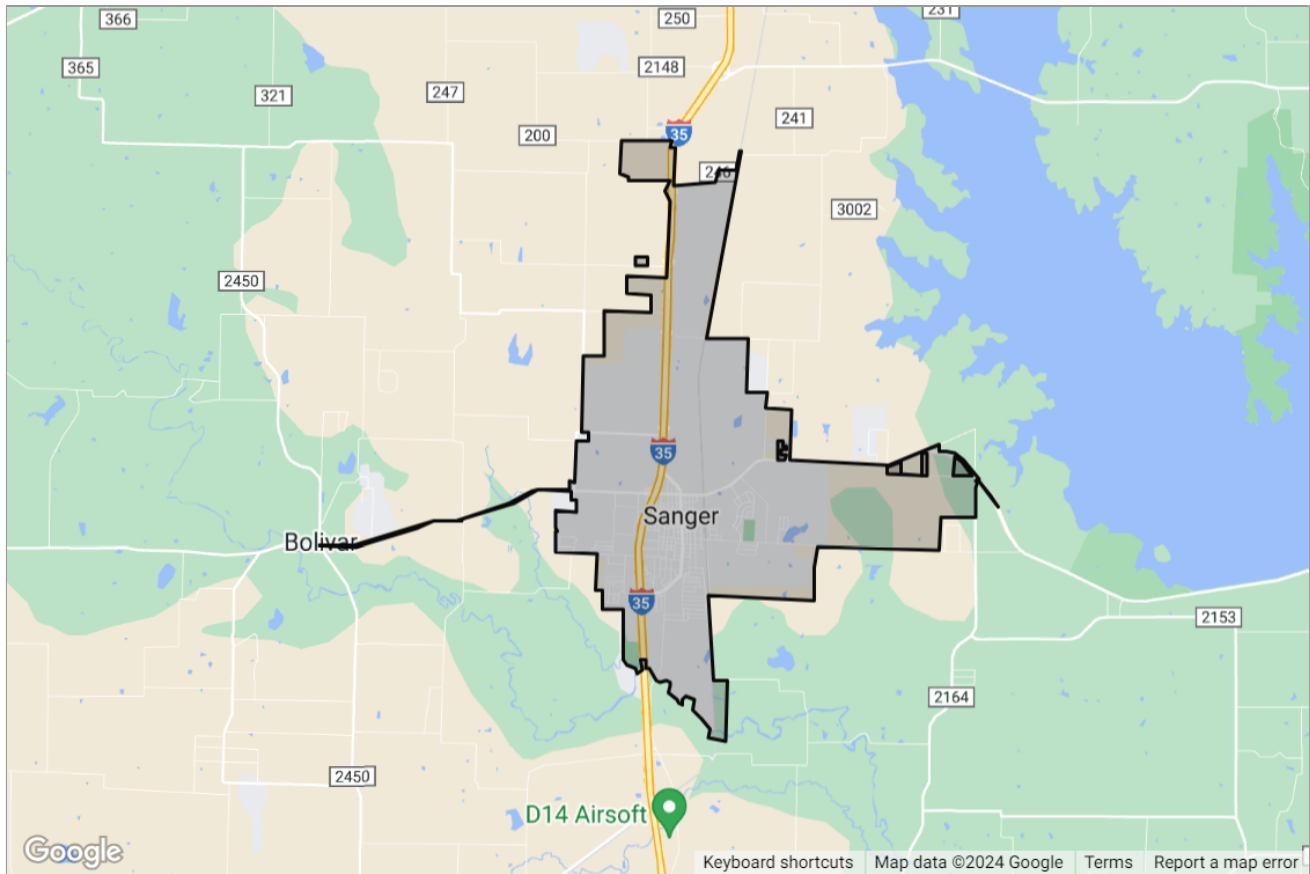


MARKET ACTIVITY REPORT

# Sanger, Texas



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

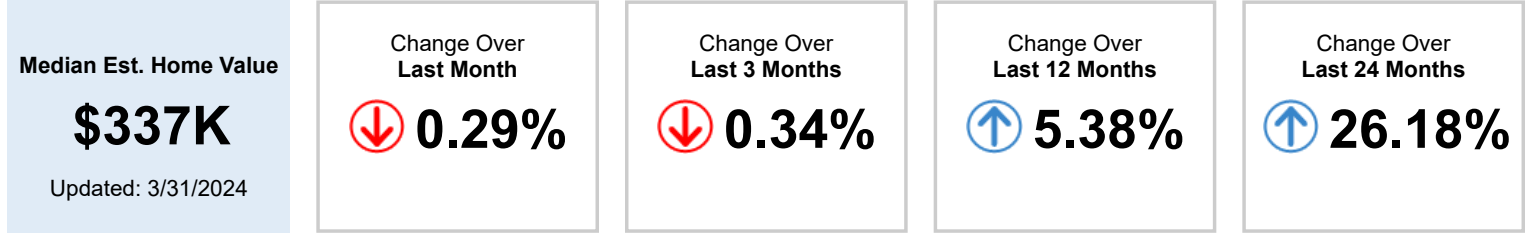


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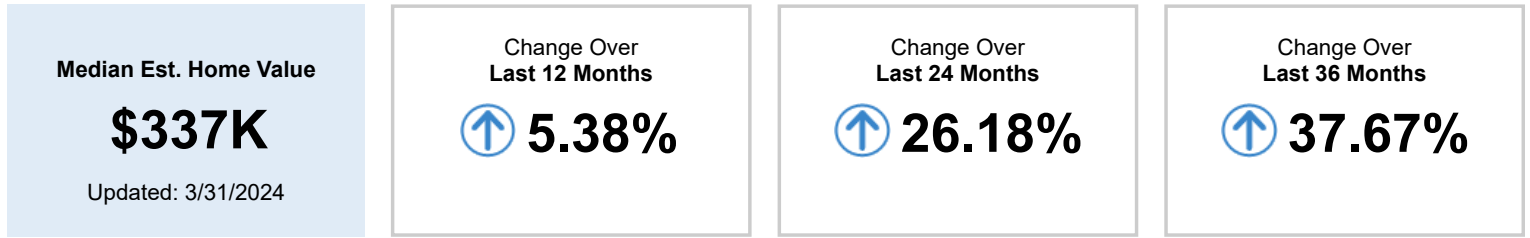
## Sanger, Texas

### Market Snapshot: Estimated Home Values



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

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



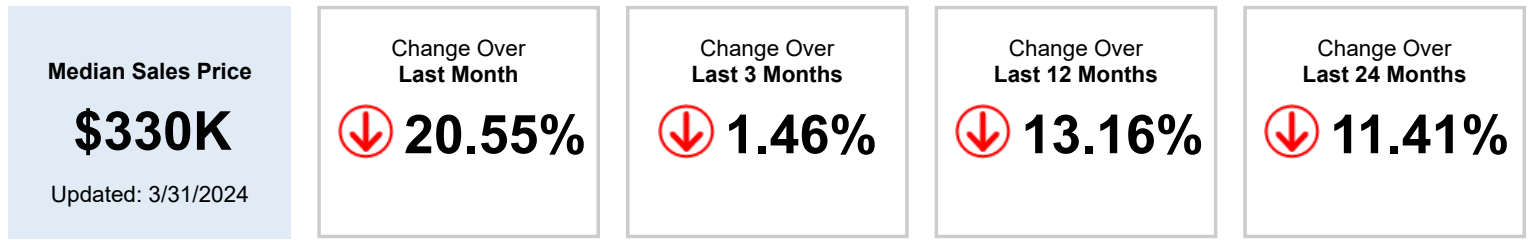
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

### Market Snapshot: Concentration of Distressed Properties



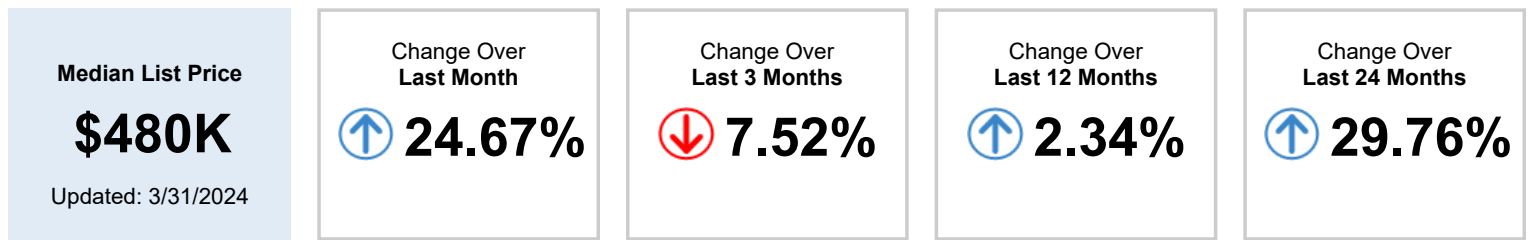
About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 4/10/2024.

## Market Snapshot: Sales Price



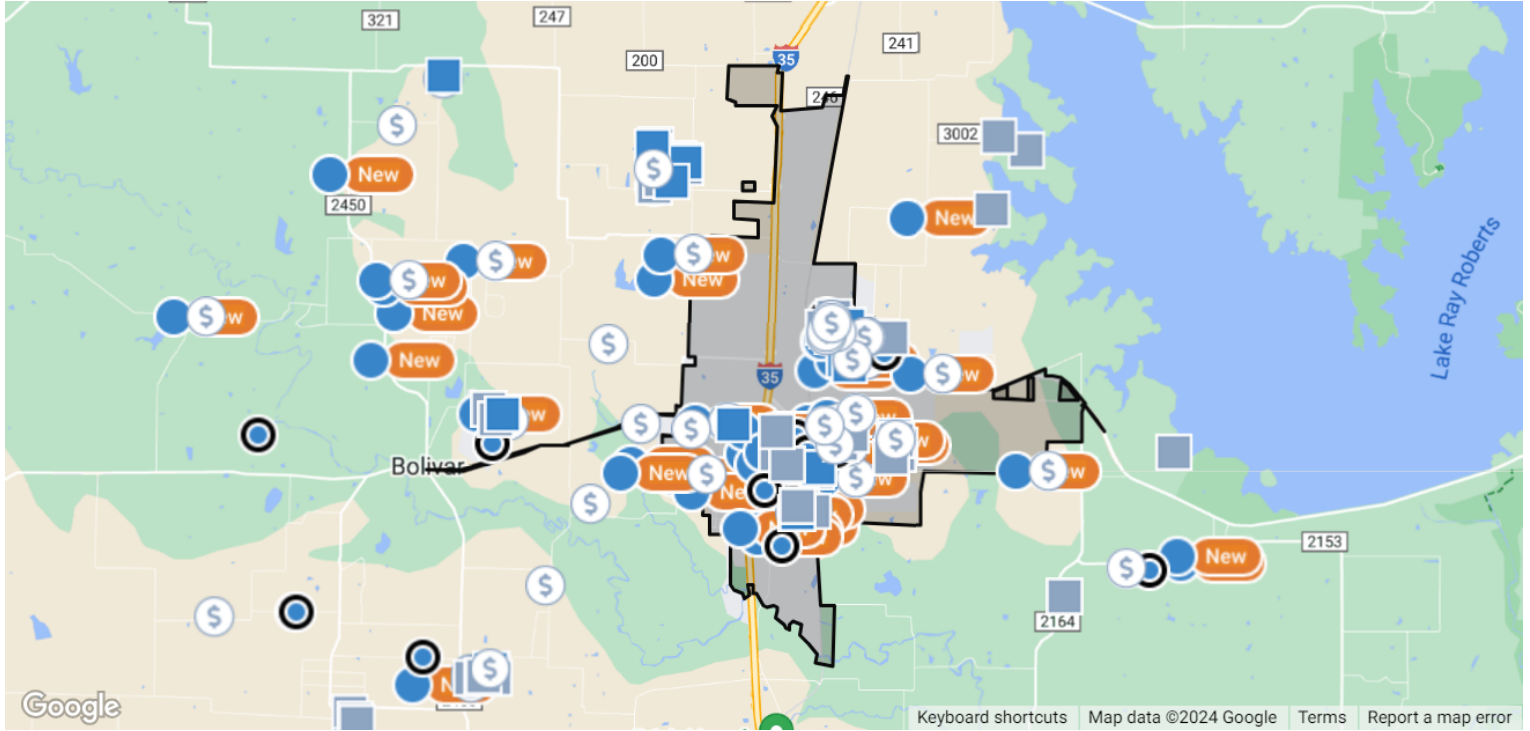
About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

## Market Snapshot: List Price








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

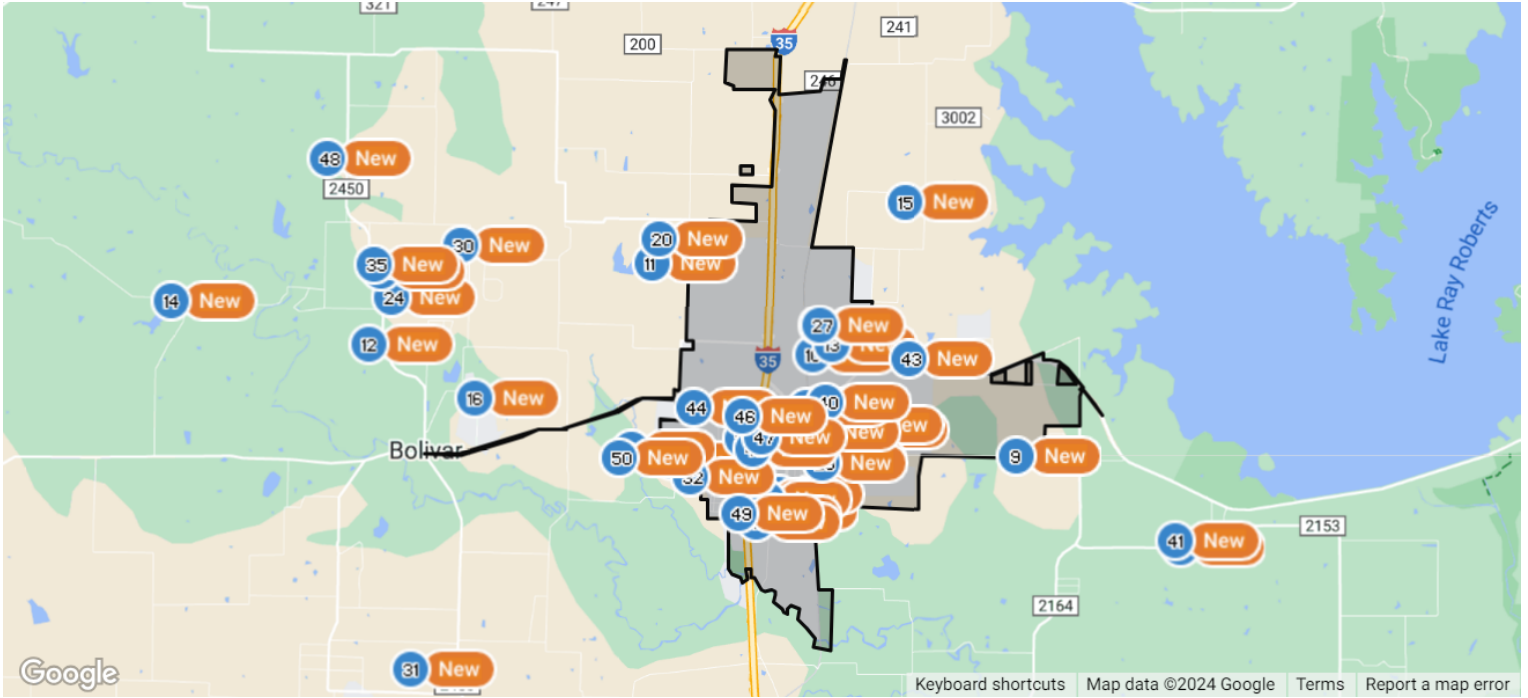
## Market Activity Summary Stats





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

	 New Listings	 Pending	 Closed	 Price Changes	 Expired
<b>Number of Properties</b>	50	34	50	50	21
<b>Low Price / Value</b>	\$210,000	\$135,000	–	\$244,000	\$200,000
<b>Median Price / Value</b>	\$356,700	\$362,034	\$340,000	\$370,400	\$489,000
<b>High Price / Value</b>	\$3,900,000	\$1,475,000	\$789,900	\$995,000	\$1,750,000
<b>Average Price / Sq. Ft.</b>	\$229	\$207	\$156	\$207	\$207
<b>Median Price / Sq. Ft.</b>	\$195	\$201	\$191	\$198	\$200
<b>Average Days in RPR</b>	49	133	107	112	206
<b>Median Days in RPR</b>	41	93	78	68	92
<b>Total Volume</b>	\$26,896,989	\$15,830,981	\$18,147,777	\$22,860,412	\$12,056,220





## 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.
 <p><b>1 ● Active</b> • New, Active: 4/8/2024 <i>MLS ID: 20576772</i></p> <p><b>108 Kincaid Dr</b></p> <p>Check out this great home located in a family friendly Sanger neighborhood! Beautiful curb appeal and impressive entry that leads to an open kitchen and living concept. Spacious secondary bedrooms are separated from primary for privacy. You'll love the oversized kitchen with island, ample cabinets, pantry and beautiful granite countertops. Primary bedroom faces rear and has an oversized in-suite bathroom with separate tub and shower and large walk in closet. Neutral colors throughout. Enjoy backyard cookouts and entertaining under the large covered patio. Neighborhood has a playground and no HOA.</p> <p><i>Listing Courtesy of Top 10 Realty</i></p>	Single Family	3/2	1,491 sq ft	6,316	2013	4/8/2024	\$285,000	\$191
 <p><b>2 ● Active</b> • New, Active: 4/9/2024 <i>MLS ID: 20576299</i></p> <p><b>2 Covey Ln</b></p> <p>First time to market, built in 2021! This elegant 3-bed, 2-bath property spans 2,036 sq ft, nestled on a 0.198-acre corner lot. Step inside to discover a meticulously crafted interior highlighted by upgraded lighting fixtures throughout. The open-concept living area features a cozy fireplace, setting the stage for memorable gatherings. The kitchen is the heart of this home, with ss appliances, a walk-in pantry, and a granite island. Versatility is key with the flex space, offering endless possibilities to suit your lifestyle. Luxurious primary suite with soaking tub, walk-in shower, and walk-in closet. Secondary bedrooms offer generous space! Enjoy the covered patio! The 2-car garage provides ample space for parking and storage. Additional highlights include a \$5,000 exterior trim lighting upgrade! Still has foundation warranty and HVAC warranty. A perfect blend of modern comfort and style awaits in this inviting residence, schedule a showing today!</p> <p><i>Listing Courtesy of Real</i></p>	Single Family	3/2	2,036 sq ft	8,624	2021	4/9/2024	\$359,900	\$177





## 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.
 <p><b>3 ● Active</b> • <i>New, Active: 2/20/2024</i> <i>MLS ID: 20546562</i>  <b>209 S 7th St</b></p> <p>Single Family    3/2    1,032 sq ft    5,513    1950    2/20/2024    \$244,000    \$236</p> <p>Charming and Newly Renovated 3 Bedroom, 2 Bath Home in the emerging town of Sanger Texas! Discover the perfect blend of classic charm and modern living in this beautifully renovated 3-bedroom, 2-bath home. This residence has been thoughtfully updated to meet the needs of today's homeowners while preserving its timeless appeal. Situated in a friendly small town with a population of about 10,000, this property offers a unique opportunity to join a close-knit community in a city that's on the rise. Investor-friendly and an ideal starter home for first-time buyers, this property is a smart choice for those looking to invest in their future in a rapidly growing and upcoming city. The large backyard is a blank canvas waiting for your personal touch. Whether you dream of creating a lush garden, an outdoor dining area, or a play space for children, there's ample room to bring your vision to life.</p> <p><i>Listing Courtesy of Local Pro Realty, LLC</i></p>								
 <p><b>4 ● Active</b> • <i>New, Active: 3/18/2024</i> <i>MLS ID: 20563661</i>  <b>2027 Duck Creek Rd</b></p> <p>Single Family    3/2    1,230 sq ft    6,185    1996    3/18/2024    \$285,000    \$232</p> <p>Say hello to the perfect starter home! This is an amazing home for a family with a big yard and lots of space to grow. Reasonably priced and located close to Sanger, and a short drive to Denton, but still retains the rural charm that Sanger has to offer. This house has been recently updated, and is move in ready so there is no reason to wait. Book a showing today!</p> <p><i>Listing Courtesy of eXp Realty</i></p>								
 <p><b>5 ● Active</b> • <i>New, Active: 2/12/2024</i> <i>MLS ID: 20534253</i>  <b>6 Chukar Ln</b></p> <p>Single Family    3/2    1,764 sq ft    7,056    2005    2/12/2024    \$317,500    \$180</p> <p>SELLERS ARE HIGHLY MOTIVATED to sell this gorgeous home in Sable Creek featuring an open floorplan with 3 bedrooms, 2 baths. Ideally situated in a convenient, friendly neighborhood that is within walking distance to the elementary school and the high school. Spend evenings on the back covered back patio while enjoying your large back yard. Don't miss out on this awesome home in Sanger Tx! Refrigerator , tv mounts, security cameras and security panel with vivint ring doorbell will convey. Owner will have to activate security system if want it to be monitored.</p> <p><i>Listing Courtesy of Innovative Realty</i></p>								
 <p><b>6 ● Active</b> • <i>New, Active: 4/4/2024</i> <i>MLS ID: 20564433</i>  <b>205 Osage Dr</b></p> <p>Single Family    3/3    1,839 sq ft    25,003    2000    4/4/2024    \$410,000    \$223</p> <p>MULTIPLE OFFERS BEST AND FINAL DUE 4-8-2024 AT 5:00 Beautiful one-story home with huge shop in the much-desired Indian Springs Estates! This stunning three bedroom home impresses with curb appeal and keeps impressing throughout the home and simply wows in the shop. Upon entering the front door you step onto beautiful acacia hardwood flooring that runs into the comfortable family room boasting windows to the backyard on either side of the fireplace. The flexible dining room space is currently used as a craft room. Not an issue because there's another dining space off the kitchen. The kitchen has a large pantry, spacious granite countertops and upgraded appliances. A large utility room with built-in cabinets and plenty of room for a large washer and dryer. The primary bedroom offers an ensuite with dual closets! The thoughtful split floorplan puts the other two bedrooms and a full upgraded bath on the other end of the home. extended covered patio you'll see the 28x33 shop</p> <p><i>Listing Courtesy of Ebby Halliday Realtors</i></p>								

