sold Date: 4/16/2025, MLS Listing 20792632: 12/6/2024* *MLS ID: 20792632*

4013 Lakeview Dr	Single Family	3/2	1,650 sq ft	6,359	2020	4/16/2025	$280,000	$170

Move In Ready 3 Bedroom 2 Bath Home In Family Friendly Lake Ridge Estates Of Sanger & Short Distance To Schools. This One Owner Energy Efficient Home Offers Plenty Of Space With Its Split Bedrooms, Large Kitchen With Granite Counters & Large Living Area Overlooking The Back Yard. The Solar Panels Offer Cost Savings On Your Electric Bill & Were Installed In 2022. Centrally Located Minutes To I35, It Offers A Short Drive To Lake Ray Roberts, WinStar Casino & Denton For All Of Your Major Shopping Needs.

Courtesy of Southernlifeliving.com

14 Closed • *Leased Date: 4/16/2025, MLS Listing 20893898: 4/4/2025* *MLS ID: 20893898*

3172 Lois Rd W	Single Family	3/2	1,845 sq ft	217,800	1995	4/16/2025	$2,200 mo.	$1

Escape to your own slice of paradise with this stunning 5-acre country retreat, perfectly situated just minutes from the city and major job hubs! Located at 3172 Lois Rd W, Sanger, TX, this charming all-brick, 3-bedroom, 2-bath home offers the ideal blend of rural serenity and urban convenience. Whether you're seeking a peaceful family haven or a spacious property for your pets and livestock, this rental is a rare find. Step inside to discover a warm and inviting interior, highlighted by a cozy wood-burning fireplaceâ??perfect for chilly Texas evenings. The open layout provides ample space for relaxation and entertaining, with three generously sized bedrooms offering comfort and privacy for the whole family. Two full bathrooms ensure convenience, making this home as practical as it is picturesque. Outside, the expansive 5-acre lot is a dream come true for animal lovers and outdoor enthusiasts. Bring your horses, cattle, or pets to roam freely in this wide-open space, ideal for grazing, riding, or simply enjoying nature. The propertyâ??s flat, usable land offers endless possibilitiesâ??whether youâ??re dreaming of a small hobby farm, a garden, or a playground for kids and furry friends. Location is everything, and this home delivers. With easy access to I-35, youâ??re just a short drive from the bustling amenities of the city, top employers, and excellent schools, all while enjoying the tranquility of country living. Sangerâ??s small-town charm is right at your doorstep, with local shops, dining, and community events adding to the appeal. This is more than just a rentalâ??itâ??s a lifestyle. Donâ??t miss your chance to experience the best of both worlds at 3172 Lois Rd W. Bring your family, pets, and dreams to this beautiful country escape today! Contact us to schedule a tour and see why this property is the perfect place to call home.

Courtesy of Vihaan Real Estate LLC

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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.

15 **Closed** • *Sold Date: 4/2/2025, MLS Listing 20808845: 1/21/2025* *MLS ID: 20808845*

12323 Metz Rd	Single Family	4/3	2,558 sq ft	43,560	2021	4/2/2025	$570,000	$223

Welcome to this immaculate, like-new 4-bedroom, 3-bathroom fully bricked home, complete with a dedicated office featuring a closet and built-ins. Office could be used as a 4th bedroom. Designed for modern living, the open-concept layout showcases a wood burning fireplace and a large, beautiful kitchen, perfect for cooking and entertaining. The luxurious primary suite boasts a spacious, spa-like bathroom youâ??ll adore. Step outside to the extended, covered patioâ??ideal for relaxing or hosting guests. Situated on a fully fenced 1-acre lot, this property offers both space and privacy. The 3-car garage includes an attic lift, simplifying storage in the generously sized attic. Combining elegance and practicality, this home is ready to meet all your lifestyle needs. Don't miss the chance to make it yours! This home qualifies for closing costs assistance - inquire for more Details!

Courtesy of The Property Shop

16 **Closed** • *Leased Date: 3/31/2025, MLS Listing 20818125: 1/15/2025* *MLS ID: 20818125*

125 Morning Glory	Single Family	4/2	2,009 sq ft	5,662	2021	3/31/2025	$2,350 mo.	$1

This freshly painted 4 bedroom, and 2 baths is ready for its new tenants, Move in Ready! Come live in the growing city of Sanger, house is conveniently located near schools and dinning. House has tile in all the traffic area and carpet in the rooms. Security system will stay at the property and tenants will need take over the $65 monthly payment. Schedule your appointment now!