## 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.
	7 ● Active	*New, Active: 3/26/2024 MLS ID: 20560053							
	<b>7583 Borth Rd</b>	Single Family	4/4	3,036 sq ft	169,971	2019	3/26/2024	\$775,000	\$255
	<p>Welcome Home! Escape to your own slice of paradise with this modern farmhouse, nestled on almost 4 acres of peaceful countryside. Escape the daily grind, sitting on the cozy front porch or head inside to an open concept flooded with natural light, boasting neutral paint &amp; durable stained concrete floors. The living room features a wood-burning stone fireplace &amp; rich wood beams flowing seamlessly into the formal dining. The chef's kitchen is a showstopper with a massive island, custom vent hood, stained knotty alder cabinets &amp; granite. Downstairs, retreat to the primary suite with spa-like bath while guests can enjoy their own private suite. Upstairs offers a spacious game room &amp; 2 additional bedrooms. Convenience is key with a large laundry room adjacent to the owner's suite &amp; mudroom off the garage. Outside, a Texas-sized patio overlooks the serene landscape, complemented by an outdoor shop &amp; ample parking for all your equipment &amp; toys. Live the tranquil life you've been dreaming of!</p> <p><i>Listing Courtesy of MAGNOLIA REALTY</i></p>								
	8 ● Active	*New, Active: 3/24/2024 MLS ID: 20569082							
	<b>2500 Lake Ridge Cir</b>	Single Family	3/2	1,560 sq ft	90,169	2005	3/24/2024	\$535,000	\$343
	<p>WELCOME TO YOUR DREAM HOME NESTED ON 2.07ACRES OF PICTURESQUE LANDSCAPE! THIS CHARMING PROPERTY BOASTS A STUNNING HOME. RV PARKING WITH 50 AMP RV HOOKUP. SITUATED JUST A STONE THROW FROM THE TRANQUIL SHORES OF LAKE RAY ROBERTS AND THE STATE PARK, OUTDOOR ADVENTURES AWAIT RIGHT AT YOUR DOORSTEPS. THE HOME IS A HAVEN OF COMFORT AND STYLE, OFFERING A SPACIOUS AND OPEN LIVING ROOM BATHED IN NATURAL LIGHT. WITH MODERN AMENITIES AND TASTEFUL FINISHED THROUGHOUT, EVERY CORNER EXUDES WARMTH AND ELE ARE ALLOWEDGANCE. THE EXPANSIVE COMPOSITE DECK ALLOWS YOU TO TAKE IN THE BREATHTAKING VIEWS. DONT MISS YOUR CHANCE TO MAKE THIS RETREAT YOUR OWN PARADISE HORSES ARE ALLOWED</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>								
	9 ● Active	*New, Active: 3/18/2024 MLS ID: 20563139							
	<b>10622 Terrace Rd</b>	Single Family	3/2	1,977 sq ft	87,120	1973	3/18/2024	\$435,000	\$220
	<p>This cute country home is situated on two acres with plenty of room for horses, animals, and space to play. New 24x26 shop added recently with a concrete slab. Floors in kitchen and both living areas are brand new. This home was remodeled 5 years ago with a new roof, kitchen and bathroom countertops, tile in bathrooms, windows, and appliances.</p> <p><i>Listing Courtesy of Beem Realty, LLC</i></p>								
	10 ● Active	*New, Active: 11/13/2023 MLS ID: 20474036							
	<b>3905 Bridle Path Ln</b>	Single Family	3/2	1,892 sq ft	6,969	2017	11/13/2023	\$329,900	\$174
	<p>—</p> <p><i>Listing Courtesy of Real</i></p>								
	11 ● Active	*New, Active: 4/3/2024 MLS ID: 20576290							
	<b>12305 Metz Rd</b>	Single Family	4/3	2,434 sq ft	43,560	2020	4/3/2024	\$560,000	\$230
	<p>\$130,000 IN PREMIUM UPDATES, NO HOA, AND PAID OFF SOLAR. Discover this luxurious and eco-friendly home on a spacious 1-acre lot, including fully paid off solar panels, solar shades, an extended back patio, elegant plantation shutters and much more. This property features an open concept design with a dual-island kitchen, a home office, and a functional layout ideal for both living and entertaining. Outside, a fenced children's play area ensures safety and fun for the little ones. Experience the perfect blend of comfort, style, and sustainability in this exquisite family haven. Don't miss the chance to make it yours.</p> <p><i>Listing Courtesy of eXp Realty LLC</i></p>								

## 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.
 <p>12 ● <b>Active</b> • <i>New, Active: 4/5/2024</i> <i>MLS ID: 20575205</i>  <b>12162 Fm 2450</b></p>	Single Family	5/5	3,785 sq ft	1,023,612	1980	4/5/2024	\$1,200,000	\$317
<p>An incredible opportunity to own a piece of paradise in Sanger Texas. On nearly 23.5 acres, this beautiful multigenerational home offers 5 bed rooms, 3 baths with an additional 2 half baths that includes a mother in law quarters that has a full kitchen with its own entry into the home! With nearly 1000 feet of FM 2450 road frontage, the possibilities are endless to either develop a commercial business or add other homes for the rest of the family! There are not any restrictions and it is currently AG exempt so the sky is the limit! The property boasts a hay barn as well as a 8 stall horse or cow barn to utilize at your disposal. The entire property is fenced and cross fenced with different pastures to let your animals roam. There is also a creek that runs through the property as well as a pond! The views from the front porch make you never want to leave. Come check it out before it's too late!</p> <p><i>Listing Courtesy of Post Oak Realty</i></p>								
 <p>13 ● <b>Active</b> • <i>New, Active: 2/5/2024</i> <i>MLS ID: 20528384</i>  <b>4014 Windmill Dr</b></p>	Single Family	4/2	1,525 sq ft	7,535	2014	2/5/2024	\$315,900	\$207
<p>The spacious floor plan offers four bedrooms, providing plenty of room for family and guests. Each bedroom featuring natural light and thoughtful design details that create a cozy and comfortable atmosphere. The living room flows seamlessly into the kitchen where you'll find granite counters and stainless steel appliances. Beyond the interior, the outdoor space is equally enchanting. Step outside to discover a private backyard oasis, perfect for entertaining or enjoying a peaceful evening under the Texas stars. Imagine summer barbecues, gatherings with friends, and lazy Sunday afternoons spent in your own outdoor haven. Conveniently located in Sanger, you'll enjoy the best of both worlds â the charm of a small town and the proximity to urban amenities. Explore Lake Ray Roberts just down the road, local shops, dine at nearby restaurants, and immerse yourself in the welcoming community spirit that defines Sanger with .</p> <p><i>Listing Courtesy of KELLER WILLIAMS REALTY</i></p>								
 <p>14 ● <b>Active</b> • <i>New, Active: 3/14/2024</i> <i>MLS ID: 20561078</i>  <b>9494 Waide Rd</b></p>	Single Family	6/4	4,284 sq ft	3,049,200	2004	3/14/2024	\$899,100	\$210
<p>AUCTIONEERS ANNOUNCEMENT. Bidding now OPEN with seller's informed consent. Auctioneer intends to increase bids. Opening or starting bid may be more or less as indicated. Most auctions start at \$1 at online public bidding sites with increasing increments. The Auctioneer has full authorized discretion of publishing starting bid and bid increments in the auction process live or online. (Message the Auctioneer how to access the reserve) One Property may be purchased immediately when Reserve Met is authorized. Make a bid to offer the price you are willing to pay. When bidding is active, see the last bid. Cash or Seller may consider financing offers. Submit offers to the Auctioneer. Subject to Terms and Conditions of Sale, Buyer Costs, as is Condition, Competitive Bids, Seller authorized reserved rights with the liberty of bidding, and Auctioneer Fees. (13) percent Buyer's Premium applies in addition to offer. Myers Jackson Auctioneer TDLR 17057. Includes Parcel R471368</p> <p><i>Listing Courtesy of Myers Jackson</i></p>								
 <p>15 ● <b>Active</b> • <i>New, Active: 3/29/2024</i> <i>MLS ID: 20573031</i>  <b>3020 Melton Rd</b></p>	Single Family	5/4	3,544 sq ft	5,329,958	1976	3/29/2024	\$3,900,000	\$1,100
<p>Experience the ultimate in countryside living as you step onto the grounds, you are greeted by the sight of lush pastures stretching as far as the eye can see, offering abundant opportunities. This impressive 122+ acre property providing breathtaking views of the surrounding countryside and nearby Lake Ray Roberts public hunting land. The sprawling 3,544 sqft 1 story home situated on a picturesque hilltop of rolling pastures features 5 bedrooms, plus an additional bedroom or game room, 3 ½ baths and plenty of room for gathering and entertaining. Complete with a pond and beautiful mature trees, this property presents limitless possibilities. You don't want to miss out on this once in a lifetime opportunity to own your own piece of paradise.</p> <p><i>Listing Courtesy of Legacy Real Estate of Texas</i></p>								







## 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.
 <p><b>16 Active</b> • <i>New, Active: 4/5/2024</i> <i>MLS ID: 20580022</i></p> <p><b>10216 Finch Rd</b></p> <p>Single Family    4/4    2,950 sq ft    53,230    2021    4/5/2024    \$735,000    \$249</p> <p>This stunning 2950 sqft home, built in 2021, sits on a spacious 1.22-acre lot, offering both luxury and tranquility. With 4 bedrooms and 3 bathrooms, this home provides ample space for comfortable living. The open concept design seamlessly integrates the kitchen, dining, and living areas, creating an inviting atmosphere for gatherings and everyday living. Additionally, a bonus room above the garage offers flexible space for a home office, media room, or play area. Entertain guests at a large kitchen island, boasting quartz counter tops. The custom pantry provides ample space for all of your cooking needs! The master suite features a stand alone garden tub, walk in shower, and large master closet, that connects seamlessly to the laundry area. Walk out to the large private backyard, and enjoy relaxing by the fire pit with your family, with plenty of space to add a pool! This home encompasses modern living in a beautiful natural setting!</p> <p><i>Listing Courtesy of Real Estate Shoppe TX, LLC</i></p>								
 <p><b>17 Active</b> • <i>New, Active: 12/1/2023</i> <i>MLS ID: 20485078</i></p> <p><b>928 First St</b></p> <p>Single Family    4/3    2,220 sq ft    6,098    2020    12/1/2023    \$334,999    \$151</p> <p>Welcome to 928 First St, where modern elegance meets small-town charm. This meticulously maintained 4-bedroom, 2.5-bathroom residence offers a perfect blend of sophistication and comfort. This home boasts spacious living, including a downstairs primary bedroom with ensuite bath featuring a garden tub, large shower, and oversize walk-in closet for your private retreat. The kitchen is a gourmet's delight with luxury vinyl floors, lots of cabinet space, and granite countertops, creating a stylish and functional space for culinary pursuits or entertaining on game day. Upstairs bedrooms are oversize, and feature walk-in closets. Conveniently located less than a mile from downtown Sanger, enjoy easy access to local shops, restaurants, and community events, while still maintaining the tranquility of suburban living. Additionally, with a park and baseball field nearby, outdoor activities and family fun are always within reach.</p> <p><i>Listing Courtesy of eXp Realty</i></p>								
 <p><b>18 Active</b> • <i>New, Active: 12/1/2023</i> <i>MLS ID: 20482014</i></p> <p><b>128 Magnolia Dr</b></p> <p>Single Family    5/3    2,618 sq ft    5,662    2021    12/1/2023    \$320,000    \$122</p> <p>Spacious 5 bedroom home with second living! Large backyard is perfect for entertaining. Primary suite is on the main floor away from the other 4 bedrooms. Laundry room is on the 2nd floor. Large closets, ample storage. This LGI home will not disappoint. Close to schools, highways and more. Both refrigerators will convey. NEW roof was put on Nov. 23. Creative options to purchase this home available. Also available for rent. Call listing agent for details.</p> <p><i>Listing Courtesy of Sage Street Realty</i></p>								
 <p><b>19 Active</b> • <i>New, Active: 2/5/2024</i> <i>MLS ID: 20516871</i></p> <p><b>134 Magnolia Dr</b></p> <p>Single Family    4/2    1,808 sq ft    5,662    2021    2/5/2024    \$330,000    \$183</p> <p>This beautiful home has 4 bedrooms, 2 baths, an open family room, a spacious kitchen with a large dining room and more, all on one level! This thoughtfully designed home comes with upgrades already included like granite countertops, energy-efficient appliances (including a refrigerator), 36" upper wood cabinets, a beautifully landscaped front and back yard and an attached two-car garage. Ideally located right off I-35, homeowners at Willowood will have quick access to all of the amenities downtown Denton has to offer.</p> <p><i>Listing Courtesy of Ultima Real Estate</i></p>								





## 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.
 <p>20 ● <b>Active</b> • <i>New, Active: 2/29/2024</i> <i>MLS ID: 20547147</i></p> <p><b>12488 Metz Rd</b></p> <p>Single Family    4/3    2,199 sq ft    43,995    2021    2/29/2024    \$559,000    \$254</p> <p>Home built in August 2021. Beautiful four bedroom, 2.1 bath home with a little over an acre of enclosed space. Extended driveway for additional parking. Entire back yard has been fenced. 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. Enjoy sunsets while sitting on front porch (faces West). No city taxes. Close to I-35.</p> <p><i>Listing Courtesy of Keller Williams Realty DPR</i></p>								
 <p>21 ● <b>Active</b> • <i>New, Active: 2/19/2024</i> <i>MLS ID: 20539875</i></p> <p><b>29 Mockingbird Ln</b></p> <p>Single Family    3/2    1,729 sq ft    7,579    2023    2/19/2024    \$329,990    \$191</p> <p>MOVE-IN READY! Welcome to Sable Creek, only 10 minutes from the booming growth of Denton, minutes from lake recreation, top employers, higher education, Marina at Lake Ray Roberts, &amp; 30 minutes from Winstar Casino &amp; Resort. Low Sanger taxes! The Poppy Plan, built by Lillian Custom Homes features 3 Bedrooms, 2 Bathrooms, 8 ft Front Door, Open Concept Kitchen with an Island, Stainless Steel Appliances, 13x13 tile, 42 inch cabinets, Large Pantry &amp; Casual Dining, Living Room, Study, Covered Porch &amp; Patio, Full Sprinkler System, Gutters, &amp; Sod, plus 2 Car Garage. Spacious owner's retreat with upgraded ensuite bath with tub &amp; huge walk-in closet! Each Lillian Custom Home is Energy Efficient, with Smart Home features and Spray Foam Insulation.</p> <p><i>Listing Courtesy of Keller Williams Realty DPR</i></p>								
 <p>22 ● <b>Active</b> • <i>New, Active: 3/27/2024</i> <i>MLS ID: 20570702</i></p> <p><b>107 Morning Glory</b></p> <p>Single Family    4/2    1,802 sq ft    8,276    2021    3/27/2024    \$329,000    \$183</p> <p>This immaculate move-in ready 4 bed 2 bath home on a corner lot offers a wide-open layout, smart home upgrades, and tons of natural light. The seller has recently installed a water filtration system that will stay with the home. The kitchen and living room provide an open concept which is perfect for entertaining or just relaxing. Large kitchen featuring stainless steel appliances, and lots of storage. Spacious primary bedroom has a spa inspired ensuite with, sleek glass shower, and a large walk in closet. This charming home includes a granite countertops, stainless steel appliances, and vinyl plank flooring. Enjoy only a 20 minute drive to Denton and a 10 minute drive to Lake Ray Roberts.</p> <p><i>Listing Courtesy of Keller Williams Realty DPR</i></p>								
 <p>23 ● <b>Active</b> • <i>New, Active: 2/14/2024</i> <i>MLS ID: 20536645</i></p> <p><b>3015 Watercrest Dr</b></p> <p>Single Family    4/2    1,804 sq ft    -    2019    2/14/2024    \$320,000    \$177</p> <p>****This home is eligible for 0% down, and it has an assumable loan rate up to 3% on the balance of the note ***** Welcome to this stunning 4 bedroom 2 bathroom, one owner home at Lake Ridge Estates in the heart of Sanger. This beautiful home has an open floor plan, boast a beautifully updated kitchen with a spacious living room, perfect for entertaining and spending time with family. The backyard has a newly stained fence, great spaced backyard with a large shed for storage or a project space. Great location, with quick access to 35 and just 10 minutes from Denton. Lake Ray Roberts is only 3 minutes away and 30 minutes to Windstar Casino. This home is ENERGY EFFICIENT and with solar panels to keep your energy bills very low. Shingles were replaced in 2023. Take a walk to the nearby Lane Lake to fish or just sit and watch the kids play on the playground. You don't want to miss out on this opportunity.</p> <p><i>Listing Courtesy of Keller Williams Realty-FM</i></p>								





## 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 ● <b>Active</b> • <i>New, Active: 3/15/2024</i> <i>MLS ID: 20561722</i>							
<b>6910 Hunnington Dr</b>	Single Family	3/4	3,062 sq ft	87,555	2016	3/15/2024	\$815,000	\$266
<p>Amazing one and a half story, open floorplan on 2+ acres in HIGHLY sought after Hunnington Ridge. Escape the day-to-day hustle in the backyard oasis with beautiful pool with tanning deck or under the oversized back porch. 30 x 40 workshop with electric, half bath and outdoor shower. Upstairs has been finished out into a media room with a full bathroom. Master with separate jet tub and walk in shower. A MUST SEE!!</p> <p><i>Listing Courtesy of Hall Real Estate</i></p>								
	25 ● <b>Active</b> • <i>New, Active: 11/1/2023</i> <i>MLS ID: 20465385</i>							
<b>4009 Park Ln</b>	Single Family	3/2	1,751 sq ft	7,056	2019	11/1/2023	\$329,500	\$188
<p>Welcome to this stunning 3 bedroom, 2 bathroom house at lake Ridge Estates in the heart of booming Sanger, 3 minutes from lake recreation Marina at Lake Ray Roberts 30 minutes from Windstar Casino and resort. Great location, 10 minutes from Denton area: which is growing. Property has access to 35 nearby. This adorable 2019 house is HOME ENERGY EFFICIENT and also has Claire system by HOME PRO. Enter this open concept to find the kitchen at the heart of the home, flanked by dining and family room with a cozy fireplace to spend time with family. Spacious backyard with wood fence to enjoy throughout the year. Roof have been replaced in 2023! ALERT, ALERT!!!! SELLERS WILL HELP WITH \$3,000 DOLLARS TOWARD CLOSING COSTS!!!! You don't want to miss this gorgeous home that is very well maintained by the owner since 2019. You must see this beautiful house: BRING YOUR BUYERS they will love it !!! DON'T WAIT THIS OPORTUNITY WON'T LAST LONG</p> <p><i>Listing Courtesy of Keller Williams Realty-FM</i></p>								
	26 ● <b>Active</b> • <i>New, Active: 2/22/2024</i> <i>MLS ID: 20536247</i>							
<b>4115 Bridle Path Ln</b>	Single Family	3/2	1,691 sq ft	8,407	2017	2/22/2024	\$328,000	\$194
<p>Built by Homes for Family Dreams. This great home has 3 bedroom, 2 bathroom with open floorplan concept. Large island with room for bar seating in addition to dining room. Upgraded wood flooring in entry and main living area. This home has been well taken care of and sits in a wonderful neighborhood here in the popular growing town of Sanger. Large backyard with a 10x12 shed for your outdoor storage needs.</p> <p><i>Listing Courtesy of TruHome Real Estate</i></p>								
	27 ● <b>Active</b> • <i>New, Active: 3/15/2024</i> <i>MLS ID: 20559218</i>							
<b>4117 Bridle Path Ln</b>	Single Family	3/2	1,636 sq ft	8,401	2017	3/15/2024	\$325,000	\$199
<p>Charming three-bedroom, two-bathroom home nestled in the desirable neighborhood of Sanger Trails. Spacious open floor plan, ideal for both entertaining and everyday living. Step inside to discover a light-filled living space with ample natural light throughout. The heart of the home is the well-appointed kitchen, featuring sleek countertops, stainless steel appliances, and plenty of storage space. Dining area seamlessly flows into the inviting living room, creating an ideal setting for gatherings with family and friends. The primary suite features a private ensuite bathroom and a walk-in closet. Two additional bedrooms offer versatility for a growing family, or guest accommodations. Outside, the expansive backyard has endless possibilities for outdoor enjoyment and relaxation. Whether you're hosting summer barbecues or simply unwinding under the stars, this backyard oasis is sure to delight. Don't miss your chance to make this Sanger Trails gem your own â schedule a showing today!</p> <p><i>Listing Courtesy of Rogers Healy and Associates</i></p>								






## 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.
 <p>28 ● <b>Active</b> • <i>New, Active: 3/27/2024</i> <i>MLS ID: 20572291</i></p> <p><b>714 Chaparral Rd</b></p>	Single Family	4/3	2,121 sq ft	8,581	2020	3/27/2024	\$375,000	\$177
<p>Welcome to this newer home nestled in the sought-after Ranger Creek Estates. Built in 2020 with contemporary flair, this residence offers a seamless blend of comfort and style. Enjoy the convenience of single-story living with a spacious layout, featuring 4 bedrooms and 2.5 bathrooms. Highlights include high ceilings, a cozy gas fireplace, and a gourmet kitchen equipped with stainless steel appliances and granite countertops. Luxuriate in the master suite with dual sinks, a separate tub, and a walk-in shower. With designer finishes throughout, this home is move-in ready and awaits your personal touch. Don't miss the opportunity to make this modern gem yours! PHOTOS COMING SOON</p> <p><i>Listing Courtesy of OnDemand Realty</i></p>								
 <p>29 ● <b>Active</b> • <i>New, Active: 2/16/2024</i> <i>MLS ID: 20535913</i></p> <p><b>722 La Paloma Rd</b></p>	Single Family	3/2	2,191 sq ft	8,058	2019	2/16/2024	\$419,900	\$192
<p>This custom built home boasts 3 bedroom, 2 bathroom with 13x11 office with 8 foot glass doors right off the entry. Open floor plan that contains a spacious kitchen flowing into the dining area and living room. The master bedroom is complete with walk in closet, 2 separate vanities, large standing shower and jacuzzi bath. The master closet includes lots of built in storage which connects to the laundry room for convenience. The kitchen is complete with quartz countertops, stainless steel appliances, base cabinets include custom pull out shelves. Oversized windows in the living room look out to the backyard which includes a custom painted storage shed that has electrical run to it. Soaker hoses in front flower beds and trees are connected to sprinkler system. Brand new roof and gutters installed in the last few months. Perfectly cared for home that is move in ready!</p> <p><i>Listing Courtesy of RESID</i></p>								
 <p>30 ● <b>Active</b> • <i>New, Active: 11/6/2023</i> <i>MLS ID: 20468238</i></p> <p><b>21673 Quail Run Rd</b></p>	Single Family	3/2	1,649 sq ft	196,020	1984	11/6/2023	\$540,500	\$328
<p>Charming countryside retreat that offers the perfect blend of modern comforts and rustic living on 4.5 sprawling acres. This beautifully updated home boasts an array of desirable features, including three bedrooms, 2 updated bathrooms and 2 living areas. The heart of this home boasts an updated kitchen complete with stunning quartz countertops, a contemporary backsplash and updated appliances. The main living room offers a cozy wood-burning fireplace and the second living room offers a wonderful flex space. Could be used as an office, gameroom or playroom. So many possibilities. A fenced-in metal barn with electricity awaits your use. This versatile space is ideal for storing equipment and housing animals. New roof as of April 2023! Great location in a quiet, rural area near Denton and Gainesville and a short commute to the Alliance area.</p> <p><i>Listing Courtesy of Martin Realty Group</i></p>								
 <p>31 ● <b>Active</b> • <i>New, Active: 2/13/2024</i> <i>MLS ID: 20534181</i></p> <p><b>7320 Sandstone Dr</b></p>	Single Family	4/3	2,561 sq ft	49,222	2018	2/13/2024	\$639,000	\$250
<p>Energy efficient modern farmhouse on 1+ acre in quiet, charming community. This custom built home is loaded with features such as a vaulted ceiling in living room and kitchen with large wooden beam, stone fireplace with wooden mantel, chef's kitchen with professional grade 48inch gas range, large bedrooms with 10ft ceilings, beautiful built-in cabinets in formal dining room. Enjoy your mornings or evenings on the large front and back porches with vaulted wood ceilings. Back porch faces East. ADT system installed including smart panel, front and back door cameras, and window sensors. Home includes 6inch exterior walls and a spray foam envelope coverage for maximum efficiency. Large fenced backyard offers ample room for kids to play or pool installation. Property includes a 1500 square foot foam insulated shop and overhang for a RV or storage along with second level storage area and two 220V outlets and four sets of 115V outlets. 1 yr old roof. Back porch plumbed for a propane grill.</p> <p><i>Listing Courtesy of Century 21 Mike Bowman, Inc.</i></p>								






## 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.
 <p>32 ● <b>Active</b> • <i>New, Active: 2/13/2024</i> <i>MLS ID: 20534992</i>  <b>819 Carmen Ct</b></p>	Single Family	3/2	1,064 sq ft	7,318	1991	2/13/2024	\$250,000	\$235
<p>Fitting and tailored for families, friends, co-workers, or anyone looking to relocated to the ever growing Sanger area. Whether you are an Investor looking to add onto a portfolio and generate passive income, a builder looking to add on to their new home, or anyone, this brick home has it all! Situated in a spacious and pleasantly quiet environment, the neighborhood includes a HOA FREE publicity and small distance to schools. Newly placed laminate flooring, open space, small patio area, and convenient family room. Owner carries first available.</p> <p><i>Listing Courtesy of EXP REALTY</i></p>								
 <p>33 ● <b>Active</b> • <i>New, Active: 11/25/2023</i> <i>MLS ID: 20482680</i>  <b>51 Heron Bay</b></p>	Single Family	3/2	1,673 sq ft	9,321	2005	11/25/2023	\$290,000	\$173
<p>This amazing 3 bedroom 2 bath home is a great home for anyone. With a spacious master bedroom. This exceptional retreat is a sanctuary of style and serenity, designed to elevate your daily living experience, with separate shower and soaking tub. Also a walk in closet for all of your clothes storage needs. A large regal kitchen with island setup and eat in kitchen feel. This rolling layout seamlessly connects the rooms while being large enough to give them their own identity. Great for hosting and sharing memories.</p> <p><i>Listing Courtesy of Joseph Walter Realty, LLC</i></p>								
 <p>34 ● <b>Active</b> • <i>New, Active: 3/1/2024</i> <i>MLS ID: 20559271</i>  <b>7125 Hunnington Dr</b></p>	Single Family	4/5	6,150 sq ft	207,345	2005	3/1/2024	\$1,900,000	\$309
<p>This is a stunning 2-story luxury residence, thoughtfully crafted for comfort and sophistication. Each of the 4 bedrooms in this sanctuary features its own en-suite bathroom and spacious walk-in closet. The custom kitchen features two Sub-Zero fridges, two dishwashers, a butler's pantry, and wine alcove for ease of entertaining. Natural light floods the home through the bay windows and vaulted ceilings, creating a welcoming ambiance. A laundry room on each floor makes household chores a breeze. With a full mother-in-law suite, expansive office, media room, workout room; and exquisite surrounded by multiple lounge patios and a full outdoor kitchen. Don't miss the 6-car garage, insulated detached workshop with 6 additional spaces for cars, 4-stall horse barn, hay stall, tack room, cross fenced pastures with water to each. This home is ideal for fun and relaxation. This hilltop home located within the most amazing, safe, and secure community offers stunning 360 views. A true forever home</p> <p><i>Listing Courtesy of KELLER WILLIAMS REALTY</i></p>								
 <p>35 ● <b>Active</b> • <i>New, Active: 11/15/2023</i> <i>MLS ID: 20477306</i>  <b>7150 Hunnington Dr</b></p>	Single Family	3/3	3,060 sq ft	93,654	2007	11/15/2023	\$680,000	\$222
<p>Spacious and well-appointed property that caters to various needs, creating a comfortable and enjoyable living space! Custom 3 bed, 2.5 bath with dedicated office and second living room, 30x40 insulated shop all on 2.15 acres! Upon entering you are greeted with Hand-scraped wood and slate floors providing a touch of rustic elegance with open living, dining and kitchen allowing entertaining a breeze. Kitchen offers custom wood cabinets, double ovens, granite counter tops with coordinating slate backsplash, working island and tons of cabinets and full size breakfast area. Split design with 2 spacious bedrooms with jack N Jill bath, full size laundry room, stairs that lead to your second living room all tucked behind the kitchen, while the Primary room is nestled behind the Livingroom with tray ceiling, double sinks soaking tub, walk in tiled and glass shower with large walk in closet! Large backyard awaits you to come and enjoy with custom metal arbor, enclosed raised garden beds and batting cage!</p> <p><i>Listing Courtesy of Scott Brown Properties Inc</i></p>								





## 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.	
	36 ● <b>Active</b> *New, Active: 3/20/2024 MLS ID: 20565477	Single Family	3/2	2,214 sq ft	9,365	2007	3/20/2024	\$399,000	\$180
<p><b>26 Kramer Ln</b></p> <p>**Back on the market - buyer got cold feet and backed out before any inspections were done** Welcome to your dream home, complete with a private backyard oasis! This exceptional single owner residence features 3 bedrooms, 2 bathrooms and an office. Boasting hardwood floors, abundant storage options, a 40 inch stove, and a custom primary closet, every detail has been carefully considered. The primary bedroom offers a private entrance to the backyard, where you'll discover a sparkling heated pool, a soothing hot tub, an outdoor kitchen with a built-in grill and a covered back porch. With no neighbors behind you and a custom 8ft board on board privacy fence, there's ample space for both entertaining and serene relaxation.</p> <p><i>Listing Courtesy of Fathom Realty, LLC</i></p>									
	37 ● <b>Active</b> *New, Active: 3/30/2024 MLS ID: 20567431	Single Family	3/2	1,467 sq ft	6,316	2007	3/30/2024	\$285,000	\$194
<p><b>140 Pintail Ln</b></p> <p>Welcome to desirable small-town living! This delightful 3-2-2 residence features a welcoming living space that flawlessly transitions into a dining area and spacious kitchenâa functional layout for day to day living or entertaining guests. Each bedroom is a blank canvas just waiting for personal touches, while the master suite offers a private haven after a long day. The spacious backyard is the perfect canvas ready to be transformed into your outdoor preference. Whether it's a morning coffee on the patio or an evening under the stars, this space can become a favorite spot for making memories. Conveniently located a short distance to working commutes including a variety of leisure and entertainment options, this home caters to every lifestyle. Book your viewing today and take the first step toward making this house your new home.</p> <p><i>Listing Courtesy of Texas Legacy Realty</i></p>									
	38 ● <b>Active</b> *New, Active: 2/10/2024 MLS ID: 20533350	Single Family	3/2	2,041 sq ft	11,238	1971	2/10/2024	\$300,000	\$147
<p><b>110 S 8th St</b></p> <p>Fitting for families or anyone looking to relocate to the ever growing Sanger Area. This brick home has it all! Situated in a spacious and pleasantly quite environment and small distance to schools and public universities. Lot size is 0.26 Acres, with fireplace, with a backyard tons of space.</p> <p><i>Listing Courtesy of EXP REALTY</i></p>									
	39 ● <b>Active</b> *New, Active: 2/16/2024 MLS ID: 20537000	Single Family	3/2	1,997 sq ft	7,100	2005	2/16/2024	\$328,500	\$164
<p><b>108 Creekside Dr</b></p> <p>Beautiful 3 bedroom and 2 bath home available in the Sable Creek Community! A spacious kitchen with plenty of counter space and a workstation area that views out over the living and dining room areas! The living room has a cozy fireplace and plenty of room to entertain guests! Large master bed and bath with a walk in closet and standup shower! Wonderful split bedrooms and a beautiful dining or study. Home is freshly painted and is move-in ready!</p> <p><i>Listing Courtesy of LANE REAL ESTATE</i></p>									
	40 ● <b>Active</b> *New, Active: 3/13/2024 MLS ID: 20557600	Single Family	4/3	2,295 sq ft	7,013	2006	3/13/2024	\$330,000	\$144
<p><b>66 N Highland Dr</b></p> <p>Step inside this well maintained 4 bed 2.5 bath home! This well taken care of property has just over 2300 sq ft of living space, and a large backyard with tall rear privacy fence. Fresh paint throughout &amp; brand new HVAC system. Roof replaced in 2022 &amp; water heater replaced in 2021. Be sure to check out the virtual tour!</p> <p><i>Listing Courtesy of Southern Hills Realty</i></p>									

## 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.
 <p><b>41</b> ● <b>Active</b> *New, Active: 3/28/2024 <i>MLS ID: 20564526</i></p> <p><b>2451 Lake Ridge Cir</b></p> <p>Single Family    3/2    1,649 sq ft    43,560    2006    3/28/2024    \$450,000    \$273</p> <p>Dreamy Texas retreat on a full acre with workshop! This beautiful home features 3 ample bedrooms and 2 full bathrooms. The spacious living area is perfect for family gatherings or quiet evenings by the fireplace. The kitchen is updated with modern appliances and plenty of storage space. Step outside to the backyard oasis, where you'll find a lovely patio area and a sprawling yard, ideal for outdoor activities and enjoying the Texas sunshine. The peaceful primary suite includes a luxurious ensuite bathroom and 2 walk-in closets. With its prime location and stunning features this is the perfect place to call home. Don't miss the opportunity to make this your own slice of paradise in Sanger, Texas.</p> <p><i>Listing Courtesy of Coldwell Banker Realty Frisco</i></p>								
 <p><b>42</b> ● <b>Active</b> *New, Active: 4/4/2024 <i>MLS ID: 20578829</i></p> <p><b>207 Maned Dr</b></p> <p>Single Family    3/3    1,954 sq ft    7,579    2006    4/4/2024    \$300,000    \$154</p> <p>Great 3 bedroom 2.5 bathroom house in Sanger on a large corner lot with no neighborhood HOA. Lower level has an open floor plan with a large kitchen and a dining area that is open to the living room as well as a room that could be an office or a formal dining space. Primary bedroom and bathroom, two bedrooms and an additional bathroom are located upstairs with a large second living room that could be used as a media room, game room or a play room. The utility room is also located upstairs! The large back yard is perfect for a homestead with a chicken coop and run and a garden area that is ready for spring planting! No chickens? The coop would also be a great storage shed. This house combines the benefits of country living with easy access to I35 and a 15 minute drive to Denton.</p> <p><i>Listing Courtesy of Repeat Realty, LLC</i></p>								
 <p><b>43</b> ● <b>Active</b> *New, Active: 2/29/2024 <i>MLS ID: 20547693</i></p> <p><b>11062 Mesquite Hill Rd</b></p> <p>Single Family    3/3    2,494 sq ft    116,305    2006    2/29/2024    \$565,000    \$227</p> <p>Priced 10K below appraised value! This beautiful home offers 3 bedrooms, 2.5 baths, stained concrete floors, oversized garage, huge kitchen with island and tons of cabinet space, large game room, concrete storm shelter and is just under 3 acres. Country living at it's best! Just minutes away from Lake Ray Roberts, but close enough to the city life. No HOA! **If financing is secured through Rachel Collins with Independent Financial, the lender will provide 1% of the loan amount in closing costs concessions; up to \$4,000. Can be used for a rate buy down or closing cost**</p> <p><i>Listing Courtesy of John Withers, Broker</i></p>								
 <p><b>44</b> ● <b>Active</b> *New, Active: 2/5/2024 <i>MLS ID: 20524535</i></p> <p><b>1117 Serendipity Cir</b></p> <p>Single Family    4/2    1,803 sq ft    8,668    2006    2/5/2024    \$353,500    \$196</p> <p>IMMACULATE, MOVE IN READY, beautifully landscaped home located in a well-kept neighborhood just minutes from Lake Ray Roberts and Winstar Casino &amp; Resort! This home features wood grained tile floors, fresh paint, new roof in 2023, new HVAC in 2021, wood-like blinds and lots of open space. The open floor plan invites families to enjoy the spacious living area that opens to the nicely updated kitchen which has a large walk-in pantry with lots of storage shelves and a dining area overlooking the huge back yard. Located in the back yard is an almost new, large 10X10 storage building that could be used as an office. There are 4 bedrooms situated on a split floor plan, and this lends itself to lots of privacy. The primary bedroom has a gorgeous bathroom with a large stand-alone shower and huge walk-in closet right off of it. There is a state-of-the art security system with 12 cameras located throughout the property that conveys. Owner pride is evident in all aspects of this home!</p> <p><i>Listing Courtesy of Ready Real Estate LLC</i></p>								
 <p><b>45</b> ● <b>Active</b> *New, Active: 2/10/2024 <i>MLS ID: 20533407</i></p> <p><b>209 S 5th St</b></p> <p>Single Family    3/2    1,345 sq ft    15,333    1980    2/10/2024    \$210,000    \$156</p> <p>209 S. 5th Street, Sanger, TX 76266 is a fixer upper 3 bedroom, 2 bathroom frame home located on 0.35 Acre of land. Owner offers Owner Carries First</p> <p><i>Listing Courtesy of EXP REALTY</i></p>								

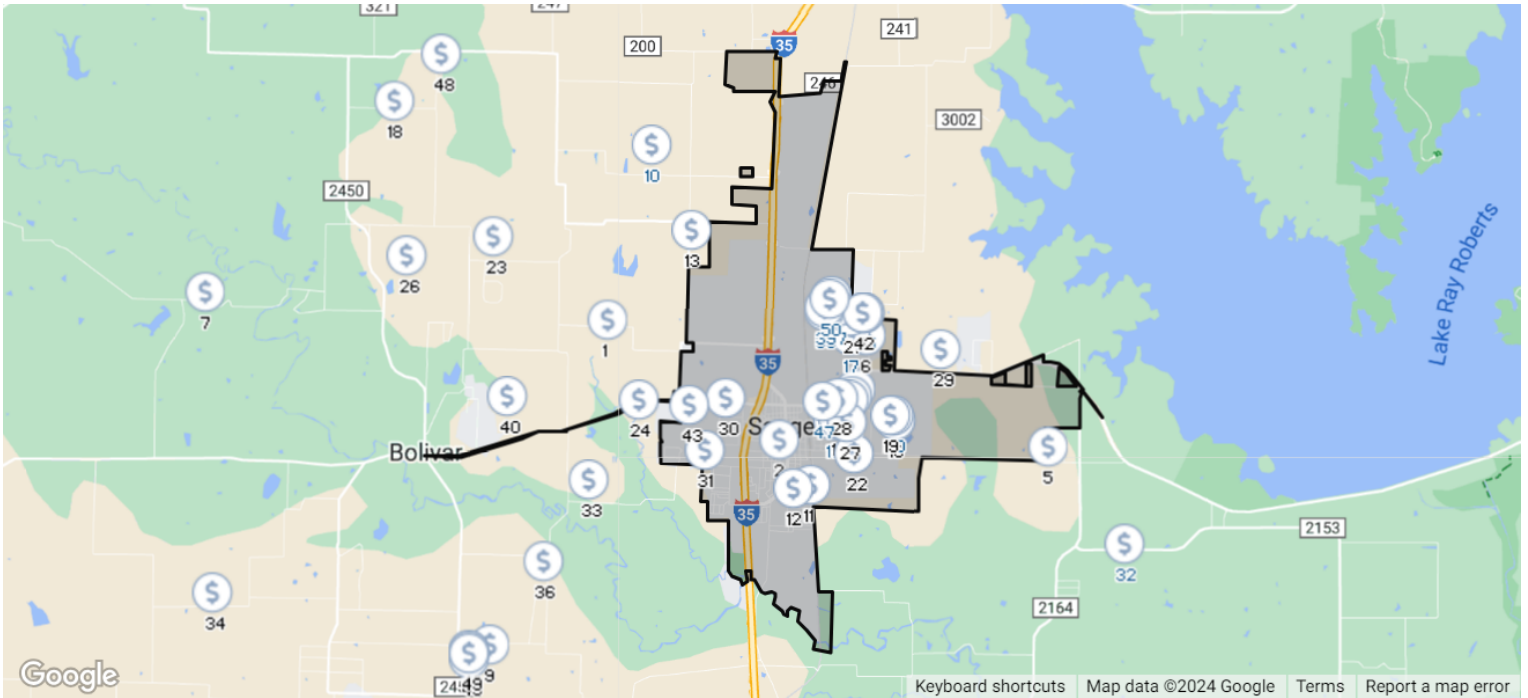
## New Listings: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	46 ● <b>Active</b> *New, Active: 2/13/2024 MLS ID: 20534955	Single Family	3/2	2,085 sq ft	15,246	1970	2/13/2024 \$360,000	\$173
<p><b>603 N 7th St</b></p> <p>603 N. 7th Street, Sanger, Texas 76266 is a 3 bedroom, 2 bathroom, 1-story frame home with a 2-car garage and located on 0.35 Acre of land. Suitable and tailored for families, friends, co-workers, or anyone looking to relocate to the ever-growing City of Sanger. Situated close to downtown, individuals can enjoy the benefits of the amenities, neighborhood, and attractions, such as local caterings, free HOA, friendly neighbors, walking distance to nearby schools, and more! Investors can reap the satisfaction of this opportunity such as adding an asset to a portfolio, increase in cash flow, high ROI and growing market. Owner Offers Lease to Purchase and Owner carries first</p> <p><i>Listing Courtesy of EXP REALTY</i></p>								
	47 ● <b>Active</b> *New, Active: 4/3/2024 MLS ID: 20575805	Single Family	3/2	2,058 sq ft	8,755	1923	4/3/2024 \$325,900	\$158
<p><b>312 Cherry St</b></p> <p>Quaint vintage home nestled on a spacious corner lot in the heart of downtown Sanger, three-bedroom, two-bathroom residence boasts timeless character and modern comforts, fenced backyard, perfect for entertaining, outdoor gatherings and relaxation. Step inside to discover hardwood floors and original built-ins that add character and charm throughout. Enjoy abundant natural light in the inviting sunroom, ideal for leisurely mornings or cozy evenings, with a thoughtful split-bedroom arrangement, privacy and convenience are effortlessly combined. Don't miss the opportunity to make this enchanting vintage home yours, where history meets contemporary living in perfect harmony.</p> <p><i>Listing Courtesy of TIERRA REAL ESTATE</i></p>								
	48 ● <b>Active</b> *New, Active: 3/14/2024 MLS ID: 20541978	Single Family	4/2	1,910 sq ft	87,120	2001	3/14/2024 \$540,000	\$283
<p><b>7855 Country View Ln</b></p> <p>Nestled on 2 sprawling acres, this charming 4-bedroom, 2-bath house offers the perfect escape. Inside you'll find a spacious layout ideal for family living with a real wood burning fireplace and windows with upgraded plantation shutters. While outside, a sparkling pool awaits hot summer days. A generous shed stores your essentials, while a dedicated workshop with electric, fuels your passions. For animal lovers, a well-built shelter provides a haven for your furry friends. Finally, an oversized garage offers ample parking and storage, completing your idyllic country retreat. Please note that the roof and gutters were replaced July 2023. All compressors in the shop are excluded.</p> <p><i>Listing Courtesy of INC Realty, LLC</i></p>								
	49 ● <b>Active</b> *New, Active: 1/30/2024 MLS ID: 20523174	Single Family	3/2	2,277 sq ft	29,751	1980	1/30/2024 \$399,000	\$175
<p><b>1012 Cowling Rd</b></p> <p>Great location in the heart of Sanger, TX. This 3 bedroom, 2 bath home on .68 ACRES offers tile throughout the main living area and granite countertops throughout. The primary bedroom is oversized with ample closet space. There is a basement or safe room hidden by the kitchen. The open floor plan into the oversized living room includes a wood burning fireplace. The backyard includes a big covered patio with a view of Longhorns. The RV garage with 2 car garage could easily be transformed into a game room or studio apartment. With 5 total covered parking spots bring your boats, toys, and enjoy all the extra room for storage. Easy commute to DFW or Denton.</p> <p><i>Listing Courtesy of THE REAL ESTATE COMPANY</i></p>								





## 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.
	50 ● <b>Active</b>	*New, Active: 2/28/2024 MLS ID: 20546067						
<b>18934 Creekview Rd</b>	Single Family	3/3	2,509 sq ft	65,340	1987	2/28/2024	\$749,900	\$299
<p>Beauty at its finest at this outstanding estate nestled on 1.5 acres with breathtaking updates. Current homeowners completely remodeled the home in 2020 creating an open space perfect for entertaining. Enjoy the updated gourmet kitchen featuring a 12x5 island with quartzite countertops, farm sink, new white cabinets, &amp; stainless appliances with an exquisite Fisher Paykel range oven grill. Other beautiful updates include Anderson windows, glazed hardwood floors, newer roof, covered front porch, gutters, interior &amp; exterior paint, landscaping, board on board fencing, driveway gate, &amp; extensive concrete flatwork. You will love spending time in the backyard oasis boasting a large covered back porch, diving salt water pool with tanning ledge, 21x21 cabana for outdoor living &amp; grilling, &amp; a huge private yard. This amazing estate also includes a 30x40 workshop or could be used as a man cave. This is the entertainers dream located in a well established neighborhood. Don't miss this rare gem!</p> <p><i>Listing Courtesy of Century 21 Mike Bowman, Inc.</i></p>								







Price Changes: 50

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. List Date	Orig. Price	New Price	Date of Chg.	% Chg.
 <p><b>1 ● Active</b> • New, Active: 3/14/2024 <i>MLS ID: 20561457</i></p> <p><b>6020 Belz Rd</b></p> <p>Single Family    3/3    2,348 sq ft</p> <p>SLELLER MOTIVATED - \$20,000 FOR SELLER ALLOWANCE Look at this stunning home in Sanger. The unique features of this home, such as the industrial beam, vaulted ceilings, and a doublesided fireplace, contribute to its distinct charm. The versatility of the space, with one of the garage slots used as a beauty shop and the potential for a fourth bedroom, adds to the appeal. The upstairs bonus room with 395 sq ft, while currently used for storage, provides the opportunity for further expansion. The 2500 sq ft insulated shop with epoxy floors is a notable feature, providing ample space for various activities. The layout with multiple garage doors, glassed door leading to a covered patio and an RV hook up offers great flexibility and convenience. The wooded area at the back of the property, where wildlife freely roams, adds a touch of nature and serenity. The ag exemption and location outside city limits provide additional benefits. New Roof before closing!</p> <p><i>Listing Courtesy of The Property Shop</i></p>				3/14/2024	\$1,100,000	\$970,000	4/10/2024	-11.82%
 <p><b>2 ● Active</b> • New, Active: 2/20/2024 <i>MLS ID: 20546562</i></p> <p><b>209 S 7th St</b></p> <p>Single Family    3/2    1,032 sq ft</p> <p>Charming and Newly Renovated 3 Bedroom, 2 Bath Home in the emerging town of Sanger Texas! Discover the perfect blend of classic charm and modern living in this beautifully renovated 3-bedroom, 2-bath home. This residence has been thoughtfully updated to meet the needs of today's homeowners while preserving its timeless appeal. Situated in a friendly small town with a population of about 10,000, this property offers a unique opportunity to join a close-knit community in a city that's on the rise. Investor-friendly and an ideal starter home for first-time buyers, this property is a smart choice for those looking to invest in their future in a rapidly growing and upcoming city. The large backyard is a blank canvas waiting for your personal touch. Whether you dream of creating a lush garden, an outdoor dining area, or a play space for children, there's ample room to bring your vision to life.</p> <p><i>Listing Courtesy of Local Pro Realty, LLC</i></p>				2/20/2024	\$260,000	\$244,000	4/9/2024	-6.15%