Courtesy of Ready Real Estate

17 **Closed** • *Sold Date: 5/16/2025, MLS Listing 20907147: 4/17/2025* *MLS ID: 20907147*

132 Morning Glory	Single Family	3/2	1,651 sq ft	6,534	2021	5/16/2025	$310,000	$188

Welcome to 132 Morning Glory Dr in Sanger, TX! This beautifully maintained 3-bedroom, 2-bathroom single-family home offers 1,649 sq ft of comfortable living space, combining modern style with practical design. The open-concept kitchen features granite countertops, stainless steel appliances, and rich espresso cabinets, perfect for cooking and entertaining. The adjoining dining area flows into a cozy living space filled with natural light. Updated flooring in living room and kitchen area recently installed within the last month. The primary suite includes a spacious bedroom, private bath, and walk-in closet. Two additional bedrooms and a full guest bath offer flexibility for guests, kids, or a home office. Step outside to a large fenced backyard with a covered patio, fire pit area, and storage shedâ??ideal for relaxing or entertaining

Courtesy of Hogan Park Realtors

18 **Closed** • *Leased Date: 4/29/2025, MLS Listing 20912431: 4/22/2025* *MLS ID: 20912431*

923 Primrose Dr	Single Family	4/3	2,220 sq ft	5,227	2021	4/29/2025	$2,350 mo.	$1

Walk in the welcoming foyer of the Cypress at Willowwood and you are sure to feel at home! The Cypress is a two-story home with 4 bedrooms, 2.5 baths, and an open kitchen overlooking the spacious family room. A host of impressive upgrades come completely included with this new home such as granite countertops, energy-efficient appliances, beautiful wood cabinetry, a fully fenced back yard and an attached two-car garage complete with a WiFi-enabled garage door opener installed. Homeowners of the Cypress will enjoy a master suite on the main floor complete with an in-suite bathroom with a large soaker tub and separate standing shower.

Courtesy of Beam Real Estate, LLC

19 **Closed** • *Sold Date: 4/1/2025, Public Record* *MLS ID: –*

4012 Waterfront Dr	Single Family	3/2	1,649 sq ft	6,621	2019	4/1/2025	$241,250	$177

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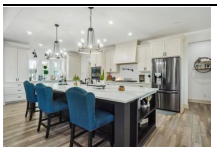
Closed: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.



20 **Closed** *Sold Date: 6/5/2025, MLS Listing 20705646: 8/19/2024* *MLS ID: 20705646*

7000 Adtel Ln	Single Family	4/3	2,537 sq ft	43,560	2022	6/5/2025	$579,000	$228

This beautiful custom home by Villa May Construction is a 4 bedroom, 3 full bathroom on 1 acre. It's open floor plan, vaulted ceilings, complete sliding back door, fireplace and natural light bring a welcoming feel that is also great for entertaining. Step into the expansive kitchen, where culinary dreams come true. This kitchen has a large island perfect for food preparation and socializing with extra seating and cabinets all the way around for extra storage. It also offers coffee bar, stainless steel appliances, gas cooktop, and walk in pantry. Escape to the serene master suite, complete with a sitting area perfect for relaxation or reading. Spa-Like bathroom boasts of separate sinks, garden tub, large walk in shower, and extra large walk in closet, for your entire wardrobe. Prime location for schools, I-35 and minutes from Lake Ray Roberts.

Courtesy of CENTURY 21 JUDGE FITE CO.

21 **Closed** *Sold Date: 4/14/2025, MLS Listing 20882812: 3/29/2025* *MLS ID: 20882812*

128 Creekside Dr	Single Family	4/3	2,842 sq ft	13,285	2021	4/14/2025	$449,000	$158

WELCOME HOME to a home that shows like a MODEL HOME! This well maintained, two story home built in 2021, has 4 bedrooms, 2 full baths, 1 half bath, separate office, two LARGE living spaces, 2842 sq ft, 3 car garage and LARGE LOT .305 acres! This home provides all the conveniences for modern living with close proximity to schools and I 35 for access to Denton, Gainsville, Dallas, Fort Worth and airports. The spacious, open floor plan with LOTS OF STORAGE SPACE enables great entertaining and family time together both inside and outside the home. Kitchen has SS appliances, gas range, granite on ALL countertops, island AND breakfast bar, walk in pantry and LVF. Open floor plan to first of two living spaces includes an electric fireplace that changes colors with a remote control, LVF, ceiling fan and lots of natural light. Dining room features decorative lighting with back patio access to large, grassed yard with wooden fence. Primary bedroom is on first floor, carpet, ceiling fan, with added seating area and four large windows. Primary bathroom has walk in shower, separate vanities, soaking tub, tile floors and WIC. Second story has three large bedrooms all with WIC, carpet and separate full bath with tub shower combination. Fourth bedroom could easily be a second office. HUGE second living space can be home theatre, game room or used for home schooling, crafting. The GREAT back yard allows for entertaining, relaxing and watching the kids and pets play in the yard. REFRIGERATOR, WASHER, DRYER AND ALL FURNITURE IN THE HOME (EXCLUDING STAGING ACCESSORIES) ARE FOR SALE!!