## Price Changes: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. List Date	Orig. Price	New Price	Date of Chg.	% Chg.
	3 ● Active	*New, Active: 2/12/2024 MLS ID: 20534253						
<b>6 Chukar Ln</b>	Single Family	3/2	1,764 sq ft	2/12/2024	\$320,000	\$317,500	4/4/2024	-0.78%
<p>SELLERS ARE HIGHLY MOTIVATED to sell this gorgeous home in Sable Creek featuring an open floorplan with 3 bedrooms, 2 baths. Ideally situated in a convenient, friendly neighborhood that is within walking distance to the elementary school and the high school. Spend evenings on the back covered back patio while enjoying your large back yard. Don't miss out on this awesome home in Sanger Tx! Refrigerator , tv mounts, security cameras and security panel with vivint ring doorbell will convey. Owner will have to activate security system if want it to be monitored.</p> <p><i>Listing Courtesy of Innovative Realty</i></p>								
	4 ● Pending	*Pending as of 4/9/2024 MLS ID: 20527243						
<b>76 N Highland Dr</b>	Single Family	4/2	1,805 sq ft	2/2/2024	\$324,900	\$309,999	3/3/2024	-4.59%
<p>Welcome to your new home in the heart of a well-established neighborhood. This charming home has an ideal location, offering easy access to nearby schools and I35 for seamless commuting. With either four spacious bedrooms or three bedrooms and a versatile office space, this home adapts effortlessly to your family's needs. The large open living area welcomes you with warmth and possibilities, perfect for creating cherished memories with loved ones. Prepare to be delighted by the generously sized kitchen, featuring ample counter space and an abundance of cabinets for all your storage needs. Recently updated appliances, replaced within the last four years, ensure both functionality and modern convenience. While this home may require some tender loving care, it offers a canvas for your personal touch and creative vision. Whether you're a growing family seeking room to flourish or looking to downsize without sacrificing comfort, this home promises endless possibilities.</p> <p><i>Listing Courtesy of Fathom Realty, LLC</i></p>								
	5 ● Active	*New, Active: 3/18/2024 MLS ID: 20563139						
<b>10622 Terrace Rd</b>	Single Family	3/2	1,977 sq ft	3/18/2024	\$450,000	\$435,000	4/9/2024	-3.33%
<p>This cute country home is situated on two acres with plenty of room for horses, animals, and space to play. New 24x26 shop added recently with a concrete slab. Floors in kitchen and both living areas are brand new. This home was remodeled 5 years ago with a new roof, kitchen and bathroom countertops, tile in bathrooms, windows, and appliances.</p> <p><i>Listing Courtesy of Beem Realty, LLC</i></p>								
	6 ● Active	*New, Active: 2/5/2024 MLS ID: 20528384						
<b>4014 Windmill Dr</b>	Single Family	4/2	1,525 sq ft	2/5/2024	\$324,900	\$315,900	3/8/2024	-2.77%
<p>The spacious floor plan offers four bedrooms, providing plenty of room for family and guests. Each bedroom featuring natural light and thoughtful design details that create a cozy and comfortable atmosphere. The living room flows seamlessly into the kitchen where you'll find granite counters and stainless steel appliances. Beyond the interior, the outdoor space is equally enchanting. Step outside to discover a private backyard oasis, perfect for entertaining or enjoying a peaceful evening under the Texas stars. Imagine summer barbecues, gatherings with friends, and lazy Sunday afternoons spent in your own outdoor haven. Conveniently located in Sanger, you'll enjoy the best of both worlds â the charm of a small town and the proximity to urban amenities. Explore Lake Ray Roberts just down the road, local shops, dine at nearby restaurants, and immerse yourself in the welcoming community spirit that defines Sanger with .</p> <p><i>Listing Courtesy of KELLER WILLIAMS REALTY</i></p>								





## Price Changes: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. List Date	Orig. Price	New Price	Date of Chg.	% Chg.
	<b>7</b> ● <b>Active</b> • <i>New, Active: 3/14/2024</i> <i>MLS ID: 20561078</i>							
<b>9494 Waide Rd</b>	Single Family	6/4	4,284 sq ft	3/14/2024	\$250,000	\$899,100	4/5/2024	259.64%
<p>AUCTIONEERS ANNOUNCEMENT. Bidding now OPEN with seller's informed consent. Auctioneer intends to increase bids. Opening or starting bid may be more or less as indicated. Most auctions start at \$1 at online public bidding sites with increasing increments. The Auctioneer has full authorized discretion of publishing starting bid and bid increments in the auction process live or online. (Message the Auctioneer how to access the reserve) One Property may be purchased immediately when Reserve Met is authorized. Make a bid to offer the price you are willing to pay. When bidding is active, see the last bid. Cash or Seller may consider financing offers. Submit offers to the Auctioneer. Subject to Terms and Conditions of Sale, Buyer Costs, as is Condition, Competitive Bids, Seller authorized reserved rights with the liberty of bidding, and Auctioneer Fees. (13) percent Buyer's Premium applies in addition to offer. Myers Jackson Auctioneer TDLR 17057. Includes Parcel R471368</p> <p><i>Listing Courtesy of Myers Jackson</i></p>								
	<b>8</b> ● <b>Pending</b> • <i>Pending as of 3/23/2024</i> <i>MLS ID: 20507808</i>							
<b>4213 Kristoff Ln</b>	Single Family	3/2	1,542 sq ft	1/8/2024	\$320,000	\$315,000	2/9/2024	-1.56%
<p>Why wait and pay for NEW when you can have this nearly new home in Sanger, Texas! This is THE ONE, complete in April 2023! Built by Ultra Homes, this Starlight floor plan is located in Sanger Circle, is immaculate, and has three bedrooms with a split layout, two baths, separate laundry room, an open island kitchen, dining, and living area combination, all with luxury vinyl plank flooring. The kitchen includes a large granite eat-at island, subway tile backsplash, large pantry with a pocket door, and stainless steel appliances, and INCLUDES the refrigerator. If you love the outdoors, easily step out to the back patio from the dining area. The spacious primary suite overlooks the backyard with the perfect window seat, as well as it's own ensuite bathroom with a walk-in shower, quartz countertops, and walk-in closet. Secondary bedrooms have spacious closets, with one located directly across from the hall bathroom, and one at the front of the home, perfect for an office or guests.</p> <p><i>Listing Courtesy of eXp Realty, LLC</i></p>								
	<b>9</b> ● <b>Active</b> • <i>Active: 9/2/2023</i> <i>MLS ID: 20422796</i>							
<b>6004 Mango Dr</b>	Single Family	4/2	2,445 sq ft	9/2/2023	\$499,000	\$499,000	12/11/2023	-
<p>BRAND NEW 4-2-2 PLUS STUDY IN STONEHENGE PHASE II. 10' CEILINGS AND 8' DOORS. THE BEST FINISH OUT YOU WILL SEE ON AN ACRE. ABSOLUTELY MUST SEE! READY NOW!</p> <p><i>Listing Courtesy of Ultima Real Estate</i></p>								
	<b>10</b> ● <b>Pending</b> • <i>Pending as of 3/29/2024</i> <i>MLS ID: 20306436</i>							
<b>4204 Sanger Meadow Dr</b>	Single Family	4/3	2,499 sq ft	4/18/2023	\$543,850	\$539,775	2/6/2024	-0.75%
<p>Upon entering the home off the front porch, you're welcomed by an inviting foyer. Immediately to the left is a hallway with a bedroom, walk-in closet and full bathroom, as well as a linen closet. Across the foyer is a flex room, perfect for a home office, formal dining room or whatever need your family has for the space. Past the foyer is the family entry, with storage space and mud bench, which leads to the laundry room and two or three car attached garage. Through the entrance, the home opens up to a large family room with a stately fireplace. Adjacent to the family room is a gourmet kitchen, equipped with a walk-in pantry, ample counter space and an oversized island. Finishing off this open-concept living area is a dining space which overlooks the covered back patio. The back corner of the home offers privacy for the owner's suite, featuring a massive walk-in closet and bathroom with a dual-sink vanity, standalone soaking tub and glass-enclosed shower.</p> <p><i>Listing Courtesy of NTex Realty, LP</i></p>								





## Price Changes: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. List Date	Orig. Price	New Price	Date of Chg.	% Chg.
	11 ● Active	* New, Active: 12/1/2023 MLS ID: 20485078						
<b>928 First St</b>	Single Family	4/3	2,220 sq ft	12/1/2023	\$344,999	\$334,999	2/1/2024	-2.9%
<p>Welcome to 928 First St, where modern elegance meets small-town charm. This meticulously maintained 4-bedroom, 2.5-bathroom residence offers a perfect blend of sophistication and comfort. This home boasts spacious living, including a downstairs primary bedroom with ensuite bath featuring a garden tub, large shower, and oversize walk-in closet for your private retreat. The kitchen is a gourmet's delight with luxury vinyl floors, lots of cabinet space, and granite countertops, creating a stylish and functional space for culinary pursuits or entertaining on game day. Upstairs bedrooms are oversize, and feature walk-in closets. Conveniently located less than a mile from downtown Sanger, enjoy easy access to local shops, restaurants, and community events, while still maintaining the tranquility of suburban living. Additionally, with a park and baseball field nearby, outdoor activities and family fun are always within reach.</p> <p style="text-align: right;"><i>Listing Courtesy of eXp Realty</i></p>								
	12 ● Active	* New, Active: 2/5/2024 MLS ID: 20516871						
<b>134 Magnolia Dr</b>	Single Family	4/2	1,808 sq ft	2/5/2024	\$340,000	\$330,000	3/21/2024	-2.94%
<p>This beautiful home has 4 bedrooms, 2 baths, an open family room, a spacious kitchen with a large dining room and more, all on one level! This thoughtfully designed home comes with upgrades already included like granite countertops, energy-efficient appliances (including a refrigerator), 36" upper wood cabinets, a beautifully landscaped front and back yard and an attached two-car garage. Ideally located right off I-35, homeowners at Willowood will have quick access to all of the amenities downtown Denton has to offer.</p> <p style="text-align: right;"><i>Listing Courtesy of Ultima Real Estate</i></p>								
	13 ● Active	* New, Active: 2/29/2024 MLS ID: 20547147						
<b>12488 Metz Rd</b>	Single Family	4/3	2,199 sq ft	2/29/2024	\$575,000	\$559,000	3/28/2024	-2.78%
<p>Home built in August 2021. Beautiful four bedroom, 2.1 bath home with a little over an acre of enclosed space. Extended driveway for additional parking. Entire back yard has been fenced. 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. Enjoy sunsets while sitting on front porch (faces West). No city taxes. Close to I-35.</p> <p style="text-align: right;"><i>Listing Courtesy of Keller Williams Realty DPR</i></p>								
	14 ● Active	* New, Active: 2/19/2024 MLS ID: 20539875						
<b>29 Mockingbird Ln</b>	Single Family	3/2	1,729 sq ft	2/19/2024	\$339,990	\$329,990	3/8/2024	-2.94%
<p>MOVE-IN READY! Welcome to Sable Creek, only 10 minutes from the booming growth of Denton, minutes from lake recreation, top employers, higher education, Marina at Lake Ray Roberts, &amp; 30 minutes from Winstar Casino &amp; Resort. Low Sanger taxes! The Poppy Plan, built by Lillian Custom Homes features 3 Bedrooms, 2 Bathrooms, 8 ft Front Door, Open Concept Kitchen with an Island, Stainless Steel Appliances, 13x13 tile, 42 inch cabinets, Large Pantry &amp; Casual Dining, Living Room, Study, Covered Porch &amp; Patio, Full Sprinkler System, Gutters, &amp; Sod, plus 2 Car Garage. Spacious owner's retreat with upgraded ensuite bath with tub &amp; huge walk-in closet! Each Lillian Custom Home is Energy Efficient, with Smart Home features and Spray Foam Insulation.</p> <p style="text-align: right;"><i>Listing Courtesy of Keller Williams Realty DPR</i></p>								





## Price Changes: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. List Date	Orig. Price	New Price	Date of Chg.	% Chg.
	15 <b>Pending</b> *Pending as of 3/14/2024	MLS ID: 20539889						
<b>38 Mockingbird Ln</b>	Single Family	3/2	1,600 sq ft	2/19/2024	\$329,990	\$324,990	3/8/2024	-1.52%
<p>MOVE-IN READY! Welcome to Sable Creek, only 10 minutes from the booming growth of Denton, minutes from lake recreation, top employers, higher education, Marina at Lake Ray Roberts, &amp; 30 minutes from Winstar Casino &amp; Resort. Low Sanger taxes! 1 story Azalea plan features 3 Bedrooms, 2 Baths, Open Concept Living, &amp; 2 Car Garage! The Eat-In Kitchen with Island, Stainless Steel Appliances, Gas cooking, &amp; Walk-In Pantry overlooks the Living Room. Main bedroom with ensuite bath features 2 sinks, oversized shower, linen closet &amp; large walk-in closet. 2 additional bedrooms share a full bathroom, linen closet &amp; laundry room. Each Lillian Custom Home is Energy Efficient, with Smart Home features and Spray Foam Insulation.</p> <p><i>Listing Courtesy of Keller Williams Realty DPR</i></p>								
	16 <b>Active</b> *New, Active: 2/14/2024	MLS ID: 20536645						
<b>3015 Watercrest Dr</b>	Single Family	4/2	1,804 sq ft	2/14/2024	\$340,000	\$320,000	3/25/2024	-5.88%
<p>****This home is eligible for 0% down, and it has an assumable loan rate up to 3% on the balance of the note ***** Welcome to this stunning 4 bedroom 2 bathroom, one owner home at Lake Ridge Estates in the heart of Sanger. This beautiful home has an open floor plan, boast a beautifully updated kitchen with a spacious living room, perfect for entertaining and spending time with family. The backyard has a newly stained fence, great spaced backyard with a large shed for storage or a project space. Great location, with quick access to 35 and just 10 minutes from Denton. Lake Ray Roberts is only 3 minutes away and 30 minutes to Windstar Casino. This home is ENERGY EFFICIENT and with solar panels to keep your energy bills very low. Shingles were replaced in 2023. Take a walk to the nearby Lane Lake to fish or just sit and watch the kids play on the playground. You don't want to miss out on this opportunity.</p> <p><i>Listing Courtesy of Keller Williams Realty-FM</i></p>								
	17 <b>Pending</b> *Pending as of 11/14/2023	MLS ID: 20423473						
<b>4010 Kensington Dr</b>	Single Family	4/3	2,000 sq ft	9/4/2023	\$363,000	\$346,000	10/18/2023	-4.68%
<p>This beautiful home is sure to check all the boxes! From the natural color palette to the fresh interior paint, this home is ready for you to move in and make it your own. The kitchen features a center island and a nice backsplash to make cooking a breeze. There are also other rooms for flexible living space. The primary bathroom has a separate tub and shower, double sinks, and plenty of under sink storage. Outdoors, you'll find a fenced in backyard and a covered sitting area. The backyard is perfect for entertaining and relaxing. Partial flooring replacement has been done in some areas, and a cozy fireplace is ready for you to enjoy. This home has it all, so don't wait - come take a look today!</p> <p><i>Listing Courtesy of Opendoor Brokerage, LLC</i></p>								
	18 <b>Active</b> *Active: 7/10/2023	MLS ID: 20377813						
<b>7155 Odom Rd</b>	Single Family	5/3	2,625 sq ft	7/10/2023	\$690,000	\$680,000	2/8/2024	-1.45%
<p>A Place called home! If you are looking for the country experience but still close enough to town you've found it. With a great open floor plan it's the perfect place to entertain family or guests. Spend cozy nights out on the back patio with the fireplace or get ready to grill on summer nights. Work remotely? No problem, the house has a great office. With all of the bedrooms this is the perfect place for a big family, growing family or simply needing space. Mudroom, Laundry, and Master walk-in Closet are all attached for your convenience. The shop is 30x40 with additional 800 sq ft of covered patio and is foam insulated. Great place to also hang out, along with extra parking. The property is equipped with Rain Bird irrigation system. There is an Invisible Fence that runs along the property line. Look no further than 7155 Odom Rd. Located right off of 2450. All information contained in this listing is deemed reliable but not guaranteed. Buyer &amp; buyer's agent to verify all information.</p> <p><i>Listing Courtesy of Fathom Realty, LLC</i></p>								

## Price Changes: 50 (cont.)





	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. List Date	Orig. Price	New Price	Date of Chg.	% Chg.
 <p><b>19</b> ● <b>Active</b> *New, Active: 11/1/2023 <i>MLS ID: 20465385</i></p> <p><b>4009 Park Ln</b></p> <p>Welcome to this stunning 3 bedroom, 2 bathroom house at lake Ridge Estates in the heart of booming Sanger, 3 minutes from lake recreation Marina at Lake Ray Roberts 30 minutes from Windstar Casino and resort. Great location, 10 minutes from Denton area: which is growing. Property has access to 35 nearby. This adorable 2019 house is HOME ENERGY EFFICIENT and also has Claire system by HOME PRO. Enter this open concept to find the kitchen at the heart of the home, flanked by dinning and family room with a cozy fireplace to spend time with family. Spacious backyard with wood fence to enjoy throughout the year. Roof have been replaced in 2023!1 ALERT, ALERT!!!! SELLERS WILL HELP WITH \$3,000 DOLLARS TOWARD CLOSING COSTS!!!! You don't want to miss this gorgeous home that is very well maintained by the owner since 2019. You must see this beautiful house: BRING YOUR BUYERS they will love it !!! DON'T WAIT THIS OPORTUNITY WON'T LAST LONG</p> <p><i>Listing Courtesy of Keller Williams Realty-FM</i></p>	Single Family	3/2	1,751 sq ft	11/1/2023	\$380,000	\$329,500	2/20/2024	-13.29%
 <p><b>20</b> ● <b>Pending</b> *Pending as of 4/2/2024 <i>MLS ID: 20536710</i></p> <p><b>4015 Park Ln</b></p> <p>MOVE-IN READY! Welcome to Lake Ridge Estates, only 10 minutes from the booming growth of Denton, minutes from lake recreation, top employers, higher education, Marina at Lake Ray Roberts, &amp; 30 minutes from Winstar Casino &amp; Resort. Low Sanger taxes! The Parklane Plan, built by Lillian Custom Homes features 3 Bedrooms, 2 Bathrooms, Open Concept Kitchen with Island, Pantry &amp; Casual Dining, Study, Great Room, Stainless Steel Appliances, Covered Porch &amp; Patio on a Cul-De-Sac lot w Large Yard! Spacious owner's retreat with ensuite bathroom &amp; walk-in closet! Full Sprinkler System, gutters, Sod &amp; 2 Car Garage. Each Lillian Custom Home is Energy Efficient, with Smart Home features and spray foam insulation.</p> <p><i>Listing Courtesy of Keller Williams Realty DPR</i></p>	Single Family	3/3	1,717 sq ft	2/15/2024	\$379,990	\$329,990	3/8/2024	-13.16%
 <p><b>21</b> ● <b>Active</b> *New, Active: 2/22/2024 <i>MLS ID: 20536247</i></p> <p><b>4115 Bridle Path Ln</b></p> <p>Built by Homes for Family Dreams. This great home has 3 bedroom, 2 bathroom with open floorplan concept. Large island with room for bar seating in addition to dining room. Upgraded wood flooring in entry and main living area. This home has been well taken care of and sits in a wonderful neighborhood here in the popular growing town of Sanger. Large backyard with a 10x12 shed for your outdoor storage needs.</p> <p><i>Listing Courtesy of TruHome Real Estate</i></p>	Single Family	3/2	1,691 sq ft	2/22/2024	\$329,900	\$328,000	4/4/2024	-0.58%
 <p><b>22</b> ● <b>Active</b> *New, Active: 2/16/2024 <i>MLS ID: 20535913</i></p> <p><b>722 La Paloma Rd</b></p> <p>This custom built home boasts 3 bedroom, 2 bathroom with 13x11 office with 8 foot glass doors right off the entry. Open floor plan that contains a spacious kitchen flowing into the dining area and living room. The master bedroom is complete with walk in closet, 2 separate vanities, large standing shower and jacuzzi bath. The master closet includes lots of built in storage which connects to the laundry room for convenience. The kitchen is complete with quartz countertops, stainless steel appliances, base cabinets include custom pull out shelves. Oversized windows in the living room look out to the backyard which includes a custom painted storage shed that has electrical run to it. Soaker hoses in front flower beds and trees are connected to sprinkler system. Brand new roof and gutters installed in the last few months. Perfectly cared for home that is move in ready!</p> <p><i>Listing Courtesy of RESID</i></p>	Single Family	3/2	2,191 sq ft	2/16/2024	\$439,000	\$419,900	3/26/2024	-4.35%

## Price Changes: 50 (cont.)





	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. List Date	Orig. Price	New Price	Date of Chg.	% Chg.
 <p>23 ● <b>Active</b> • New, Active: 11/6/2023 <i>MLS ID: 20468238</i></p> <p><b>21673 Quail Run Rd</b></p> <p>Single Family 3/2 1,649 sq ft</p> <p>11/6/2023 \$547,000 \$540,500 4/1/2024 -1.19%</p> <p>Charming countryside retreat that offers the perfect blend of modern comforts and rustic living on 4.5 sprawling acres. This beautifully updated home boasts an array of desirable features, including three bedrooms, 2 updated bathrooms and 2 living areas. The heart of this home boasts an updated kitchen complete with stunning quartz countertops, a contemporary backsplash and updated appliances. The main living room offers a cozy wood-burning fireplace and the second living room offers a wonderful flex space. Could be used as an office, gameroom or playroom. So many possibilities. A fenced-in metal barn with electricity awaits your use. This versatile space is ideal for storing equipment and housing animals. New roof as of April 2023! Great location in a quiet, rural area near Denton and Gainesville and a short commute to the Alliance area.</p> <p><i>Listing Courtesy of Martin Realty Group</i></p>								
 <p>24 ● <b>Active</b> • Active: 4/1/2023 <i>MLS ID: 20293647</i></p> <p><b>18401 Creekview Rd</b></p> <p>Single Family 3/3 3,249 sq ft</p> <p>4/1/2023 \$820,000 \$765,000 1/14/2024 -6.71%</p> <p>Custom Home on 3 acres, outdoor living, storm shelter and 25x30 shop all nestled amongst the trees and creek with quick access to I-35! Upon entering you are captivated by the wall of windows greeting you with sunlight, custom pool and spa, Spanish style outdoor kitchen complete with a pizza oven and beautiful trees as your backdrop! Open floor plan with tile throughout and carpet in bedrooms for an easy keep! Kitchen is just off the Living room with double ovens, prep sink, bar seating and full size Breakfast nook and oversize dining room so hosting is a breeze! Secondary rooms are of ample size with walk in closets and a shared Jack N Jill bathroom. Master suite hosts a private patio, double sinks, makeup vanity, walk in tiled shower, soaking tub, walk in closet and views over looking your backyard! Personal wet bar and half bath are conveniently located just off the pool! Don't forget the media room to unwind or watch your favorite game!</p> <p><i>Listing Courtesy of Scott Brown Properties Inc</i></p>								
 <p>25 ● <b>Active</b> • New, Active: 11/25/2023 <i>MLS ID: 20482680</i></p> <p><b>51 Heron Bay</b></p> <p>Single Family 3/2 1,673 sq ft</p> <p>11/25/2023 \$330,000 \$290,000 2/9/2024 -12.12%</p> <p>This amazing 3 bedroom 2 bath home is a great home for anyone. With a spacious master bedroom. This exceptional retreat is a sanctuary of style and serenity, designed to elevate your daily living experience, with separate shower and soaking tub. Also a walk in closet for all of your clothes storage needs. A large regal kitchen with island setup and eat in kitchen feel. This rolling layout seamlessly connects the rooms while being large enough to give them their own identity. Great for hosting and sharing memories.</p> <p><i>Listing Courtesy of Joseph Walter Realty, LLC</i></p>								
 <p>26 ● <b>Active</b> • New, Active: 11/15/2023 <i>MLS ID: 20477306</i></p> <p><b>7150 Hunnington Dr</b></p> <p>Single Family 3/3 3,060 sq ft</p> <p>11/15/2023 \$700,000 \$680,000 3/8/2024 -2.86%</p> <p>Spacious and well-appointed property that caters to various needs, creating a comfortable and enjoyable living space! Custom 3 bed, 2.5 bath with dedicated office and second living room, 30x40 insulated shop all on 2.15 acres! Upon entering you are greeted with Hand-scraped wood and slate floors providing a touch of rustic elegance with open living, dining and kitchen allowing entertaining a breeze. Kitchen offers custom wood cabinets, double ovens, granite counter tops with coordinating slate backsplash, working island and tons of cabinets and full size breakfast area. Split design with 2 spacious bedrooms with Jack N Jill bath, full size laundry room, stairs that lead to your second living room all tucked behind the kitchen, while the Primary room is nestled behind the Living room with tray ceiling, double sinks, soaking tub, walk in tiled and glass shower with large walk in closet! Large backyard awaits you to come and enjoy with custom metal arbor, enclosed raised garden beds and batting cage!</p> <p><i>Listing Courtesy of Scott Brown Properties Inc</i></p>								








## Price Changes: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. List Date	Orig. Price	New Price	Date of Chg.	% Chg.
	27 ● Active	*New, Active: 3/20/2024 MLS ID: 20565477						
<b>26 Kramer Ln</b>	Single Family	3/2	2,214 sq ft	3/20/2024	\$405,000	\$399,000	3/28/2024	-1.48%
<p>**Back on the market - buyer got cold feet and backed out before any inspections were done** Welcome to your dream home, complete with a private backyard oasis! This exceptional single owner residence features 3 bedrooms, 2 bathrooms and an office. Boasting hardwood floors, abundant storage options, a 40 inch stove, and a custom primary closet, every detail has been carefully considered. The primary bedroom offers a private entrance to the backyard, where you'll discover a sparkling heated pool, a soothing hot tub, an outdoor kitchen with a built-in grill and a covered back porch. With no neighbors behind you and a custom 8ft board on board privacy fence, there's ample space for both entertaining and serene relaxation.</p> <p><i>Listing Courtesy of Fathom Realty, LLC</i></p>								
	28 ● Active	*New, Active: 2/16/2024 MLS ID: 20537000						
<b>108 Creekside Dr</b>	Single Family	3/2	1,997 sq ft	2/16/2024	\$349,900	\$328,500	3/26/2024	-6.12%
<p>Beautiful 3 bedroom and 2 bath home available in the Sable Creek Community! A spacious kitchen with plenty of counter space and a workstation area that views out over the living and dining room areas! The living room has a cozy fireplace and plenty of room to entertain guests! Large master bed and bath with a walk in closet and standup shower! Wonderful split bedrooms and a beautiful dining or study. Home is freshly painted and is move-in ready!</p> <p><i>Listing Courtesy of LANE REAL ESTATE</i></p>								
	29 ● Active	*New, Active: 2/29/2024 MLS ID: 20547693						
<b>11062 Mesquite Hill Rd</b>	Single Family	3/3	2,494 sq ft	2/29/2024	\$570,000	\$565,000	3/21/2024	-0.88%
<p>Priced 10K below appraised value! This beautiful home offers 3 bedrooms, 2.5 baths, stained concrete floors, oversized garage, huge kitchen with island and tons of cabinet space, large game room, concrete storm shelter and is just under 3 acres. Country living at it's best! Just minutes away from Lake Ray Roberts, but close enough to the city life. No HOA! **If financing is secured through Rachel Collins with Independent Financial, the lender will provide 1% of the loan amount in closing costs concessions; up to \$4,000. Can be used for a rate buy down or closing cost**</p> <p><i>Listing Courtesy of John Withers, Broker</i></p>								
	30 ● Active	*New, Active: 2/5/2024 MLS ID: 20524535						
<b>1117 Serendipity Cir</b>	Single Family	4/2	1,803 sq ft	2/5/2024	\$374,000	\$353,500	3/30/2024	-5.48%
<p>IMMACULATE, MOVE IN READY, beautifully landscaped home located in a well-kept neighborhood just minutes from Lake Ray Roberts and Winstar Casino &amp; Resort! This home features wood grained tile floors, fresh paint, new roof in 2023, new HVAC in 2021, wood-like blinds and lots of open space. The open floor plan invites families to enjoy the spacious living area that opens to the nicely updated kitchen which has a large walk-in pantry with lots of storage shelves and a dining area overlooking the huge back yard. Located in the back yard is an almost new, large 10X10 storage building that could be used as an office. There are 4 bedrooms situated on a split floor plan, and this lends itself to lots of privacy. The primary bedroom has a gorgeous bathroom with a large stand-alone shower and huge walk-in closet right off of it. There is a state-of-the art security system with 12 cameras located throughout the property that conveys. Owner pride is evident in all aspects of this home!</p> <p><i>Listing Courtesy of Ready Real Estate LLC</i></p>								





## Price Changes: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. List Date	Orig. Price	New Price	Date of Chg.	% Chg.
 <p>31 ● <b>Active</b> *New, Active: 2/12/2024 MLS ID: 20534035</p> <p><b>2020 Benjamin Dr</b></p> <p>Single Family 3/2 1,548 sq ft</p> <p>2/12/2024 \$300,000 \$285,000 3/18/2024 -5%</p> <p>This home has a great split floor plan with large secondary bedrooms and closets. The primary bedroom is large with a nice on-suite bathroom with dual sinks, a walk-in jetted tub, separate shower, and a huge walk-in closet. The kitchen has plenty of space and storage with all necessary appliances. These is a breakfast bar separating a large dining space. The living room is the perfect size for large furniture sitting in front of a gas starter fireplace. Outside of the living space is an amazing sunroom with ceiling fans made for relaxing. The backyard has a nice garden area, a covered patio space, a notched-out area perfect for grilling, and a large storage shed. All of this is located in a wonderful small neighborhood just 2 minutes from I35 and 5 minutes from downtown Sanger. Small town feel just minutes from the big city, I35 split, 380, &amp; Loop 288 for easy commute. Owner just replaced almost all the interior doors with new ones and fresh new paint throughout as well.</p> <p><i>Listing Courtesy of Guapa Homes, LLC</i></p>								
 <p>32 ● <b>Pending</b> *Pending as of 3/18/2024 MLS ID: 20535514</p> <p><b>8967 Cripple Creek Ct</b></p> <p>Single Family 5/4 2,449 sq ft</p> <p>2/15/2024 \$544,900 \$514,900 3/12/2024 -5.51%</p> <p>Quiet, Country Living awaits you! From the moment you walk through the door you are surrounded by the warm, rustic touches of this home. This lovely home is nestled on 1 acre in beautiful Sanger, TX, minutes away from Lake Ray Roberts. This beautiful home features 5 bedrooms, 2 full baths, 2 half baths, an open floor plan perfect for entertaining, an additional living-flex room allowing for many options for this versatile space. The master suite offers a large adjacent space with intricate touches of shiplap that could be used for a sitting area, nursery, or even a quiet office space. This lovely home truly has something for everyone! Beat the Texas Heat out by the pool-spa complete with waterfall and cabana with half bath. The 3-car, pull through garage, offers enough space for those car enthusiasts, tools, yard equipment, or woodworking etc. You won't believe it, but there's more! This property also comes with RV Hookups and an insulated storage building. This home truly has it all!</p> <p><i>Listing Courtesy of Post Oak Realty</i></p>								
 <p>33 ● <b>Active</b> *New, Active: 1/23/2024 MLS ID: 20517255</p> <p><b>5400 Duck Creek Rd</b></p> <p>Single Family 3/3 2,598 sq ft</p> <p>1/23/2024 \$639,000 \$599,000 4/5/2024 -6.26%</p> <p>SELLER CREDIT OFFERED! This beautiful single story gem is situated on over 2 acres of pure serenity. With 3 beds, 3 baths, new carpet &amp; tile flooring, this home provides ample space for your every need. Picture yourself cozying up by the fireplace, surrounded by elegant built-in cabinets in the living &amp; dining room. The open floorplan allows for seamless flow between spaces. Prepare meals in the well-appointed kitchen, featuring abundant counter space, electric cooktop, double oven, wine fridge, &amp; programmable lights. Plantation shutters in main areas adds timeless elegance &amp; sophistication. Step into the primary bathroom and be amazed by the shower with a mesmerizing skylight, allowing you to soak up the warmth of natural light. In addition, it features a standalone tub. For convenience, there is an intercom system &amp; a central vacuum system. Storage is not an issue with the oversized 3-car garage with workspace, perfect for all vehicles &amp; equipment. This property is a true sanctuary.</p> <p><i>Listing Courtesy of The Agency Frisco</i></p>								
 <p>34 ● <b>Active</b> *New, Active: 2/22/2024 MLS ID: 20541650</p> <p><b>10530 Bernard Rd</b></p> <p>Single Family 3/4 3,384 sq ft</p> <p>2/22/2024 \$750,000 \$700,000 3/21/2024 -6.67%</p> <p>MOTIVATED SELLER!! AG EXEMPT, NO CITY TAXES!! VA ELIGIBLE!! Custom built 3 bedroom, 2.5+ bath home on 10.050 fenced acres with horse shed and SHOP. Country retreat offering a perfect blend of modern comfort and rustic charm. The main floor of the home is thoughtfully designed with an inviting living room, complete with a cozy fireplace and amazing views, luxurious primary suite with fireplace, a spa-like ensuite bath and walk in closet that doubles as a storm shelter or safe room, 2 secondary bedrooms, an office and a mud-room. The heart of the home is the gourmet kitchen, featuring sleek countertops, commercial grade appliances and ample storage for culinary enthusiasts. Other features of the home include a upstairs media room with a half bath, stained concrete floors in the main areas and carpeted bedrooms, a oversized 2 car attached garage with storage. Fenced for HORSES or LIVESTOCK and DETACHED oversized 2 car garage or SHOP with a sink, commode and storage. NO HOA, RV PARKING.</p> <p><i>Listing Courtesy of JPAR Flower Mound</i></p>								






## Price Changes: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. List Date	Orig. Price	New Price	Date of Chg.	% Chg.
 <p><b>35 Pending</b> *Pending as of 4/5/2024 <i>MLS ID: 20379930</i></p> <p><b>4104 Avion Dr</b></p> <p>Condo/Townhouse/Apt. 3/3 1,893 sq ft</p> <p>7/12/2023 \$349,990 \$314,900 12/12/2023 -10.03%</p> <p>Introducing the latest townhome model by TGC Custom Homes your Premier Builder in North Texas. This three-bedroom, three-bathroom gem combines modern luxury with thoughtful design. Revel in the elegance of LVP flooring, indulge in the oversized shower in the primary suite, and experience the convenience of hassle-free living with included lawn maintenance. Welcome home to a perfect blend of comfort and sophistication in every detail. If you are looking for a spacious home, with little upkeep, Stop NOW! Come take a look today, they will not last long. Builder incentives include 2-1 buy down for each introductory rate at 5.25% or 2% of sales price back at closing. All information deemed reliable, but not guaranteed and should be independently verified. Call builder for showings. This is a limited listing. 469-406-2490</p> <p><i>Listing Courtesy of Post Oak Realty</i></p>								
 <p><b>36 Active</b> *Active: 9/28/2023 <i>MLS ID: 20442234</i></p> <p><b>6807 Sam Bass Rd</b></p> <p>Single Family 6/4 3,412 sq ft</p> <p>9/28/2023 \$1,200,000 \$995,000 3/21/2024 -17.08%</p> <p>Welcome to a sprawling 12-acre estate and experience the tranquility of the countryside with the comforts of modern living. With not one, but two adjoined houses. This property is thoughtfully designed for ACCESSIBILITY of bathrooms and kitchen, multi-generational living, or hosting guests in style. Fresh paint and many other updates recently made. The main residence, has a living area bathed in natural light. 4 bedrooms, 2 baths. Plenty of vantage points to frame sweeping views of the landscape. Connected to the main residence, the second house is designed with accessibility in mind, offering widened doorways, a large bathroom, and a culinary kitchen designed for ease of movement. Step outside to a wrap-around covered patio that envelops the main residence. This outdoor haven is perfect for al fresco dining, or hosting gatherings. The 12 acre estate provides fenced in areas for livestock or pets. A wired workshop caters to hobbyists, or work related needs.</p> <p><i>Listing Courtesy of MARK SPAIN REAL ESTATE</i></p>								
 <p><b>37 Pending</b> *Pending as of 3/15/2024 <i>MLS ID: 20511509</i></p> <p><b>4803 Avion Dr</b></p> <p>Single Family 4/2 2,022 sq ft</p> <p>1/12/2024 \$371,234 \$359,900 3/7/2024 -3.05%</p> <p>MLS# 20511509 - Built by Impression Homes - Ready Now! ~ Beautiful Impression Homes Cheyenne Plan in Sanger Circle! This beautiful 4 bedroom, 2 bath 2 car garage has a great open concept! Kitchen features an over-sized island with enough bar space for 4 plus stools. The kitchen opens to a casual dining and family room, 10 foot ceilings and tons of natural light! Beautiful wood look tile in all main living and kitchen and wonderful covered back patio to enjoy!</p> <p><i>Listing Courtesy of IMP Realty</i></p>								
 <p><b>38 Pending</b> *Pending as of 3/14/2024 <i>MLS ID: 20507408</i></p> <p><b>4820 Avion Dr</b></p> <p>Single Family 3/2 1,620 sq ft</p> <p>1/8/2024 \$333,061 \$323,061 2/3/2024 -3%</p> <p>MLS# 20507408 - Built by Impression Homes - April completion! ~ Beautiful brick and stone home, with full sod, full sprinkler, landscape package, and our Hard Wired, CAT 6 Smarter Living Package. Large, very open, Family kitchen and Dining combination room. The kitchen is so very large, with about 2 dozen cabinet drawers and a HUGE walk in pantry. This home makes a big Impression on a lot that is .288 acres, providing an incredible back yard and room to relax!!</p> <p><i>Listing Courtesy of IMP Realty</i></p>								
 <p><b>39 Pending</b> *Pending as of 2/29/2024 <i>MLS ID: 20512396</i></p> <p><b>4823 Avion Dr</b></p> <p>Single Family 4/2 2,049 sq ft</p> <p>1/15/2024 \$380,900 \$370,900 2/3/2024 -2.63%</p> <p>MLS# 20512396 - Built by Impression Homes - April completion! ~ Impression Homes Cromwell: This well thought-out open concept plan is so smart! The utility room is a walk through between the bedrooms! Must see! The Cromwell has 4 bedrooms with big closets. With wood look tile, large windows, and a covered back patio, this home is bright and beautiful!!</p> <p><i>Listing Courtesy of IMP Realty</i></p>								



## Price Changes: 50 (cont.)

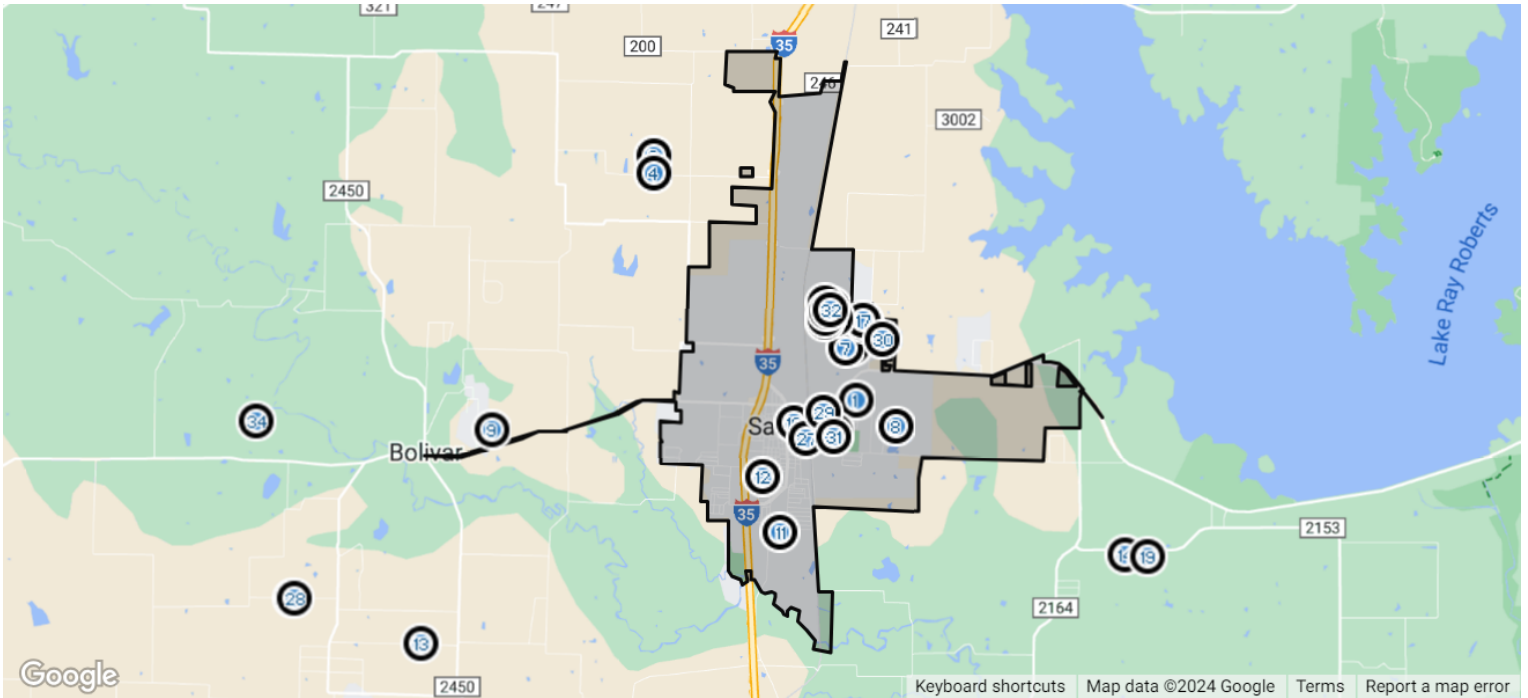
	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. List Date	Orig. Price	New Price	Date of Chg.	% Chg.
	40 ● Active	*New, Active: 11/4/2023 MLS ID: 20470271						
<b>6698 Red Wing Ln</b>	Single Family	4/3	2,386 sq ft	11/4/2023	\$549,900	\$539,900	3/13/2024	-1.82%
<p>NEW CONSTRUCTION READY NOW! 1-story open concept floor plan on 1.2-acre private lot with a beautiful expansive view. Custom 4-bed, 2.5-bath home with 11-ft ceilings in kitchen, dining, and family rooms. Large living room with gas-starter wood burning fireplace. Kitchen with huge island, quartz countertops, 42-in cabinets, gas cooktop, and built-in stainless steel appliances. Master bedroom with vaulted ceiling. Master bath with dual sinks, quartz countertops, freestanding tub, and large shower with frameless glass. Luxury wood-like flooring throughout. 24-ft. deep oversized garage with 8-ft. high doors. Outdoor building or external workshop may be built. Contact Texas Legend Homes.</p> <p><i>Listing Courtesy of John P. Brennan</i></p>								
	41 ● Active	*Active: 7/12/2023 MLS ID: 20379921						
<b>4106 Avion Dr</b>	Condo/Townhouse/Apt. 3/3		1,799 sq ft	7/12/2023	\$332,990	\$299,900	12/12/2023	-9.94%
<p>Discover the new townhome model by THE Premier North Texas Builder, TGC Custom Homes where luxury meets affordability. Each unit features an oversized primary suite and an indulgent primary shower, elevating your everyday living experience. With three bedrooms and 2.5 baths, these homes offer spacious elegance at an affordable price point. Plus, enjoy the bonus of zero lawn maintenance, ensuring a hassle-free lifestyle. Act now to secure your spot in this community multiple units are currently in the process of being built. Your dream home awaits! All information is deemed reliable but not guaranteed and should be independently verified. Builder incentives include 2-1 buy down for each introductory rate at 5.25% or 2% of sales price back at closing All information deemed reliable, but not guaranteed. All information should be independently verified. Call builder for showings.</p> <p><i>Listing Courtesy of Post Oak Realty</i></p>								
	42 ● Active	*Active: 7/12/2023 MLS ID: 20379870						
<b>4108 Avion Dr</b>	Condo/Townhouse/Apt. 3/3		1,866 sq ft	7/12/2023	\$345,990	\$309,900	12/12/2023	-10.43%
<p>This new townhome model from one of the premier builders in North Texas, TGC Custom Homes, is a great opportunity for those looking to purchase in this market. These stunning units include design features that are top-of-the-line. Each home is equipped with lovely LVP throughout the common areas an over-sized Primary Suite with and over-sized Primary shower. These homes are very affordably priced. The space is very well thought out and functional. As an added bonus there is ZERO lawn maintenance, the HOA handles it! You can take a two week vacay and not worry about your neighbors fussing about the yard! If you are looking for a spacious home, with little upkeep, Stop NOW! Come take a look today, they will not last long. Builder incentives include 2-1 buy down for each introductory rate at 5.25% or 2% of sales price back at closing *All information provided is deemed reliable, but is not guaranteed and should be independently verified Call Tommy Crutcher 469-406-2490</p> <p><i>Listing Courtesy of Post Oak Realty</i></p>								
	43 ● Active	*New, Active: 2/1/2024 MLS ID: 20525576						
<b>2504 Goodnight Trl</b>	Single Family	4/2	2,272 sq ft	2/1/2024	\$379,900	\$369,900	2/20/2024	-2.63%
<p>Cameron Classic Custom Home with a Fantastic 4 bedroom, 2 bath Floorplan! Primary suite with dual walk-in closets, separate vanities, walk-in shower, &amp; garden tub. Granite counters with oil rubbed bronze fixtures and custom lighting. Custom cabinetry, hand scraped wood flooring make this an ideal home for the buyer that appreciates top quality. Mud bench, large utility, and great landscape with french drainage in backyard are reasons to call today for your private showing! Large covered patio built with cedar construction, corrugated metal roof, full electric, &amp; ceiling fan to enjoy your private space and entertain no matter what the weather brings!</p> <p><i>Listing Courtesy of TruHome Real Estate</i></p>								