Courtesy of RE/MAX DFW Associates

22 **Closed** *Sold Date: 5/12/2025, MLS Listing 20863962: 3/7/2025* *MLS ID: 20863962*

5004 Crown Ct	Single Family	4/3	2,467 sq ft	43,560	2019	5/12/2025	$530,000	$215

Priced to Move! Don't miss this amazing opportunity to be in Sanger Estates. Sitting on 1 full acre in town this property gives the perfect blend of rural living with the conveniences of the city. Built in 2019 this beautiful 1 story home is like new! Kitchen and living are open and flow seamlessly together making it perfect for entertaining guest or staying connected with family at dinner time. Kitchen features top-of-the-line appliances, great lighting, and an awesome island providing ample counter space. The spilt bedroom design provides a peaceful distance between you and your guests or the kids. 4 full beds, an additional study off the living, a dedicated laundry room with a pocket sliding door, and a huge 3 car garage... This property was designed to have it all and feel spacious in every room while doing it. Step out back to your massive yard and sit under the covered patio to enjoy the sparkling in-ground pool. The backyard has so much space it's perfect for endless outdoor fun, pets, or future shop space. Pool and pool equipment are new as of May 2024 and have a transferrable warranty. Refrigerator in kitchen can stay with an acceptable offer.

Courtesy of Kindle Realty

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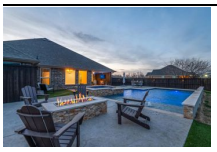
Closed: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.



23 Closed • *Sold Date: 5/6/2025, MLS Listing 20865918: 3/18/2025* *MLS ID: 20865918*

5013 Diamond Dr	Single Family	4/3	2,402 sq ft	43,560	2019	5/6/2025	$592,000	$246

Welcome to this Sanger Estates 1 acre custom retreat. This northern suburb location offers the balance of tranquil living while being close to so much. Nothing is needed to move right in. Day or night, you can enjoy resort style outdoor living. Extraordinary is the word to describe the pool, spa, and fire pit combination. Nothing in the area rivals this backyard oasis. No expense was spared to create this outdoor living space. Situated with farmland behind, so no neighbors while you enjoy the backyard. The property has been well maintained with additional updates including a privacy fence, the addition of Propane gas to fuel the pool heater and firepit (which makes a gas kitchen a possibility), and refreshes inside. The lot is a great flat area and the new owner has plenty of space to add a workshop, additional garage for a boat, a sports court, whatever one desires. There is plenty of space to spread out inside this open concept with 4 bedrooms, 3 full bathrooms and a separate office. Split bedrooms allow for privacy in the primary bedroom. The primary is full of light with a large ensuite bathroom with dual vanities, walk in shower and sizeable walk in closet. Dine at the kitchen island or in your large dining room. The kitchen, living, and dining room combination gives you the space to be the host of the party. Want to fish? Be with nature? You are 10 minutes to Lake Ray Roberts Park and Boat Ramp. 15 minutes to enjoy a night out in Denton or to get to one of Texas' leading colleges, University of North Texas. Winstar Casino and Resort is only 25 minutes away. Race fan? You are 30 minutes away from Texas Motor Speedway. Make this your home today!

Courtesy of Century 21 Mike Bowman, Inc.

24 Closed • *Sold Date: 6/6/2025, MLS Listing 20908335: 4/18/2025* *MLS ID: 20908335*

8083 Kassandra Dr	Single Family	4/4	2,370 sq ft	43,995	2020	6/6/2025	$585,000	$247

Just Listed in Low Inventory Indian Trail Estates! This one-owner custom home, built by AGD Homes, shows like a model and has so much to offer! Situated on a spacious 1-acre lot with NO HOA and NO city taxes, this immaculate property is a rare find. Enjoy low electricity billsâ??solar panels convey to buyer at no cost at closing SELLES LAST ELECTRIC BILL ONLY 24 dollars!!! Inside, you'll find designer paint colors, custom cabinetry, and custom touches throughout. The incredibly oversized covered patio is perfect for entertaining and features a massive outdoor kitchen and a convenient exterior half bath. An 8-foot electric gate provides privacy and security, leading to a large concrete parking area behind the gate. This home has been meticulously maintained and shows like it's never been lived inâ??ideal for even the most discerning buyer! Schedule your showing today!

Courtesy of Stag Residential

25 Closed • *Sold Date: 4/15/2025, MLS Listing 20767838: 11/8/2024* *MLS ID: 20767838*

35 Mockingbird Ln	Single Family	4/2	1,804 sq ft	7,840	2021	4/15/2025	$340,000	$188

Welcome to this beautifully maintained home in Sable Creek just minutes from Sanger High School and quaint downtown Sanger area. It's a short commute into Denton if you like a larger town with all it's amenites and the 2 universities. Built by Lillian Custom Homes, this move-in-ready, nearly new property, blends modern comfort with small town living while offering convenient access to shopping, dining, and entertainment. The 4-bedroom, 2-bath layout features an open kitchen with an island, shaker-style white cabinets, granite countertops, stainless steel Whirlpool appliances, and a whole-house water filtration system. The primary suite is a true retreat with dual vanities, a garden tub, separate shower, and an expansive walk-in closet. Wood-look tile flooring flows throughout the main living areas, and the cozy outdoor space offers a peaceful spot to unwind. Designed with energy efficiency in mind, including spray foam insulation and smart home features, this home offers style, comfort, and location, plus low Sanger taxes and proximity to Lake Ray Roberts Marina and Winstar Casino. This home is definitely one to put on your list!

Courtesy of Pam Terronez Properties LLC

26 Closed • *Sold Date: 6/5/2025, MLS Listing 20923318: 5/2/2025* *MLS ID: 20923318*

9 Pheasant Run	Single Family	3/2	1,598 sq ft	8,058	2020	6/5/2025	$325,500	$204

Beautiful upgraded home in Sanger TX! This 3 bedroom 2 bath has an open concept with a gorgeous kitchen that boast granite countertops, gas range, stainless steel appliances, and upgraded lighting. Spacious master bedroom with attached master bath, walk in shower, soaker tub and walk in closet. Outside has a mounted tv on the covered porch, sprinklers and security system. This home is walking distance to schools, I35 for an easy commute, and the beautiful Lake Ray Roberts is minutes away.

Courtesy of Hall Real Estate

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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.

27 Closed • *Leased Date: 3/27/2025, MLS Listing 20858411: 3/1/2025* *MLS ID: 20858411*

3901 Bridle Path Ln	Single Family	3/2	1,649 sq ft	8,276	2018	3/27/2025	$2,050 mo.	$1

Corner lot home with 3 bedroom and 2 full baths. Beautiful floor plan, granite counter top, nice kitchen, large backyard with coves patio. Solar Electric system.

Courtesy of Novus Real Estate

28 Closed • *Sold Date: 3/31/2025, MLS Listing 20841480: 2/11/2025* *MLS ID: 20841480*

4122 Bridle Path Ln	Single Family	4/3	2,582 sq ft	9,374	2016	3/31/2025	$408,000	$158

Welcome to this beautifully updated property with a neutral color paint scheme, both inside and out. The living area boasts a cozy fireplace, perfect for those chilly nights. The modern kitchen features all stainless steel appliances, accented by a stylish backsplash. The primary bathroom is designed for luxury with double sinks, a separate tub, and shower. The primary bedroom features double closets, offering ample storage space. Step outside to a covered patio overlooking a fenced-in backyard, ideal for private gatherings. The home also benefits from partial flooring replacement. This property is a must-see for those seeking a fresh, modern home with a touch of elegance. This home has been virtually staged to illustrate its potential.

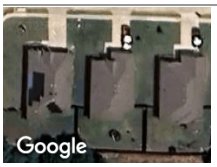
Courtesy of Opendoor Brokerage, LLC

29 Closed • *Sold Date: 6/3/2025, MLS Listing 20866014: 3/9/2025* *MLS ID: 20866014*

4017 Highplains Dr	Single Family	3/2	1,807 sq ft	7,840	2016	6/3/2025	$370,000	$205

A MUST SEE INSIDE FULL OF UPGRADES AND STYLE! Once you step inside you will find warm wood flooring, decorative lighting and great floor plan through out this home. The living area is light and bright throughout the heart of the home. The kitchen is upgraded with induction cooktop, huge leather granite island, large worksink and custom cabinetry - check out all the extra features when you visit The dining room has great backyard views and the covered patio is spacious and great for additional living or dining space. Primary bedroom is a true sanctuary separate from other bedrooms and spa-like ensuite. Primary bath with relaxing soaking tub to enjoy a quiet evening soak plus separate oversized shower to get your day started right! Furniture-style separate vanities plus spacious closet. Secondary bedrooms have separate hallway, full bath access and great space. Don't miss these extras too - separate utility room, built-in mud bench and backyard storage room. All nestled in a quaint neighborhood just a few minutes from the Ray Roberts Lake Marina, State Park and plus great access to 35 or 377. Come check it out and fall in love!

Courtesy of Marr Team Realty Associates



30 Closed • *Sold Date: 4/9/2025, Public Record* *MLS ID: –*

4803 Joshua Dr	Single Family	3/2	1,649 sq ft	7,841	2017	4/9/2025	–	$209

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31 Closed • *Sold Date: 6/17/2025, MLS Listing 20953413: 5/31/2025* *MLS ID: 20953413*

10519 Field Lark Ln	Single Family	3/2	1,786 sq ft	43,560	1999	6/17/2025	$160,000	$90

Settled on a generous 1-acre lot, this home offers a fantastic opportunity that gets you just out of the big city feel while still being 3miles from HWY 35, giving you access anywhere you want to go! Enjoy your own piece of paradise, with ample space for outdoor activities, gardening, or expanding even more on your dream home. Take advantage of an INSANE 1.35% tax rate! Featuring 3 spacious bedrooms and 2 bathrooms, this thoughtful layout has plenty of room to live and grow. The primary bedroom has an ensuite bathroom, his-and-hers closets, and even a dedicated office space for ultimate convenience. The great sized kitchen is perfect for preparing meals or hosting gatherings, while the cozy fireplace adds a touch of warmth and charm to the living area. Relax on the front deck or in the enclosed back patio, offering versatile outdoor living spaces for any time of day. This property is being sold AS-IS, so don't be afraid to bring your creativity to this one! Priced to sell and ready for your personal touch to become the peaceful retreat of your dreams!