## Price Changes: 50 (cont.)



	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. List Date	Orig. Price	New Price	Date of Chg.	% Chg.
 <p>44 ● <b>Active</b> *New, Active: 2/2/2024 MLS ID: 20526386</p> <p><b>7428 Stonehenge Dr</b></p> <p>Single Family 4/2 2,445 sq ft</p> <p>2/2/2024 \$519,000 \$499,000 3/24/2024 -3.85%</p> <p>BRAND NEW 4-2-2 PLUS STUDY IN STONEHENGE PHASE II ON A CORNER HOMESITE! 10' CEILINGS AND 8' DOORS. THE BEST FINISH OUT YOU WILL SEE ON AN ACRE. ABSOLUTELY MUST SEE! READY NOW!</p> <p><i>Listing Courtesy of Ultima Real Estate</i></p>								
 <p>45 ● <b>Active</b> *New, Active: 1/5/2024 MLS ID: 20506037</p> <p><b>7408 Stonehenge Dr</b></p> <p>Single Family 4/2 2,767 sq ft</p> <p>1/5/2024 \$559,000 \$529,000 3/24/2024 -5.37%</p> <p>BRAND NEW 4-2-3 PLUS STUDY AND GAME ROOM IN STONEHENGE PHASE II. 10' CEILINGS AND 8' DOORS. THE BEST FINISH OUT YOU WILL SEE ON AN ACRE! ABSOLUTELY MUST SEE! READY NOW.</p> <p><i>Listing Courtesy of Ultima Real Estate</i></p>								
 <p>46 ● <b>Active</b> *New, Active: 2/17/2024 MLS ID: 20538773</p> <p><b>7424 Stonehenge Dr</b></p> <p>Single Family 4/3 2,690 sq ft</p> <p>2/17/2024 \$539,000 \$519,000 3/24/2024 -3.71%</p> <p>BRAND NEW 2-STORY 4-3-2 PLUS STUDY AND GAME ROOM IN STONEHENGE PHASE II. 10' CEILINGS AND 8' DOORS FIRST FLOOR. THE BEST FINISH OUT YOU WILL SEE ON AN ACRE. ABSOLUTELY MUST SEE! READY NOW.</p> <p><i>Listing Courtesy of Ultima Real Estate</i></p>								
 <p>47 ● <b>Pending</b> *Pending as of 3/20/2024 MLS ID: 20397035</p> <p><b>10 Grouse Cir</b></p> <p>Single Family 4/3 2,333 sq ft</p> <p>8/2/2023 \$444,790 \$429,990 1/17/2024 -3.33%</p> <p>New build, est complete March 2024! The Dogwood III from Bloomfield is a beautiful two-story offering 4 large bedrooms, 3 baths, Laundry Room, Private Study, and Game room flex space upstairs. Well-selected exterior with a brick &amp; stone combination front, massive covered front porch, custom 8' front door, 2-car side entry garage on a corner lot. Spacious, open-concept layout with window-lined walls look out to the backyard and Laminate Wood floors throughout. The heart of the home is the Deluxe Kitchen with an island layout, vaulted ceiling, and equipped with Granite countertops and built-in SS appliances. Game Room with a desk upstairs, as well as Bedroom 4 &amp; Bath 3. Large homesite provides plenty of room for entertaining. Don't forget to ask about the energy-efficient features that help your wallet long-term. Visit or call Bloomfield at Sable Creek to learn more!</p> <p><i>Listing Courtesy of Visions Realty &amp; Investments</i></p>								
 <p>48 ● <b>Active</b> *New, Active: 2/5/2024 MLS ID: 20528894</p> <p><b>14420 Cashes Mill Rd</b></p> <p>Single Family 4/3 2,577 sq ft</p> <p>2/5/2024 \$734,900 \$695,000 2/16/2024 -5.43%</p> <p>'SANGER'S FABULOUS NEW DESIGNER CUSTOM HOME ON 2 ACRES OVERLOOKING GORGEOUS COUNTRYSIDE VIEWS &amp; ROLLING HILLS'...NO HOA * NO CITY TAXES*PERFECT FOR YOUR HORSES,CHICKENS,GARDENS,DAD'S TOYS*BLD YOUR BARN,WKSHOP,GUEST HSE...2,577+ SF*4 Bdrms*3 Baths*Insulated 3-Car Garage*Handsome Great Rm w-Corner Stone WBFP(LP Gas Starter),Vaulted Beam Clngs*Chef's Delight Kitchen,Eating Bar, Stainless Steel Appls w-Refrig,DbI Ovens-MW, Gas Cktp,Decorative Bksplash,Granite Cntrtps,Custom Hardwd Cabinets,Farmer's Sink,Walk-In Pantry, Blt-In Desk*Formal Dining-Office w-Lit Butler's Pantry*Master Ste w-Garden Tub,Sep Shwr,2 Dressing Areas, TX Wardrobe Rm--Opens into Expansive Utility Rm w-Sink,Custom Cabinets*Split Bdrms,Walk-In Closets*Cng Fans Galore*Elect Hot Wtr Htr-Optional LP Gas Hkups*Covered Patio*Sprinkler Grounds*10'+ Clngs*8' Drs Throughout*Pine Basebds*Waterproof Vinyl Plan Flring*30-Yr GAF Timberline Roof*Full Wrap Seamless Gutters*3 Ton 18 Seer Heat Pump w-Zoning*GORGEOUS SUNRISES,SUNSETS</p> <p><i>Listing Courtesy of WILLIAMS &amp; WILLIAMS, REALTORS</i></p>								

## Price Changes: 50 (cont.)





	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. List Date	Orig. Price	New Price	Date of Chg.	% Chg.
 <p>49 ● <b>Active</b> • <i>New, Active: 3/1/2024</i> <i>MLS ID: 20549271</i>  <b>7420 Stonehenge Dr</b>            Single Family      4/2      2,251 sq ft            BRAND NEW 4-2-2 PLUS STUDY IN STONEHENGE PHASE II. 10' CEILING AND 8' DOORS. THE BEST FINISH OUT YOU WILL SEE ON AN ACRE. ABSOLUTE MUST SEE! READY NOW.  <i>Listing Courtesy of Ultima Real Estate</i></p>								
 <p>50 ● <b>Pending</b> • <i>Pending as of 3/7/2024</i> <i>MLS ID: 20516626</i>  <b>4207 Kristoff Ln</b>            Single Family      3/2      1,610 sq ft            MOVE IN READY! Open Living Floorplan, 3 bedrooms, 2 baths, walk-in master shower, granite kitchen counters, stainless steel appliances, upgraded kitchen backsplash, covered porches and more. See Model Home for Special Incentives.  <i>Listing Courtesy of Sarah Boyd &amp; Co</i></p>								



Pending: 34





	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p><b>1 Pending</b> • Pending as of 4/9/2024 <i>MLS ID: 20527243</i></p> <p><b>76 N Highland Dr</b></p> <p>Single Family    4/2    1,805 sq ft    7,318    2/2/2024    \$309,999    4/9/2024    \$172</p> <p>Welcome to your new home in the heart of a well-established neighborhood. This charming home has an ideal location, offering easy access to nearby schools and I35 for seamless commuting. With either four spacious bedrooms or three bedrooms and a versatile office space, this home adapts effortlessly to your family's needs. The large open living area welcomes you with warmth and possibilities, perfect for creating cherished memories with loved ones. Prepare to be delighted by the generously sized kitchen, featuring ample counter space and an abundance of cabinets for all your storage needs. Recently updated appliances, replaced within the last four years, ensure both functionality and modern convenience. While this home may require some tender loving care, it offers a canvas for your personal touch and creative vision. Whether you're a growing family seeking room to flourish or looking to downsize without sacrificing comfort, this home promises endless possibilities.</p> <p><i>Listing Courtesy of Fathom Realty, LLC</i></p>								
 <p><b>2 Pending</b> • Pending as of 3/23/2024 <i>MLS ID: 20507808</i></p> <p><b>4213 Kristoff Ln</b></p> <p>Single Family    3/2    1,542 sq ft    8,407    1/8/2024    \$315,000    3/23/2024    \$204</p> <p>Why wait and pay for NEW when you can have this nearly new home in Sanger, Texas! This is THE ONE, complete in April 2023! Built by Ultra Homes, this Starlight floor plan is located in Sanger Circle, is immaculate, and has three bedrooms with a split layout, two baths, separate laundry room, an open island kitchen, dining, and living area combination, all with luxury vinyl plank flooring. The kitchen includes a large granite eat-at island, subway tile backsplash, large pantry with a pocket door, and stainless steel appliances, and INCLUDES the refrigerator. If you love the outdoors, easily step out to the back patio from the dining area. The spacious primary suite overlooks the backyard with the perfect window seat, as well as it's own ensuite bathroom with a walk-in shower, quartz countertops, and walk-in closet. Secondary bedrooms have spacious closets, with one located directly across from the hall bathroom, and one at the front of the home, perfect for an office or guests.</p> <p><i>Listing Courtesy of eXp Realty, LLC</i></p>								

## Pending: 34 (cont.)






	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p><b>3 Pending</b> • Pending as of 3/29/2024 <i>MLS ID: 20306436</i></p> <p><b>4204 Sanger Meadow Dr</b></p> <p>Single Family    4/3    2,499 sq ft    45,302    4/18/2023    \$539,775    3/29/2024    \$216</p> <p>Upon entering the home off the front porch, youâre welcomed by an inviting foyer. Immediately to the left is a hallway with a bedroom, walk-in closet and full bathroom, as well as a linen closet. Across the foyer is a flex room, perfect for a home office, formal dining room or whatever need your family has for the space. Past the foyer is the family entry, with storage space and mud bench, which leads to the laundry room and two or three car attached garage. Through the entrance, the home opens up to a large family room with a stately fireplace. Adjacent to the family room is a gourmet kitchen, equipped with a walk-in pantry, ample counter space and an oversized island. Finishing off this open-concept living area is a dining space which overlooks the covered back patio. The back corner of the home offers privacy for the ownerâs suite, featuring a massive walk-in closet and bathroom with a dual-sink vanity, standalone soaking tub and glass-enclosed shower.</p> <p><i>Listing Courtesy of NTex Realty, LP</i></p>								
 <p><b>4 Pending</b> • Pending as of 10/29/2023 <i>MLS ID: 20333377</i></p> <p><b>4236 Sanger Meadow Dr</b></p> <p>Single Family    4/3    2,499 sq ft    86,684    5/19/2023    \$539,900    10/29/2023    \$216</p> <p>Upon entering the home off the front porch, youâre welcomed by an inviting foyer. Immediately to the left is a hallway with a bedroom, walk-in closet and full bathroom, as well as a linen closet. Across the foyer is a flex room, perfect for a home office, formal dining room or whatever need your family has for the space. Past the foyer is the family entry, with storage space and mud bench, which leads to the laundry room and two or three car attached garage. Through the entrance, the home opens up to a large family room with a stately fireplace. Adjacent to the family room is a gourmet kitchen, equipped with a walk-in pantry, ample counter space and an oversized island. Finishing off this open-concept living area is a dining space which overlooks the covered back patio. The back corner of the home offers privacy for the ownerâs suite, featuring a massive walk-in closet and bathroom with a dual-sink vanity, standalone soaking tub and glass-enclosed shower.</p> <p><i>Listing Courtesy of NTex Realty, LP</i></p>								
 <p><b>5 Pending</b> • Pending as of 3/14/2024 <i>MLS ID: 20539889</i></p> <p><b>38 Mockingbird Ln</b></p> <p>Single Family    3/2    1,600 sq ft    8,189    2/19/2024    \$324,990    3/14/2024    \$203</p> <p>MOVE-IN READY! Welcome to Sable Creek, only 10 minutes from the booming growth of Denton, minutes from lake recreation, top employers, higher education, Marina at Lake Ray Roberts, &amp; 30 minutes from Winstar Casino &amp; Resort. Low Sanger taxes! 1 story Azalea plan features 3 Bedrooms, 2 Baths, Open Concept Living, &amp; 2 Car Garage! The Eat-In Kitchen with Island, Stainless Steel Appliances, Gas cooking, &amp; Walk-In Pantry overlooks the Living Room. Main bedroom with ensuite bath features 2 sinks, oversized shower, linen closet &amp; large walk-in closet. 2 additional bedrooms share a full bathroom, linen closet &amp; laundry room. Each Lillian Custom Home is Energy Efficient, with Smart Home features and Spray Foam Insulation.</p> <p><i>Listing Courtesy of Keller Williams Realty DPR</i></p>								
 <p><b>6 Pending</b> • Pending as of 11/14/2023 <i>MLS ID: 20423473</i></p> <p><b>4010 Kensington Dr</b></p> <p>Single Family    4/3    2,000 sq ft    7,840    9/4/2023    \$346,000    11/14/2023    \$173</p> <p>This beautiful home is sure to check all the boxes! From the natural color palette to the fresh interior paint, this home is ready for you to move in and make it your own. The kitchen features a center island and a nice backsplash to make cooking a breeze. There are also other rooms for flexible living space. The primary bathroom has a separate tub and shower, double sinks, and plenty of under sink storage. Outdoors, youâll find a fenced in backyard and a covered sitting area. The backyard is perfect for entertaining and relaxing. Partial flooring replacement has been done in some areas, and a cozy fireplace is ready for you to enjoy. This home has it all, so donât wait - come take a look today!</p> <p><i>Listing Courtesy of Opendoor Brokerage, LLC</i></p>								











## Pending: 34 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p><b>7</b> <span style="color: blue;">🕒</span> Pending <i>*Pending as of 3/30/2024</i> <i>MLS ID: 20566537</i></p> <p><b>4005 Montecristo Ln</b></p> <p>Single Family 4/2 1,788 sq ft 7,840 3/21/2024 \$324,900 3/30/2024 \$182</p> <p>Immaculate &amp; move in ready 4 bedroom home that shows like a model. The light &amp; open floor plan is highlighted by an amazing kitchen with granite counters &amp; island, tile backsplash, stainless steel appliances all over looking the living &amp; dining room. Primary bedroom is split from the 3 guest bedrooms and don't forget about the office in this perfect floor plan. The primary bath has his &amp; her vanities, garden tub, separate shower and a walk in closet. The laundry room behind the barn door has built in shelves, storage and it's own mud room area. What beautiful drive up appeal highlighted by colorful landscaping and covered front porch. The large back yard is fully fenced and the entire yard is covered by a sprinkler system.</p> <p><i>Listing Courtesy of Real T Team by eXp</i></p>								
 <p><b>8</b> <span style="color: blue;">🕒</span> Pending <i>*Pending as of 4/2/2024</i> <i>MLS ID: 20536710</i></p> <p><b>4015 Park Ln</b></p> <p>Single Family 3/3 1,717 sq ft 7,710 2/15/2024 \$329,990 4/2/2024 \$192</p> <p>MOVE-IN READY! Welcome to Lake Ridge Estates, only 10 minutes from the booming growth of Denton, minutes from lake recreation, top employers, higher education, Marina at Lake Ray Roberts, &amp; 30 minutes from Winstar Casino &amp; Resort. Low Sanger taxes! The Parklane Plan, built by Lillian Custom Homes features 3 Bedrooms, 2 Bathrooms, Open Concept Kitchen with Island, Pantry &amp; Casual Dining, Study, Great Room, Stainless Steel Appliances, Covered Porch &amp; Patio on a Cul-De-Sac lot w Large Yard! Spacious owner's retreat with ensuite bathroom &amp; walk-in closet! Full Sprinkler System, gutters, Sod &amp; 2 Car Garage. Each Lillian Custom Home is Energy Efficient, with Smart Home features and spray foam insulation.</p> <p><i>Listing Courtesy of Keller Williams Realty DPR</i></p>								
 <p><b>9</b> <span style="color: blue;">🕒</span> Pending <i>*Pending as of 1/15/2024</i> <i>MLS ID: 20483173</i></p> <p><b>10100 Kildee Trl</b></p> <p>Single Family 5/4 3,435 sq ft 43,560 11/27/2023 \$647,400 1/15/2024 \$188</p> <p>Wow is all I can say about this GORGEOUS home on 1 acre in Sanger TX! Features of this home: Master is downstairs with wood feature wall, ensuite bathroom that has dual vanities, relaxing garden tub and walk in closet*Beautiful kitchen with granite countertop and large island*2 dining rooms and 2 living rooms*half bath*Upstairs features 3 bedrooms and 2 baths*Media room with projector, screen, 3 media chairs and surround sound*Game room with two TV's, speakers, custom lightning, dry bar and refrigerator*Outside has a beautiful salt water pool, slide, tanning deck, swim up table and water features!!!! Easy commute to 35. Great school district. Come see this PERFECT family home that is an entertainers dream.</p> <p><i>Listing Courtesy of Hall Real Estate</i></p>								
 <p><b>10</b> <span style="color: blue;">🕒</span> Pending <i>*Pending as of 12/3/2023</i> <i>MLS ID: 20457276</i></p> <p><b>3rd</b></p> <p>Single Family 4/2 2,146 sq ft 8,712 10/18/2023 \$135,000 12/3/2023 \$63</p> <p>Welcome to 411 N 3rd St in Sanger, TX, a fantastic canvas awaiting your personal touch! Just steps from charming downtown Sanger, this spacious home, encompassing over 0.2 acre, offers abundant potential for customization. Inside, you'll find three bedrooms on the main floor, including a generously sized primary suite complete with its own bathroom and walk-in closet. Upstairs, you'll discover an additional 600 sq ft of versatile space that can be transformed into extra bedrooms, a game room, an office à the possibilities are endless. The garage has been partially converted and can seamlessly integrate into your living space, boosting the total square footage. Outside, the backyard beckons with a workshop and ample room for your creative landscaping ideas. Please note that the property requires some essential upgrades, including HVAC installation (currently not vented), foundation work, and cosmetic improvements and is sold AS-IS. Seller will make no repairs.</p> <p><i>Listing Courtesy of MARK SPAIN REAL ESTATE</i></p>								











## Pending: 34 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p>11 <b>Pending</b> *Pending as of 4/1/2024 <i>MLS ID: 20512723</i>  <b>312 Deer Run Dr</b>            Single Family 3/2 1,398 sq ft 7,056 1/15/2024 \$280,000 4/1/2024 \$200</p> <p>Don't miss this great opportunity to own this well-maintained 1 story home. The charming home features intricate crown molding and trim, and a large kitchen space with sightlines into the kitchen, perfect for entertaining. The large backyard features a privacy fence and plenty of space for a family, animals, or additional hobbies. It also features a separate storage area. ***Back on the market after the buyer backed out due to an emergency***</p> <p><i>Listing Courtesy of Fathom Realty, LLC</i></p>								
 <p>12 <b>Pending</b> *Pending as of 3/27/2024 <i>MLS ID: 20563491</i>  <b>113 Kathryn Dr</b>            Single Family 3/2 1,506 sq ft 11,238 3/18/2024 \$299,900 3/27/2024 \$199</p> <p>Remodeled 3 bedroom, 2 bath home on an oversized lot. New roof and gutters in 2022. Agent related to Seller.</p> <p><i>Listing Courtesy of Turner Country Properties</i></p>								
 <p>13 <b>Pending</b> *Pending as of 3/14/2024 <i>MLS ID: 20547243</i>  <b>6810 Michael Rd</b>            Single Family 3/2 1,125 sq ft 82,764 3/4/2024 \$325,000 3/14/2024 \$289</p> <p>Completely remodeled home on 1.9 acres in Sanger, TX! The kitchen boasts new countertops, new stainless steel appliances, and new cabinets! This home has a new HVAC, and the plumbing system and electrical have been updated. The foundation has been repaired with a lifetime transferable warranty. This home is move in ready! See additional updates in Transaction Desk.</p> <p><i>Listing Courtesy of Newland Real Estate, Inc.</i></p>								
 <p>14 <b>Pending</b> *Pending as of 3/18/2024 <i>MLS ID: 20535514</i>  <b>8967 Cripple Creek Ct</b>            Single Family 5/4 2,449 sq ft 43,560 2/15/2024 \$514,900 3/18/2024 \$210</p> <p>Quiet, Country Living awaits you! From the moment you walk through the door you are surrounded by the warm, rustic touches of this home. This lovely home is nestled on 1 acre in beautiful Sanger, TX, minutes away from Lake Ray Roberts. This beautiful home features 5 bedrooms, 2 full baths, 2 half baths, an open floor plan perfect for entertaining, an additional living-flex room allowing for many options for this versatile space. The master suite offers a large adjacent space with intricate touches of shiplap that could be used for a sitting area, nursery, or even a quiet office space. This lovely home truly has something for everyone! Beat the Texas Heat out by the pool-spa complete with waterfall and cabana with half bath. The 3-car, pull through garage, offers enough space for those car enthusiasts, tools, yard equipment, or woodworking etc. You won't believe it, but there's more! This property also comes with RV Hookups and an insulated storage building. This home truly has it all!</p> <p><i>Listing Courtesy of Post Oak Realty</i></p>								
 <p>15 <b>Pending</b> *Pending as of 3/8/2024 <i>MLS ID: 20489999</i>  <b>4208 Kristoff Ln</b>            Single Family 3/2 2,188 sq ft 8,886 12/6/2023 \$419,900 3/8/2024 \$192</p> <p>Discover the allure of this TGC Custom Farmhouse. This 2188 sqft sanctuary has three bedrooms, two baths, and versatile study. The open floor plan welcomes you with abundant natural light, highlighting the spacious interior. A large island stands as the centerpiece in the kitchen, offering both functionality and style. Embrace a lifestyle of comfort and brightness in this thoughtfully designed farmhouse retreat. WELCOME HOME! COMPLETION MARCH 2024 - Pictures coming soon. Pictures available are of the model home. Come check it out! Call Tommy Crutcher @ TGC CUSTOM HOMES TODAY! (469)406-2490</p> <p><i>Listing Courtesy of Post Oak Realty</i></p>								