Courtesy of AmbitionX Real Estate LLC

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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.

32 Closed • *Sold Date: 5/30/2025, MLS Listing 20826170: 1/24/2025* *MLS ID: 20826170*

1106 First St	Single Family	3/2	1,387 sq ft	7,165	2012	5/30/2025	$269,000	$194

Welcome to this beautifully maintained property, boasting a fresh interior paint job with a neutral color scheme that complements any decor. The spacious kitchen is highlighted by a center island, perfect for meal prep or casual dining. The primary bathroom is a private oasis, featuring a separate tub and shower for your relaxation needs. Outside, a covered patio overlooks a generously-sized, fenced-in backyard, providing a private space for outdoor enjoyment. In addition, partial flooring replacement has been done, ensuring a modern and updated feel throughout the home. This property is a must-see, offering a blend of comfort and style that is sure to impress. This home has been virtually staged to illustrate its potential.

Courtesy of Opendoor Brokerage, LLC

33 Closed • *Leased Date: 5/30/2025, MLS Listing 20909707: 4/20/2025* *MLS ID: 20909707*

1400 First St	Single Family	3/2	1,413 sq ft	7,623	2004	5/30/2025	$1,845 mo.	$1

Looking for your dream home? Through our seamless leasing process, this beautifully designed home is move-in ready. Our spacious layout is perfect for comfortable living that you can enjoy with your pets too; weâ??re proud to be pet friendly. Our homes are built using high-quality, eco-friendly materials with neutral paint colors, updated fixtures, and energy-efficient appliances. Enjoy the backyard and community to unwind after a long day, or simply greet neighbors, enjoy the fresh air, and gather for fun-filled activities. Ready to make your next move your best move? Apply now. Take a tour today. Weâ??ll never ask you to wire money or request funds through a payment app via mobile. The fixtures and finishes of this property may differ slightly from what is pictured.

Courtesy of Main Street Renewal LLC

34 Closed • *Sold Date: 4/10/2025, MLS Listing 20860550: 3/8/2025* *MLS ID: 20860550*

2517 Goodnight Trl	Single Family	4/3	2,473 sq ft	12,632	2010	4/10/2025	$489,900	$198

Meticulously maintained and beautifully designed, this stunning home offers an open floor plan with exquisite finishes throughout. Plantation shutters add charm and elegance, while the thoughtfully crafted layout enhances both comfort and functionality. The chefâ??s kitchen is a true delight, featuring solid wood 42â? custom cabinets, a gas cooktop, a spacious island, and gleaming granite countertopsâ??all overlooking the inviting living room with a grand fireplace, perfect for gatherings. Escape to your backyard retreat, where a covered patio with a full outdoor kitchen creates the perfect setting for effortless entertaining. Relax by the sparkling pool and enjoy the tranquility of a private, fenced yard, thoughtfully designed to frame breathtaking views of the open pasture and mesmerizing sunsets. The lush, landscaped yard wraps around the home, featuring a greenhouse, mature vegetation, and a storage shed for added convenience. Nestled at the end of a quiet cul-de-sac, this home offers peace and privacy while still being conveniently located. Bonus: RV 50-amp hookup with dump station for added convenience. This exceptional home truly has it allâ??donâ??t miss your chance to make it yours! Professional photos coming soon.

Courtesy of Robert Slack LLC

35 Closed • *Sold Date: 4/14/2025, MLS Listing 20751308: 10/10/2024* *MLS ID: 20751308*

30 Heron Dr	Single Family	3/2	1,776 sq ft	7,666	2015	4/14/2025	$330,000	$186

Immaculate home with fantastic upgrades! Very well maintained. Cathedral ceiling through open kitchen, dining and living rooms. Custom brick back splash in kitchen, fiberglass front door, sliding barn door, wood look floors. Whole Home ECOWATER filtration system with reverse osmosis in kitchen. Mosquito misting system in back & front yard areas. Built in desk for office or school work, Huge master bathroom with stand alone tub and separate shower! Step out on the deck in the back yard with your very own covered outdoor kitchen area. You do not want to miss this one.

Courtesy of Hall Real Estate

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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.

36 **Closed** *• Sold Date: 5/22/2025, MLS Listing 20777783: 11/13/2024* *MLS ID: 20777783*

98 N Highland Dr	Single Family	4/3	2,224 sq ft	7,013	2019	5/22/2025	$382,500	$172

ASSUMABLE VA LOAN at 3.125% AVAILABLE and-or SELLER OFFERING BUYER ASSISTANCE. This stunning Lillian Custom Home, a model home for approx. 2 years, features upgrades from custom light fixtures, upgraded counters, cabinetry, and appliances, to custom tile work and flooring. At drive-up you will find extensive professional landscaping and a beautiful stone and brick elevation with a charming 14-ft front porch! This one-owner, 1.5 story home has been meticulously maintained and offers an open floor plan with all 4 bedrooms on the main level along with 2 full baths. Upstairs boasts a 2nd living area, a powder bath with custom tile flooring, & a large storage closet. The gourmet kitchen featuring Upgraded 42-inch cabinets, herringbone tile backsplash, granite counters, a Panty, and stainless appliances including a Samsung SmartThing range with extensive features. The 7-ft island opens to the dining and living rooms and a cozy fireplace with gas logs and a beautiful mantle. The primary suite has a private bath featuring a separate tub-shower with custom tile work, upgraded counter with dual undermount sinks, & a large walk-in closet. High ceilings and a generous amount of windows shows light and bright. Surround Sound wiring in both living areas! Full Sprinkler System! Gutters! Low E Windows! Cordless 2-inch Blinds! Don't forget the oversized 24x21 ft garage! TAMCO 30-year roof! Attic Foam Insulation! ... All this in a desirable location with easy and quick access to schools, shopping, dining, major expressways, Denton, and Lake Ray Roberts! ... ITâ??S A MUST SEE!

Courtesy of Ebby Halliday, REALTORS

37 **Closed** *• Leased Date: 4/29/2025, MLS Listing 20889031: 4/1/2025* *MLS ID: 20889031*

15 S Highland Dr	Single Family	3/2	1,611 sq ft	21,780	2018	4/29/2025	$2,050 mo.	$1

Enjoy this gorgeous home featuring living and entertainment space. This adorable home offers 3 bedroom and 2 bathroom home with carpet, laminate and tile type flooring. Home has 2 attached car garage space. The modern kitchen is equipped with modern appliances and offers updated cabinets with plenty of storage space. Home has neutral paint throughout. The beautiful patio offers plenty of open space for enjoying gorgeous days outdoors. The private, fenced in backyard, is perfect for pets or for enjoying gorgeous days outdoors. This home won't last long. Apply today!

Courtesy of FirstKey Homes

38 **Closed** *• Sold Date: 6/5/2025, MLS Listing 20916867: 4/26/2025* *MLS ID: 20916867*

10012 Kildee Trl	Single Family	4/2	2,737 sq ft	43,560	2007	6/5/2025	$490,000	$179

2 Homes on the Property. This Stunning 4 Bed 2 Bath home offers the perfect combination of country comfort and style. The open floor concept is very accommodating! The spacious residence is ideal for entertaining with the covered patio and multiple living spaces. Rooms flow seamlessly into the kitchen. The kitchen is newly remodeled, custom complete with new appliances, marble countertops, oversized cabinetry, and appliances. Ample counter space and 42-inch. cabinets provide great storage. The home features a separate office space that can also be 4th bedroom. The Oversized, main-level primary suite is complemented by a wall of windows that overlook the 1-acre parcel the offers amazing sunrise views. The upstairs media can also be a game room or a 5th bedroom. This space provides privacy, relaxation, and entertainment. The new and custom tiny home can act as a mother-in-law suite or a rental property for more income. Home is located 3.7 miles from I-35 and 20 minutes from downtown Denton. UNT campus, shopping, great restaurants, churches, and parks are also close to this home. Plenty of space for RV and Boat parking. The combination of convenient city living and a spacious country property merges in this one home with practicality and leisure. This home is a MUST SEE and EXCELLENT CHOICE

Courtesy of Keller Williams Realty

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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.

39 Closed • *Sold Date: 6/5/2025, MLS Listing 20905145: 4/15/2025* *MLS ID: 20905145*

103 Kincaid Dr	Single Family	4/3	2,162 sq ft	7,318	2012	6/5/2025	$330,000	$153

Welcome to your dream home! This stunning 4-bedroom, 2.5-bath residence is designed for modern living and effortless entertaining. As you step inside, you'll be greeted by an inviting open-concept living room and kitchen, perfect for hosting family gatherings or friendly get-togethers.The spacious downstairs master suite is a true retreat, featuring a fully updated master bathroom that boasts custom cabinetry, dual sinks with elegant quartz countertops, a large walk-in shower adorned with eye-catching tile, and a luxurious free-standing soaking tub. The generous master walk-in closet provides ample storage for all your wardrobe needs.The living room showcases beautiful wood-like flooring, seamlessly connecting to the well-appointed kitchen, which includes stainless steel appliances such as an oven and microwave. With abundant storage and a large walk-in pantry, meal prep is a breeze. Enjoy cozy meals in the full-sized breakfast area that overlooks your backyard.Venture upstairs to discover a full-sized bathroom and three generously sized bedrooms, each offering nice closet space to keep your belongings organized.Step outside to your extended concrete patio, where you can unwind and soak in the fresh air. A concrete sidewalk leads you gracefully to the front of the house, while the spacious outdoor area provides plenty of room for relaxation and entertainment.Don't miss the opportunity to make this beautiful home yours â?? it truly has it all!