## Pending: 34 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
	16  Pending	*Pending as of 4/5/2024 MLS ID: 20379930						
<b>4104 Avion Dr</b>	Condo/Townhouse/Apt.	3/3	1,893 sq ft	2,874	7/12/2023	\$314,900	4/5/2024	\$166
<p>Introducing the latest townhome model by TGC Custom Homes your Premier Builder in North Texas. This three-bedroom, three-bathroom gem combines modern luxury with thoughtful design. Revel in the elegance of LVP flooring, indulge in the oversized shower in the primary suite, and experience the convenience of hassle-free living with included lawn maintenance. Welcome home to a perfect blend of comfort and sophistication in every detail. If you are looking for a spacious home, with little upkeep, Stop NOW! Come take a look today, they will not last long. Builder incentives include 2-1 buy down for each introductory rate at 5.25% or 2% of sales price back at closing. All information deemed reliable, but not guaranteed and should be independently verified. Call builder for showings. This is a limited listing. 469-406-2490</p> <p><i>Listing Courtesy of Post Oak Realty</i></p>								
	17  Pending	*Pending as of 4/5/2024 MLS ID: 20509021						
<b>4201-4209 Avion Dr</b>	Condo/Townhouse/Apt.	15/15	9,332 sq ft	16,160	1/9/2024	\$1,475,000	4/5/2024	\$158
<p>Discover an exceptional opportunity in Sanger, Texas. This five-unit townhome building showcases luxury finishes, offering a perfect blend of sophistication and practicality. Situated just outside of Denton, home to University of North Texas, Texas Woman's University, and North Central Texas College, it ensures a prime location for both tranquility and rental appeal. No yard maintenance, this investor friendly property combines convenience with the potential to own not just one, but a collection of eight five-unit buildings. Secure your stake in this lucrative real estate opportunity. Please refer to MLS 20508985 for more info All information deemed reliable, but not guaranteed. All information herein should be independently verified. Please see private remarks. HOA cost listed is per unit. SQFT listed is entire building. Lots also available. 3 beds 2.5 baths per unit. Units can be sold individually or as a group Limited service listing: Please call Tommy Crutcher at 469-406-2490</p> <p><i>Listing Courtesy of Post Oak Realty</i></p>								
	18  Pending	*Pending as of 4/5/2024 MLS ID: 20368280						
<b>4804 Elite Dr</b>	Single Family	3/2	1,784 sq ft	7,800	6/28/2023	\$359,900	4/5/2024	\$202
<p>The Magnolia Farmhouse plan by TGC Custom Homes is a 3 bedroom, 2 bathroom home. This open floor plan will be perfect for entertaining guests. The quiet community, Sanger Circle, is minutes away from everything you may need. The home boasts luxury vinyl flooring, tile and beautiful countertops. The natural lighting makes is even more stunning. This home will not last long! Please call Builder for appointments. This is a limited listing.</p> <p><i>Listing Courtesy of Post Oak Realty</i></p>								
	19  Pending	*Pending as of 4/4/2024 MLS ID: 20545510						
<b>11651 Fm 2153</b>	Single Family	3/2	1,973 sq ft	932,488	2/28/2024	\$875,000	4/4/2024	\$443
<p>A great property with countless possibilities, only minutes from Lake Ray Roberts. This property features a spacious ranch-style home with large rooms and a screened-in porch next to a carport. The home has double-paned Pella windows and solid wood doors throughout. The large workshop has been divided into three spaces; a 17'x 9' insulated office space, an approximately 24'x 40' workspace with a 10'x 10' panel door, and 18'x10' panel door. It also features an enclosed 42'x18' RV storage with a 14'x18' panel door. This property has a retired portable classroom that has been plumbed for water, electric, and airconditioning for additional storage. All information is deemed reliable but not guaranteed. Buyer and or buyers agent to verify that information herein including school zones, current and proposed property use, house and shop room dimensions is accurate.!!</p> <p><i>Listing Courtesy of Newland Real Estate, Inc.</i></p>								





## Pending: 34 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
	20  Pending	*Pending as of 3/15/2024 MLS ID: 20511509						
<b>4803 Avion Dr</b>	Single Family	4/2	2,022 sq ft	7,797	1/12/2024	\$359,900	3/15/2024	\$178
<p>MLS# 20511509 - Built by Impression Homes - Ready Now! ~ Beautiful Impression Homes Cheyenne Plan in Sanger Circle! This beautiful 4 bedroom, 2 bath 2 car garage has a great open concept! Kitchen features an over-sized island with enough bar space for 4 plus stools. The kitchen opens to a casual dining and family room, 10 foot ceilings and tons of natural light! Beautiful wood look tile in all main living and kitchen and wonderful covered back patio to enjoy!</p> <p><i>Listing Courtesy of IMP Realty</i></p>								
	21  Pending	*Pending as of 3/14/2024 MLS ID: 20507408						
<b>4820 Avion Dr</b>	Single Family	3/2	1,620 sq ft	12,545	1/8/2024	\$323,061	3/14/2024	\$199
<p>MLS# 20507408 - Built by Impression Homes - April completion! ~ Beautiful brick and stone home, with full sod, full sprinkler, landscape package, and our Hard Wired, CAT 6 Smarter Living Package. Large, very open, Family kitchen and Dining combination room. The kitchen is so very large, with about 2 dozen cabinet drawers and a HUGE walk in pantry. This home makes a big Impression on a lot that is .288 acres, providing an incredible back yard and room to relax!!</p> <p><i>Listing Courtesy of IMP Realty</i></p>								
	22  Pending	*Pending as of 2/29/2024 MLS ID: 20512396						
<b>4823 Avion Dr</b>	Single Family	4/2	2,049 sq ft	14,287	1/15/2024	\$370,900	2/29/2024	\$181
<p>MLS# 20512396 - Built by Impression Homes - April completion! ~ Impression Homes Cromwell: This well thought-out open concept plan is so smart! The utility room is a walk through between the bedrooms! Must see! The Cromwell has 4 bedrooms with big closets. With wood look tile, large windows, and a covered back patio, this home is bright and beautiful!!</p> <p><i>Listing Courtesy of IMP Realty</i></p>								
	23  Pending	*Pending as of 3/29/2024 MLS ID: 20554861						
<b>4822 Elite Dr</b>	Single Family	3/2	1,802 sq ft	9,539	3/7/2024	\$364,168	3/29/2024	\$202
<p>MLS# 20554861 - Built by Impression Homes - July completion! ~ Beautiful, open layout perfect for a new family. With ample storage space, this floorplan features a California kitchen with spacious walk-in pantry, study off the entry and walk-in closets in each bedroom.</p> <p><i>Listing Courtesy of IMP Realty</i></p>								
	24  Pending	*Pending as of 3/8/2024 MLS ID: 20490195						
<b>4825 Enclave Dr</b>	Single Family	3/2	1,627 sq ft	7,623	12/6/2023	\$337,900	3/8/2024	\$208
<p>Welcome to the Retreat Plan by TGC Custom Homesâa haven of comfort and style. This three-bedroom , two-bathroom farmhouse spans 1627 sq ft, offering a perfect balance of space and intimacy. Immerse yourself in a thoughtful design that seamlessly blends functionality with modern aesthetics. Your dream home awaits, promising a lifestyle of tranquility and refinement in every corner. The completion date on this home is set for Mid-March 2024. Call Tommy Crutcher with TGC Custom Homes @ 469-406-2490. Buyer's agent to verify all information. Information deemed reliable but not guaranteed.</p> <p><i>Listing Courtesy of Post Oak Realty</i></p>								


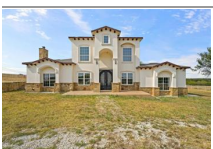
## Pending: 34 (cont.)

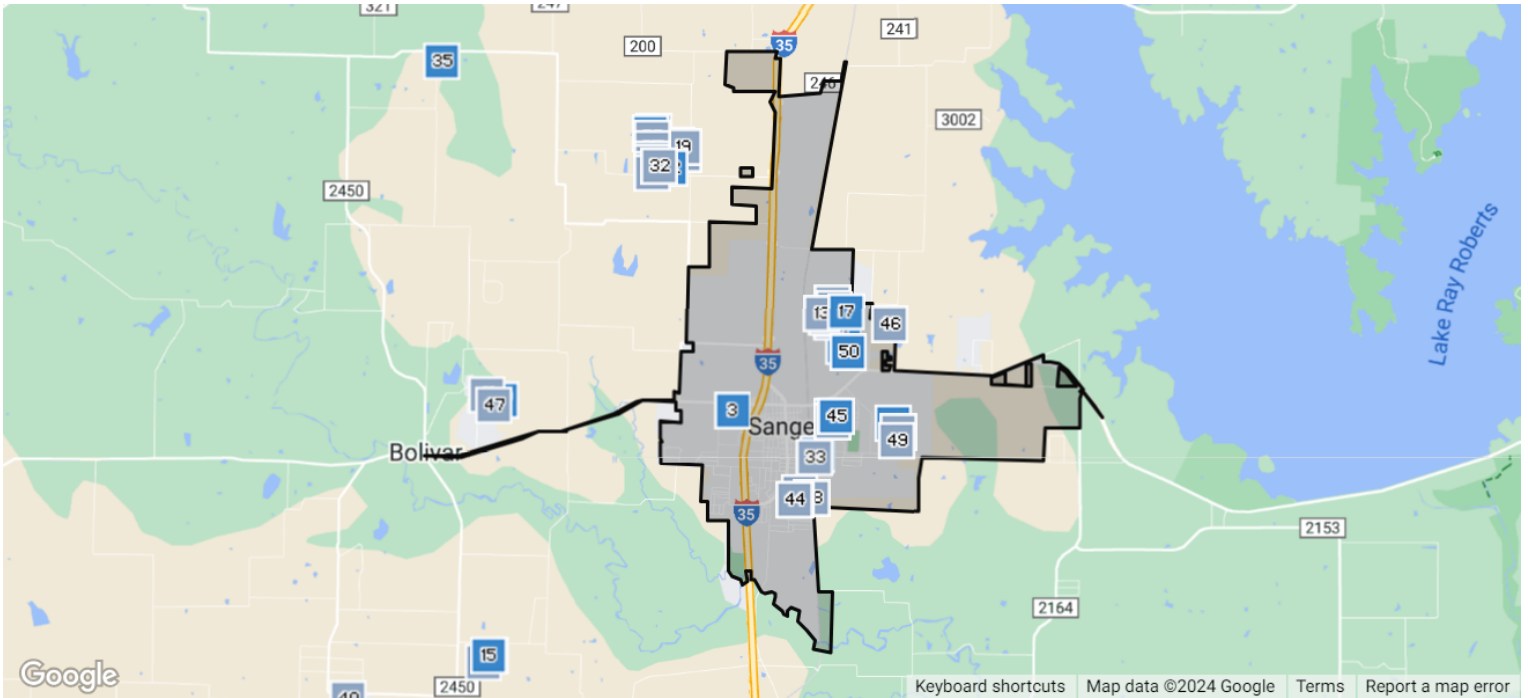
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p><b>25</b> <span style="color: blue;">🕒</span> Pending <i>*Pending as of 3/8/2024</i> <i>MLS ID: 20490104</i>  <b>4204 Kristoff Ln</b></p> <p>Introducing the Ponderosa Farmhouse, a masterpiece by TGC Custom Homes. This new construction, spanning 1904 sq ft, awaits your arrival, with completion set for mid-March 2024. This thoughtfully designed home has three bedrooms, two bathrooms with a versatile study. Immerse yourself in the abundance of natural light that graces every corner. The kitchen boasts an inviting island, and the master suite features ample room, unveiling a spacious retreat with a large soaking tubâa haven of modern elegance in the making. Secure your future in this timeless creation. Call Tommy Crutcher with TGC Custom Homes at: 469-406-2490 *Pictures shown are not actual address but of a like home. *Buyer's agent to verify all information, information deemed reliable but not guaranteed*</p> <p style="text-align: right;"><i>Listing Courtesy of Post Oak Realty</i></p>	Single Family	3/2	1,904 sq ft	9,016	12/6/2023	\$384,900	3/8/2024	\$202
 <p><b>26</b> <span style="color: blue;">🕒</span> Pending <i>*Pending as of 4/2/2024</i> <i>MLS ID: 20529991</i>  <b>8461 Davidson Rd</b></p> <p>Completion Mid-May 2024!!! Exceptional three-bedroom, 2.5-bath residence nestled on a sprawling acre in Sanger, Texas. Indulge in the perfect blend of spacious living and serene country surroundings, all while being conveniently close to city amenities. Meticulously crafted by Texas premier builder, TGC Custom Homes, this home boasts a dedicated study, a separate dining area, and a generously designed kitchen. Embrace the harmonious balance of light, comfort and sophistication in this meticulously curated haven. Care was taken in inputting Information. Information deemed reliable but not guaranteed. Buyer and Buyers agent to complete due diligence.</p> <p style="text-align: right;"><i>Listing Courtesy of Post Oak Realty</i></p>	Single Family	3/3	2,384 sq ft	45,520	2/6/2024	\$539,900	4/2/2024	\$226
 <p><b>27</b> <span style="color: blue;">🕒</span> Pending <i>*Pending as of 3/26/2024</i> <i>MLS ID: 20526665</i>  <b>1st</b></p> <p>As you enter the home, the living room greets you with a large focal fireplace and has open sightlines to the dining area with sliding glass doors for easy access to the exterior. The galley-style kitchen features plenty of cabinet storage and boasts a kitchen sink window for visibility into the backyard space as well. The backyard has a large grassy space with a large, established tree that provides plenty of shade, as well as a covered patio that is perfect for entertaining. The primary bedroom features a large ensuite with a large walk-in shower, plenty of counter and cabinet space, and a walk-in closet! On the property an open air building, 42 feet length by 12 feet in width and 16 feet height with 220 volt power ran to it. Can be used as a shop, RV storage or car port.</p> <p style="text-align: right;"><i>Listing Courtesy of Monument Realty</i></p>	Single Family	3/2	1,331 sq ft	11,891	2/2/2024	\$245,000	3/26/2024	\$184
 <p><b>28</b> <span style="color: blue;">🕒</span> Pending <i>*Pending as of 3/26/2024</i> <i>MLS ID: 20530015</i>  <b>8441 Davidson Rd</b></p> <p>Completion Mid-May 2024!! Discover the allure of this three-bedroom, two-bath home in Sundance Estates, Sanger, Texas. Situated on a sprawling 1-acre lot, experience the best of country living with city proximity. Crafted by the premier custom home builder, TGC Custom Homes, this residence features a spacious living area, a well-appointed kitchen, and a dedicated office space. Embrace the serenity of your surroundings while enjoying the convenience of city life. Welcome home to a perfect blend of comfort and style. Care was taken when inputting data. All information deemed reliable but not guaranteed. Buyer and buyer's agent to complete due diligence on all information herein. Images are from a property with same finishes. This is a limited listing: Call Tommy Crutcher for showing information: (469)406-2490</p> <p style="text-align: right;"><i>Listing Courtesy of Post Oak Realty</i></p>	Single Family	3/2	2,155 sq ft	45,520	2/6/2024	\$489,900	3/26/2024	\$227

## Pending: 34 (cont.)



	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
	29 <b>Pending</b> <i>*Pending as of 3/20/2024</i> <i>MLS ID: 20397035</i>							
<b>10 Grouse Cir</b>	Single Family	4/3	2,333 sq ft	9,354	8/2/2023	\$429,990	3/20/2024	\$184
<p>New build, est complete March 2024! The Dogwood III from Bloomfield is a beautiful two-story offering 4 large bedrooms, 3 baths, Laundry Room, Private Study, and Game room flex space upstairs. Well-selected exterior with a brick &amp; stone combination front, massive covered front porch, custom 8' front door, 2-car side entry garage on a corner lot. Spacious, open-concept layout with window-lined walls look out to the backyard and Laminate Wood floors throughout. The heart of the home is the Deluxe Kitchen with an island layout, vaulted ceiling, and equipped with Granite countertops and built-in SS appliances. Game Room with a desk upstairs, as well as Bedroom 4 &amp; Bath 3. Large homesite provides plenty of room for entertaining. Don't forget to ask about the energy-efficient features that help your wallet long-term. Visit or call Bloomfield at Sable Creek to learn more!</p> <p><i>Listing Courtesy of Visions Realty &amp; Investments</i></p>								
	30 <b>Pending</b> <i>*Pending as of 1/18/2024</i> <i>MLS ID: 20468822</i>							
<b>7012 Adtel Ln</b>	Single Family	3/3	2,461 sq ft	43,560	11/2/2023	\$549,900	1/18/2024	\$223
<p>Welcome to your TGC Custom Homes dream home! This stunning property boasts three spacious bedrooms, 2.5 bathrooms, a charming dining area, and a cozy study for those seeking a perfect work-from-home space. The home is bathed in natural light, creating a warm inviting atmosphere throughout. The elegant wood accents throughout the interior add a touch of rustic charm to the modern design. With its open floor plan and abundance of windows, this home seamlessly blends the comforts of country living with contemporary style. Don't miss out on the opportunity to make this your forever home! **This is a limited listing. Call Tommy Crutcher with TGC Custom Homes for showing. (469)406-2490 Buyer to verify room sizes and schools. Information deemed reliable.</p> <p><i>Listing Courtesy of Post Oak Realty</i></p>								
	31 <b>Pending</b> <i>*Pending as of 2/28/2024</i> <i>MLS ID: 20396233</i>							
<b>171 Creekside Dr</b>	Single Family	4/2	2,043 sq ft	7,475	8/1/2023	\$389,990	2/28/2024	\$191
<p><b>*QUICK CLOSE AVAILABLE*</b> Popular Single-Story Brick &amp; Stone Bloomfield Home includes a beautiful 8' 5-Lite Panel Front Door, a private Study off the entrance, and stylish &amp; durable Laminate Wood floors in common areas. 4 bedrooms &amp; 2 baths without any stairs! Bright and airy common area features a transitional living-dining-kitchen lined with large windows! Deluxe Kitchen comes equipped with gas cooking on SS appliances, Granite countertops, a center island, and a buffet at the dining space. Also has a walk-in pantry so you don't have to worry about storage! The Primary Suite is a true sanctuary with an enlarged, Las Vegas Shower and spacious walk-in closet. Fully Landscaped with trees, plants, stone edging, a sprinkler system, Covered Patio, stained fencing, and gutters. Be sure to ask about all the energy features included in each Bloomfield Home. Stop by our brand new model to learn more!</p> <p><i>Listing Courtesy of Visions Realty &amp; Investments</i></p>								
	32 <b>Pending</b> <i>*Pending as of 3/7/2024</i> <i>MLS ID: 20516626</i>							
<b>4207 Kristoff Ln</b>	Single Family	3/2	1,610 sq ft	8,407	1/20/2024	\$328,018	3/7/2024	\$204
<p>MOVE IN READY! Open Living Floorplan, 3 bedrooms, 2 baths, walk-in master shower, granite kitchen counters, stainless steel appliances, upgraded kitchen backsplash, covered porches and more. See Model Home for Special Incentives.</p> <p><i>Listing Courtesy of Sarah Boyd &amp; Co</i></p>								

## Pending: 34 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p>33 <b>⦿ Pending</b> *Pending as of 12/20/2023 <i>MLS ID: 20375831</i></p> <p><b>4840 Austin Cir</b></p> <p>This impressive house sits on 5.017 acres, no HOA! The metal automatic gate has a keypad and remote. The thick, heavy duty concrete driveway has saw cut designs and opens up to a custom shape that accommodates ample parking. The downstairs living and dining areas are open and have gorgeous light fixtures to adorn the up to 14' tall ceilings. Come see the beautiful quartz countertops in the kitchen, top of the line SS appliances, farmhouse style sink, and sleek Euro style cabinets! There are two main bedrooms, the largest one has a enviable bathroom suite with marble floors, a deep soaking tub, floor to ceiling tile in the whole bathroom, a wide lighting mirror, gold finish plumbing fixtures, modern glass shower door, and tasteful tile selections! The three car garage is oversized, has an epoxy floor coating, and an AC damper control. Media room, living area, and office upstairs. There is a huge covered patio leading to the backyard. The well house has a bathroom. Spray foam insulation.</p> <p><i>Listing Courtesy of Ultima Real Estate</i></p>	Single Family	4/5	3,947 sq ft	218,540	7/14/2023	\$1,050,000	12/20/2023	\$266
 <p>34 <b>⦿ Pending</b> *Pending as of 1/4/2024 <i>MLS ID: 20413368</i></p> <p><b>W Clear Creek Rd</b></p> <p>LOOK AT THE AMOUNT OF ACRES 39+, AND HOME FOR THE PRICE!! COME AND ENJOY THIS PEACEFUL HOME WITH A HUGE COVERED TERRACE OVERLOOKING YOUR LAND. HOME IS ONLY 4 YEARS OLD WITH CLEAR CREEK LOCATED IN THE BACK OF THE PROPERTY, DEER, TURKEY WILDLIFE, PECAN GROVE, LARGE BARN, CARPORT WITH STORAGE AREA. WATER WELL BUT BOLIVAR WATER AVAILABLE. FENCED IN DIFFERENT AREAS TO MOVE YOUR ANIMALS AROUND, WITH A HUGE BARN. SOLD AS IS.</p> <p><i>Listing Courtesy of eXp Realty LLC</i></p>	Single Family	6/6	3,532 sq ft	1,733,644	8/23/2023	\$990,000	1/4/2024	\$280






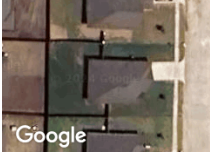


Closed: 50







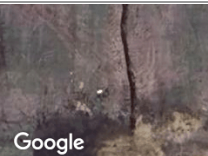
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p><b>1 Closed</b> • Sold Date: 4/10/2024, MLS Listing 20545584: 2/28/2024 <b>MLS ID: 20545584</b></p> <p><b>109 Arrowhead Dr</b></p> <p>Stunning 2019 build offers contemporary living at its finest, nestled in a peaceful cul-de-sac, boasting a harmonious blend of functionality and style. Step inside to discover a seamless flow of open-concept living, and abundant natural light shining through the expansive windows. The heart of the home is the gourmet kitchen, featuring sleek countertops, stainless steel appliances, and ample cabinet space perfect for culinary enthusiasts and entertainers alike. Additional highlights include office space, perfect for remote work or creative endeavors, and a charming front porch, adding to the home's curb appeal. Step out onto the extended patio with a spacious slab offering endless opportunities for al fresco dining or outdoor gatherings in the expansive backyard. This home will exceed your expectations and elevate your lifestyle to new heights. Whether you're hosting a BBQ or enjoying an evening under the stars, this home is the perfect setting for making memories that last a lifetime.</p> <p><i>Courtesy of Fathom Realty, LLC</i></p>	Single Family	3/2	1,434 sq ft	7,927	2020	4/10/2024	\$310,000	\$216
 <p><b>2 Closed</b> • Sold Date: 4/8/2024, MLS Listing 20493749: 12/15/2023 <b>MLS ID: 20493749</b></p> <p><b>4004 Montecristo Ln</b></p> <p>Immaculate like new move-in ready home! This 3 bed, 2 bath home features an open floor plan with engineered wood floors and high ceilings throughout. The kitchen boasts stainless appliances, granite counters and a large island. Split bedrooms with a large owners suite with ensuite bath. Living room with surround sound system included and flat screen tv wiring. The backyard features a covered porch with extended wooded decking, planters and a greenbelt. The 2 car garage is a dream with epoxy floors and built in workbench. Don't miss this great opportunity for this very well cared for home!</p> <p><i>Courtesy of Chase Realty DFW</i></p>	Single Family	3/2	1,804 sq ft	7,840	2017	4/8/2024	\$340,000	\$188