Courtesy of Scott Brown Properties Inc

40 Closed • *Sold Date: 6/4/2025, MLS Listing 20847373: 2/18/2025* *MLS ID: 20847373*

105 Kincaid Dr	Single Family	3/2	1,387 sq ft	6,298	2012	6/4/2025	$263,500	$190

Welcome to this stunning home with a natural color palette and new flooring throughout. The kitchen features a center island, perfect for meal prep. The primary bathroom boasts a separate tub and shower, as well as good under sink storage. Step outside to a fenced backyard with a covered sitting area, ideal for enjoying the outdoors. Other highlights include fresh interior paint and a peaceful atmosphere. Don't miss out on this perfect retreat! This home has been virtually staged to illustrate its potential.

Courtesy of Opendoor Brokerage, LLC

41 Closed • *Sold Date: 5/2/2025, MLS Listing 20876769: 3/28/2025* *MLS ID: 20876769*

719 La Paloma Rd	Single Family	3/3	2,379 sq ft	8,058	2015	5/2/2025	$500,000	$210

In the Prestigious Ranger Creek Estates this masterfully custom home has all the finest finishes & features throughout! The open and well-considered floor plan boasts rich hardwood floors, cedar beams, cedar mantle, and custom trim throughout. The guest bedroom with full bath,double vanity, walk-in shower the private & spacious primary bedroom with luxurious bathtub, separate shower, separate vanities & large walk-in custom closet. This home is an entertainers dream with the spacious dining room, gourmet kitchen featuring large island, SS appliances, gas cooking, gorgeous lighted cabinets all open to the inviting living room featuring a cozy fireplace, hard wired surround stereo system, ceiling speakers, and a wall of windows boasting beautiful backyard pool views. The entertaining continues outdoors to the private pool sized backyard with covered patio, fire pit, pergola & luscious landscaping, backing up to beautiful view of greenbelt.... and this is to just name a few! Large floored attic, blown in insulation, solid cedar garage doors . This residence offers not just a home, but a lifestyle of unparalleled elegance and convenience!

Courtesy of Strahan Realty

42 Closed • *Leased Date: 5/9/2025, MLS Listing 20893436: 4/4/2025* *MLS ID: 20893436*

3006 Lake Ridge Dr	Single Family	4/2	1,790 sq ft	6,534	2013	5/9/2025	$1,895 mo.	$1

Wonderful house, 4 bedrooms, 2 baths, big living area and nice kitchen with stainless appliances and 42 inches maple cabinets, a big island and a nice dining area. Master bedroom looks out to nice fenced back yard and the covered porch is great out door entertaining. The neighborhood is located 3 miles from I-35, in a beautiful area with rolling pasture land and roaming cattle.

Courtesy of WILLIAM DAVIS REALTY

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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.

43 Closed • *Leased Date: 5/31/2025, MLS Listing 20892793: 4/3/2025* *MLS ID: 20892793*

3016 Lake Ridge Dr	Single Family	4/2	1,783 sq ft	435	2014	5/31/2025	$1,900 mo.	$1

Great HOME! 4 bedrooms home with open concept living, kitchen and dining. Close to high school and Hwy 35. Owner is licensed real estate agent.

Courtesy of Novus Real Estate

44 Closed • *Leased Date: 4/15/2025, MLS Listing 20864911: 3/7/2025* *MLS ID: 20864911*

3011 Lake Side Dr	Single Family	3/2	1,442 sq ft	6,534	2011	4/15/2025	$1,899 mo.	$1

Introducing a charming 3-bedroom, 2-bathroom home located in the desirable area of Sanger, TX. This lovely house features an open floorplan, perfect for entertaining guests or simply enjoying a spacious living area. The fenced yard provides privacy and a safe space for outdoor activities. Situated within the highly-rated Sanger school district, this home offers convenience and quality education for residents. Don't miss out on the opportunity to make this house your new home sweet home!

Courtesy of Eagle Realty

45 Closed • *Sold Date: 4/28/2025, MLS Listing 20805781: 1/2/2025* *MLS ID: 20805781*

7373 Michael Rd	Single Family	4/4	2,906 sq ft	304,920	2003	4/28/2025	$650,000	$224

Peaceful Country Living Outside the City Limits of Sanger! 7 Acres of Prime Real Estate Ready for your 4 Legged Friends. Greeted w Lengthy Driveway surrounded by Pasture on each side, Spacious Covered Front Porch on this Farm Style Home, Soaring Ceilings in Family Room with Builtin Cabinets & Fireplace, Kitchen w Breakfast Bar open to Nook, Walkin Pantry & Direct Access to Dining Room. Secluded Owners Retreat on 1st Floor w Dual Sinks, Separate Vanity, Claw Foot Tub, Separate Shower & Spacious Walkin Closet. Wander Upstairs to Builtin Desk in Loft, 3 Generous Size Secondary Bedrooms, 2 Bedrooms w Ensuite Baths & Huge Gameroom. Fresh Paint & New Carpet just Installed. Utility Room has Abundance of Builtin Cabinets & Counter Space. Oversized 2 Car Garage, Workshop w Electric, Barn, Storage Shed, 2 Car Carport & Fenced Pasture All Within Bolivar.

Courtesy of Local Pro Realty LLC

46 Closed • *Sold Date: 6/6/2025, MLS Listing 20925776: 5/5/2025* *MLS ID: 20925776*

7110 Millcreek Ct	Single Family	3/2	2,247 sq ft	43,995	2014	6/6/2025	$470,000	$209

Located just minutes from FM 2450 S, this charming 3-bedroom, 2-bath home in Sanger, TX on 1.01 acres offers comfort, space, and versatility on a fully fenced lot. Step inside to a welcoming foyer that opens to a formal dining room and sitting room, setting the stage for both everyday living and special gatherings. The living room features soaring ceilings, recessed lighting, and a cozy wood-burning fireplaceâ??creating a warm, open space for relaxing or entertaining. The eat-in kitchen is equipped with an island, a breakfast nook, and a direct view into the living room, making it easy to stay connected with guests. The private primary ensuite is tucked away with a walk-in closet, separate double vanity, glass-framed walk-in shower, and a soaking tub for unwinding. Additional highlights include a dedicated laundry room with full-size washer and dryer connections, a covered back patio for enjoying the outdoors, and a 2-car attached garage. For added convenience and storage, the property also includes a large detached carport, as well as a detached shed. Discounted rate options and no lender fee future refinancing may be available for qualified buyers of this home.

Courtesy of Orchard Brokerage, LLC

47 Closed • *Sold Date: 3/27/2025, Public Record* *MLS ID: –*

33 Pleasant Vly	Single Family	3/2	1,788 sq ft	7,035	2016	3/27/2025	–	$190

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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.

48 Closed • *Sold Date: 6/2/2025, MLS Listing 20899565: 4/11/2025* *MLS ID: 20899565*

15 Bluebird Ln	Single Family	3/2	1,896 sq ft	7,013	2008	6/2/2025	$345,000	$182

Well Maintained & Appealing Home in Sable Creek! Greeted w Stone Exterior Accent, Covered Front Porch & Laminate Flooring Throughout. Upon Entering, You'll Find a Flex Space...ideal for Dining Room, 2nd Living Room or Office. Open Concept Floorplan Perfect for Entertaining & Family Gatherings...Kitchen w Ample Granite Counter Space, Island, Breakfast Bar, SS Appliances & Walkin Pantry...All Flowing Seamlessly to Nook & Living Room. Secluded Owners Retreat w Ensuite Bath...Spacious Vanity, Wakin Shower w Bench, Soaking Tub & Walkin Closet. Split Bedroom Floorplan w 2 Secondary Bedrooms & Full Bath. Wander Out Back to Covered Porch Onlooking Generous Size Backyard w Plenty of Room to Roam, Play & Entertain. Walking Distance to Butterfield Elementary & Sanger High School. Sable Creek hosts a plethora of neighborhood activities and known for Its Community Holiday Ambiance!

Courtesy of Local Pro Realty LLC

49 Closed • *Sold Date: 4/9/2025, MLS Listing 20823965: 1/22/2025* *MLS ID: 20823965*

1 Chukar Ln	Single Family	3/3	2,081 sq ft	8,973	2005	4/9/2025	$326,000	$157

Beautiful corner lot with lots of curb appeal. Large country style front porch and balcony. Kitchen open to living area with extended island for in kitchen dining and large pantry. Formal dining with half bath on 1st floor. 2nd floor features a large play area or bonus room with master and 2 additional bedrooms with full baths. The spacious Master Bedroom features a sitting area and a sliding barn door to the master bath, Retreat to a large garden tub, separate shower, dual vanity and large walk in closet. The large backyard features a beautiful pergola as well as large sitting area that circles the fire pit.

Courtesy of Crew Real Estate LLC

50 Closed • *Sold Date: 5/16/2025, MLS Listing 20899071: 4/11/2025* *MLS ID: 20899071*

2321 Harvest Moon Ln	Single Family	4/3	2,536 sq ft	77,972	2007	5/16/2025	$689,900	$272

Nestled in the serene neighborhood of Sanger, Texas, 2321 Harvest Moon Lane offers an exceptional blend of luxury, comfort, and expansive outdoor living. Built in 2007, this meticulously designed residence boasts an open-concept floor plan featuring a grand living room, a cozy gas-wood-burning fireplace w-gas logs, large windows that allow in ample natural light and beautiful views, perfect for both relaxation and entertaining. The Gourmet Kitchen is a chef's dream equipped with granite countertops, stainless steel appliances, an abundance of custom cabinets, wine rack, large island, a walk-in pantry, and an open, large natural light filled dining area. The generously sized Private Master Suite with en-suite bathroom comes complete with an oversized shower, dual shower heads, garden tub, dual sinks, and a spacious walk-in closet.? Exterior Features include a large, covered patio, 1200 SQFT insulated shop, with electric, water, and open porch. Located on a 1.79 Acres, this property combines the tranquility of rural living with proximity to local amenities. 2321 Harvest Moon Lane is more than just a home; it's a lifestyle. Experience the perfect blend of luxury and comfort in this exceptional Sanger property.

Courtesy of Post Oak Realty

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