## Closed: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p><b>3 Closed</b> • Sold Date: 4/8/2024, MLS Listing 20561246: 3/15/2024 <b>MLS ID: 20561246</b></p> <p><b>1127 Serendipity Cir</b> Single Family 3/2 1,246 sq ft 8,973 2009 4/8/2024 \$280,000 \$225</p> <p>This charming single story home is nestled in the heart of Sanger. Upon entering its open floor plan, you will find brand new flooring and fresh paint. The covered patio and very large backyard is perfect for entertaining. The primary bedroom has room to relax with en suite bath. This well maintained home is truly a must see! This home meets USDA loan criteria! Buyer to verify accuracy of all information including room &amp; lot sizes, schools, and taxes. Neither Seller nor LA makes any warranties or representation as to accuracy.</p> <p><i>Courtesy of Southern Collective Realty</i></p>								
 <p><b>4 Closed</b> • Sold Date: 12/27/2023, MLS Listing 20445673: 10/3/2023 <b>MLS ID: 20445673</b></p> <p><b>4810 Avion Dr</b> Single Family 4/2 1,939 sq ft 12,109 2022 12/27/2023 \$310,000 \$160</p> <p>MLS# 20445673 - Built by Impression Homes - Ready Now! ~ This gorgeous Austin home plan by Impression Homes with an extended covered back patio has 4 bedrooms, 2 bathrooms, a family foyer from the garage entry, lots of light and open living spaces. The Smarter Living home automation package includes a Ring Doorbell, Z Wave, wiring for a wireless access point, etc. all on one single app. Set your story for coming home or going to bed to make your home conform to a preset temperature, lighting, etc. Fantastic open concept with natural light invited in by the many windows!</p> <p><i>Courtesy of IMP Realty</i></p>								
 <p><b>5 Closed</b> • Sold Date: 12/28/2023, MLS Listing 20485291: 11/29/2023 <b>MLS ID: 20485291</b></p> <p><b>4811 Avion Dr</b> Single Family 3/2 1,861 sq ft 5,662 2023 12/28/2023 \$310,000 \$167</p> <p>MLS# 20485291 - Built by Impression Homes - Ready Now! ~ The Lincoln plan offers an open concept design with beautiful California-style kitchen, large island, and vaulted ceilings and a Texas-sized walk-in pantry for small appliances and storage. The elegant owner suite offers separate shower, garden tub, dual-sink vanity and large walk-in closet. Spacious, private secondary bedrooms and separate laundry room!!</p> <p><i>Courtesy of IMP Realty</i></p>								
 <p><b>6 Closed</b> • Sold Date: 11/21/2023, MLS Listing 20459849: 10/20/2023 <b>MLS ID: 20459849</b></p> <p><b>4207 Baccarat Ln</b> Single Family 4/2 1,724 sq ft 7,797 2023 11/21/2023 \$346,524 \$201</p> <p>The builder is giving \$10,000.00 in credit PLUS 1% of the total loan amount from the lender. MOVE IN READY! Open concept living with 4 bedrooms plus office, 2 bathrooms, 2 car garage. The master bath has double vanities, walk-in tiled shower and a walk-in closet, this plan has a large laundry room with drop station. The kitchen features granite countertops, tile backsplash, and stainless steel appliances. The flooring is luxury vinyl plank in the main areas, and carpet in the bedrooms. The yard is fenced-in privacy with full sod.</p> <p><i>Courtesy of Sarah Boyd &amp; Co</i></p>								
 <p><b>7 Closed</b> • Sold Date: 12/7/2023, Public Record <b>MLS ID: -</b></p> <p><b>4208 Baccarat Ln</b> Single Family 3/2 1,568 sq ft 8,407 2022 12/7/2023 - \$204</p> <p>-</p> <p>Google</p>								
 <p><b>8 Closed</b> • Sold Date: 11/15/2023, Public Record <b>MLS ID: -</b></p> <p><b>4212 Baccarat Ln</b> Single Family 3/2 1,531 sq ft 8,407 2022 11/15/2023 - \$211</p> <p>-</p> <p>Google</p>								





## Closed: 50 (cont.)

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
	9	<b>Closed</b>	*Sold Date: 10/16/2023, MLS Listing 20405226: 8/11/2023 MLS ID: 20405226						
	<b>4820 Elite Dr</b>	Single Family	4/2	1,939 sq ft	12,109	2022	10/16/2023	\$353,677	\$182
<p>MLS# 20405226 - Built by Impression Homes - Ready Now! ~ This gorgeous Austin home plan by Impression Homes with an extended covered back patio has 4 bedrooms, 2 bathrooms, a family foyer from the garage entry, lots of light and open living spaces. The Smarter Living home automation package includes a Ring Doorbell, Z Wave, wiring for a wireless access point, etc. all on one single app. Set your story for coming home or going to bed to make your home conform to a preset temperature, lighting, etc. Fantastic open concept with natural light invited in by the many windows!</p> <p><i>Courtesy of IMP Realty</i></p>									
	10	<b>Closed</b>	*Sold Date: 10/16/2023, Public Record MLS ID: -						
	<b>4811 Enclave Dr</b>	Single Family	3/2	1,542 sq ft	7,797	2022	10/16/2023	-	\$208
<p>Google</p>									
	11	<b>Closed</b>	*Sold Date: 2/14/2024, Public Record MLS ID: -						
	<b>8344 Cassandra Dr</b>	Single Family	4/3	3,091 sq ft	44,431	2022	2/14/2024	-	\$176
<p>Google</p>									
	12	<b>Closed</b>	*Sold Date: 1/9/2024, Public Record MLS ID: -						
	<b>8609 Cassandra Dr</b>	Single Family	4/3	2,802 sq ft	43,996	2022	1/9/2024	-	\$190
<p>Google</p>									
	13	<b>Closed</b>	*Sold Date: 12/15/2023, MLS Listing 20383182: 7/17/2023 MLS ID: 20383182						
	<b>4200 Liga Ln</b>	Single Family	4/2	2,044 sq ft	7,797	2022	12/15/2023	\$340,000	\$166
<p>MLS# 20383182 - Built by Impression Homes - Ready Now! ~ Beautiful Impression Homes Cheyenne Plan in Sanger Circle! This beautiful 4 bedroom, 2 bath 2 car garage has a great open concept! Kitchen features an over-sized island with enough bar space for 4 plus stools. The kitchen opens to a casual dining and family room, 10 foot ceilings and tons of natural light! Beautiful wood look tile in all main living and kitchen and wonderful covered back patio to enjoy!!!</p> <p><i>Courtesy of IMP Realty</i></p>									
	14	<b>Closed</b>	*Sold Date: 11/6/2023, MLS Listing 20422794: 9/2/2023 MLS ID: 20422794						
	<b>5912 Mango Dr</b>	Single Family	4/2	2,251 sq ft	43,995	2023	11/6/2023	\$469,000	\$208
<p>BRAND NEW 4-2-2 PLUS STUDY IN STONEHENGE PHASE II. ABSOLUTE MUST SEE! READY NOW.</p> <p><i>Courtesy of Ultima Real Estate</i></p>									
	15	<b>Closed</b>	*Sold Date: 1/18/2024, MLS Listing 20515001: 1/18/2024 MLS ID: 20515001						
	<b>6004 Mango Dr</b>	Single Family	4/2	2,445 sq ft	43,995	2023	1/18/2024	\$479,000	\$196
<p>BRAND NEW 4-2-2 PLUS STUDY IN STONEHENGE PHASE II. 10' CEILINGS AND 8' DOORS. THE BEST FINISH OUT YOU WILL SEE ON AN ACRE. ABSOLUTELY MUST SEE! READY NOW!</p> <p><i>Courtesy of Ultima Real Estate</i></p>									





## Closed: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p>16 <b>Closed</b> * Sold Date: 11/29/2023, MLS Listing 20423152: 9/3/2023 MLS ID: 20423152  <b>6009 Mango Dr</b>            Single Family 4/2 2,251 sq ft 43,995 2023 11/29/2023 \$465,000 \$207            BRAND NEW 4-2-2 PLUS STUDY IN STONEHENGE PHASE II. ABSOLUTE MUST SEE! READY NOW.  <i>Courtesy of Ultima Real Estate</i></p>								
 <p>17 <b>Closed</b> * Sold Date: 2/22/2024, Public Record MLS ID: -  <b>4203 Padron Ln</b>            Single Family 3/2 1,608 sq ft 14,070 2022 2/22/2024 - \$204            -</p>								
 <p>18 <b>Closed</b> * Sold Date: 11/8/2023, MLS Listing 20294003: 4/2/2023 MLS ID: 20294003  <b>13320 Sage Meadow Cir</b>            Single Family 4/4 2,905 sq ft 46,173 2023 11/8/2023 \$526,425 \$181            Enter the beautiful home through the spacious covered front porch, where youâre welcomed by the grand foyer and gorgeous staircase. To the left, youâll find a large flex room with optional french doorsâperfect for a home office, play room, formal dining room or additional bedroom. Strategically located by the stairs, youâll see the high-ceiling family room with a cozy fireplace directly across from the gourmet kitchen, which features a massive island and an array of appliancesâallowing for plenty of space for the best family dinners and amazing opportunities for hosting events. The massive ownerâs suite is placed at the back left corner of the home, maximizing space and privacy while still remaining close. Large windows give you the best view of the back yard, and the sizable bedroom can fit a king-sized bed and more. The bathroom features a dual vanity, spa-like shower and luxurious tub, and the walk-in closet!  <i>Courtesy of NTex Realty, LP</i></p>								
 <p>19 <b>Closed</b> * Sold Date: 10/31/2023, MLS Listing 20329269: 5/15/2023 MLS ID: 20329269  <b>13321 Sage Meadow Cir</b>            Single Family 4/3 2,734 sq ft 43,560 2023 10/31/2023 \$575,875 \$211            The Sabine is THE place to call, âhomeâ! The large entry way opens to a spacious family room with bright windows looking out to the massive back patio. This great floor plan offers a Media or Game room option located off the Family room with a powder bath! . Between the large social island, stunning owner's suite bath, large kitchen island and oversized utility room, you really could not ask for anything more. This one story gem has everything you want which makes the Sabine a perfect place to call âhomeâ!  <i>Courtesy of NTex Realty, LP</i></p>								
 <p>20 <b>Closed</b> * Sold Date: 3/1/2024, MLS Listing 20377032: 7/10/2023 MLS ID: 20377032  <b>13405 Sage Meadow Cir</b>            Single Family 5/4 3,130 sq ft 43,560 2023 3/1/2024 \$617,825 \$197            As you enter into the first floor of the home, the foyer leads you past a bedroom and bathroom on one side and a flex room on the other before opening up into the kitchen, dining room and family room. This open-concept home gives you plenty of reasons to host dinner parties or holiday events for your friends and family with a spacious dining room, oversized island within the kitchen and a charming fireplace to gather around at the end of the night. The ownerâs suite is situated just off of the family room and overlooks the pristine backyard scene. With the ownerâs bathroom featuring a standing bathtub, separate walk-in shower, a double vanity and an incredible walk-in closetâitâs as if you have your own private spa in the comfort of your own home.  <i>Courtesy of NTex Realty, LP</i></p>								






Closed: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p>21 <b>Closed</b> • Sold Date: 10/19/2023, MLS Listing 20329360: 5/15/2023 <i>MLS ID: 20329360</i></p> <p><b>13413 Sage Meadow Cir</b></p> <p>Single Family      4/4      3,340 sq ft      43,560      2023      10/19/2023      \$643,265      \$193</p> <p>The Frio is all about versatility. Inside, you have 3,340 square feet that includes 4 bedrooms, 4 baths, 3-car garage, and a 200-square-foot covered back patio. There's a twist on the open concept on the main level of the Frio. Large spaces wander into one another but present some separation like the study by the foyer and the formal dining room connected to the kitchen. The living room's wood-burning fireplace is a nice (and standard) feature, along with the hall bench incorporated into the mudroom. The first-floor owner's suite is a welcome element, and we've created this with a vestibule entrance to increase the privacy, and added a walk-in closet that's a room on its own! Upstairs, the Frio has 3 more bedrooms (2 with walk-in closets), 2 full baths, and a game room. When you choose the Frio floor plan, you have plenty of everything, including choices!</p> <p><i>Courtesy of NTEX Realty, LP</i></p>								
 <p>22 <b>Closed</b> • Sold Date: 1/11/2024, MLS Listing 20344022: 6/1/2023 <i>MLS ID: 20344022</i></p> <p><b>13521 Sage Meadow Cir</b></p> <p>Single Family      4/3      3,233 sq ft      60,112      2023      1/11/2024      \$619,661      \$192</p> <p>Enter through the door at the charming front porch to find a gorgeous foyer with the most grand staircase you've ever seen. Past the stairs, you're welcomed by the main living area made up of the beautiful family room, inclusive dining room and chef-inspired kitchen full of appliances with a huge walk-in pantry, and a massive island for extra seating and counter space. The exceptional owner's suite is accompanied by an enormous bedroom, two separate sinks and vanities with a spa-style tub in between, across from the luxurious walk-in shower. Past the bathroom, you have convenient access to the laundry room and two oversized walk-in closets. The front of the home has a bedroom, two bathrooms, and a flex room with the ultimate amount of natural lighting. Upstairs, you'll find two additional bedrooms and a bathroom, as well as a convenient loft area that opens up to the first floor of the home.</p> <p><i>Courtesy of NTEX Realty, LP</i></p>								
 <p>23 <b>Closed</b> • Sold Date: 11/20/2023, MLS Listing 20339330: 5/26/2023 <i>MLS ID: 20339330</i></p> <p><b>13617 Sage Meadow Cir</b></p> <p>Single Family      4/4      2,905 sq ft      48,787      2023      11/20/2023      \$587,675      \$202</p> <p>Enter the beautiful home through the spacious covered front porch, where you're welcomed by the grand foyer and gorgeous staircase. To the left, you'll find a large flex room with optional french doors perfect for a home office, play room, formal dining room or additional bedroom. Strategically located by the stairs, you'll see the high-ceiling family room with a cozy fireplace directly across from the gourmet kitchen, which features a massive island and an array of appliances allowing for plenty of space for the best family dinners and amazing opportunities for hosting events. The massive owner's suite is placed at the back left corner of the home, maximizing space and privacy while still remaining close. Large windows give you the best view of the back yard, and the sizable bedroom can fit a king-sized bed and more. The bathroom features a dual vanity, spa-like shower and luxurious tub, and the walk-in closet!</p> <p><i>Courtesy of NTEX Realty, LP</i></p>								
 <p>24 <b>Closed</b> • Sold Date: 12/1/2023, MLS Listing 20376990: 7/10/2023 <i>MLS ID: 20376990</i></p> <p><b>4024 Sanger Meadow Dr</b></p> <p>Single Family      4/3      2,629 sq ft      54,885      2023      12/1/2023      \$536,200      \$204</p> <p>The Colca II design reflects unique features and exceptional attention to detail. This ranch-style home gives a bright open layout with an abundance of windows, large owner's suite, wide open kitchen and living area. With 4 bedrooms, a study and formal dining room your family will not have to settle on this layout. The Colca II is what you have been looking for and will make you feel right at home!</p> <p><i>Courtesy of NTEX Realty, LP</i></p>								





## Closed: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p>25 <b>Closed</b> *Sold Date: 2/29/2024, MLS Listing 20450323: 10/9/2023 <b>MLS ID: 20450323</b></p> <p><b>4104 Sanger Meadow Dr</b></p> <p>The San Bernard is a great open floor plan for entertaining! The kitchen and breakfast room overlook the family room at the back of the house. The owner's bedroom suite includes a owner's bath with a garden tub, storage closet, and private commode. There is also his and her vanities and separate tub and shower. Two of the additional bedrooms are conveniently located next to each other with a bathroom across the hall. Separate from those is a 4th bedroom with a 3rd full bath! Take action and come view this stunning home!</p> <p><i>Courtesy of NTex Realty, LP</i></p>	Single Family	4/3	2,448 sq ft	43,560	2023	2/29/2024	\$500,000	\$204
 <p>26 <b>Closed</b> *Sold Date: 10/25/2023, MLS Listing 20196606: 10/28/2022 <b>MLS ID: 20196606</b></p> <p><b>4112 Sanger Meadow Dr</b></p> <p>As you enter into the first floor of the home, the foyer leads you past a bedroom and bathroom on one side and a flex room on the other before opening up into the kitchen, dining room and family room. This open-concept home gives you plenty of reasons to host dinner parties or holiday events for your friends and family with a spacious dining room, oversized island within the kitchen and a charming fireplace to gather around at the end of the night. The owner's suite is situated just off of the family room and overlooks the pristine backyard scene. With the owner's bathroom featuring a standing bathtub, separate walk-in shower, a double vanity and an incredible walk-in closet it's as if you have your own private spa in the comfort of your own home.</p> <p><i>Courtesy of NTex Realty, LP</i></p>	Single Family	5/4	3,130 sq ft	46,609	2022	10/25/2023	\$571,250	\$183
 <p>27 <b>Closed</b> *Sold Date: 10/31/2023, MLS Listing 20323037: 5/8/2023 <b>MLS ID: 20323037</b></p> <p><b>4132 Sanger Meadow Dr</b></p> <p>Enter through the door at the charming front porch to find a gorgeous foyer with the most grand staircase you've ever seen. Past the stairs, you're welcomed by the main living area made up of the beautiful family room, inclusive dining room and chef-inspired kitchen full of appliances with a huge walk-in pantry, and a massive island for extra seating and counter space. The exceptional owner's suite is accompanied by an enormous bedroom, two separate sinks and vanities with a spa-style tub in between, across from the luxurious walk-in shower. Past the bathroom, you have convenient access to the laundry room and two oversized walk-in closets. The front of the home has a bedroom, two bathrooms, and a flex room with the ultimate amount of natural lighting. Upstairs, you'll find two additional bedrooms and a bathroom, as well as a convenient loft area that opens up to the first floor of the home.</p> <p><i>Courtesy of NTex Realty, LP</i></p>	Single Family	4/3	3,233 sq ft	46,609	2023	10/31/2023	\$634,450	\$196
 <p>28 <b>Closed</b> *Sold Date: 12/18/2023, MLS Listing 20306464: 4/18/2023 <b>MLS ID: 20306464</b></p> <p><b>4212 Sanger Meadow Dr</b></p> <p>Enter the beautiful home through the spacious covered front porch, where you're welcomed by the grand foyer and gorgeous staircase. To the left, you'll find a large flex room with optional french doors perfect for a home office, play room, formal dining room or additional bedroom. Strategically located by the stairs, you'll see the high-ceiling family room with a cozy fireplace directly across from the gourmet kitchen, which features a massive island and an array of appliances allowing for plenty of space for the best family dinners and amazing opportunities for hosting events. The massive owner's suite is placed at the back left corner of the home, maximizing space and privacy while still remaining close. Large windows give you the best view of the backyard, and the sizable bedroom can fit a king-sized bed and more. The bathroom features a dual vanity, spa-like shower and luxurious tub, and the walk-in closet!</p> <p><i>Courtesy of NTex Realty, LP</i></p>	Single Family	4/4	2,905 sq ft	46,783	2023	12/18/2023	\$576,525	\$198


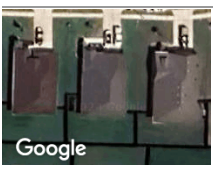



## Closed: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
	29	<b>Closed</b>	*Sold Date: 11/6/2023, MLS Listing 20422960: 9/2/2023 MLS ID: 20422960					
<b>4216 Sanger Meadow Dr</b>	Single Family	5/4	3,130 sq ft	46,609	2023	11/6/2023	\$644,825	\$206
<p>As you enter into the first floor of the home, the foyer leads you past a bedroom and bathroom on one side and a flex room on the other before opening up into the kitchen, dining room and family room. This open-concept home gives you plenty of reasons to host dinner parties or holiday events for your friends and family with a spacious dining room, oversized island within the kitchen and a charming fireplace to gather around at the end of the night. The owner's suite is situated just off of the family room and overlooks the pristine backyard scene. With the owner's bathroom featuring a standing bathtub, separate walk-in shower, a double vanity and an incredible walk-in closet as if you have your own private spa in the comfort of your own home.</p> <p><i>Courtesy of NTex Realty, LP</i></p>								
	30	<b>Closed</b>	*Sold Date: 11/27/2023, MLS Listing 20329348: 5/15/2023 MLS ID: 20329348					
<b>4232 Sanger Meadow Dr</b>	Single Family	4/3	2,734 sq ft	46,609	2023	11/27/2023	\$573,200	\$210
<p>The Sabine is THE place to call, âhome! The large entry way opens to a spacious family room with bright windows looking out to the massive back patio. This great floor plan offers a Media or Game room option located off the Family room with a powder bath! . Between the large social island, stunning owner's suite bath, large kitchen island and oversized utility room, you really could not ask for anything more. This one story gem has everything you want which makes the Sabine a perfect place to call âhome!</p> <p><i>Courtesy of NTex Realty, LP</i></p>								
	31	<b>Closed</b>	*Sold Date: 12/15/2023, Public Record MLS ID: -					
<b>4236 Sanger Meadow Dr</b>	Single Family	4/3	2,514 sq ft	86,989	-	12/15/2023	-	\$187
<p>-</p>								
	32	<b>Closed</b>	*Sold Date: 10/19/2023, MLS Listing 20342950: 5/31/2023 MLS ID: 20342950					
<b>4237 Sanger Meadow Dr</b>	Single Family	4/3	2,734 sq ft	48,351	2023	10/19/2023	\$536,250	\$196
<p>The Sabine is THE place to call, âhome! The large entry way opens to a spacious family room with bright windows looking out to the massive back patio. This great floor plan offers a Media or Game room option located off the Family room with a powder bath! . Between the large social island, stunning owner's suite bath, large kitchen island and oversized utility room, you really could not ask for anything more. This one story gem has everything you want which makes the Sabine a perfect place to call âhome!</p> <p><i>Courtesy of NTex Realty, LP</i></p>								
	33	<b>Closed</b>	*Sold Date: 11/9/2023, MLS Listing 20456884: 10/19/2023 MLS ID: 20456884					
<b>104 Arrowhead Dr</b>	Single Family	3/2	1,370 sq ft	6,490	2020	11/9/2023	\$285,000	\$208
<p>Welcome home! This stunning home nestled in the heart of Sanger boasts plenty of dazzling charm that is perfect for entertaining and relaxed family living. This property offers a spacious open floor plan, and lovely back yard with a built in fire pit that will ensure plenty of opportunity to entertain guests. Located just five minutes from the lake, this home is a dream come true for a local adventurer or outdoor enthusiast. Built in 2020, stunning appliances and finishes add to the overwhelming quality of the house. The covered patio and impeccable back yard are sure to create lasting memories with friends and family to come. Sitting in an incredible location this home offers quick access to all the incredible amenities that the Metroplex has to offer.</p> <p><i>Courtesy of House Brokerage</i></p>								

## Closed: 50 (cont.)






	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p>34 <span style="color: #0070C0;">■</span> <b>Closed</b> * Sold Date: 1/2/2024, MLS Listing 20460770: 10/23/2023 <b>MLS ID: 20460770</b></p> <p><b>107 Bluebonnet Dr</b></p> <p>This beautiful home is the perfect combination of style and comfort. The natural color palette creates a peaceful atmosphere throughout the house. The master bedroom features a walk-in closet for ample storage options. The other rooms offer flexible living space to accommodate any lifestyle. The primary bathroom has double sinks and plenty of under sink storage. The backyard is fully fenced in, perfect for gathering. Whether you are looking for a place to settle in or a place to call home, this property has it all. Come and take a look at this amazing home and all it has to offer. This home has been virtually staged to illustrate its potential.</p> <p style="text-align: right;"><i>Courtesy of Opendoor Brokerage, LLC</i></p>	Single Family	5/3	2,623 sq ft	5,662	2020	1/2/2024	\$323,000	\$123
 <p>35 <span style="color: #0070C0;">■</span> <b>Closed</b> * Sold Date: 2/23/2024, MLS Listing 20467018: 10/31/2023 <b>MLS ID: 20467018</b></p> <p><b>14440 Cashes Mill Rd</b></p> <p>Guests welcome to stay as long as wanted because this gem of a property has a guest house. This home is spectacular. With an abundance of natural light throughout the home creating a warm and inviting atmosphere, you'll instantly fall in love. The private primary suite boasts a spacious walk-in closet and large bathroom, providing plenty of storage for all your fashion needs. The gourmet kitchen featuring granite countertops is a culinary enthusiast's delight. Upstairs game room is perfect for entertaining, ensuring that fun and laughter are always on the agenda. The laundry room has space for an extra fridge. Step outside into the backyard oasis, and you'll be greeted by a refreshing pool. And let's not forget about the 1,032 sqft guest house, which has endless potential and would make a fantastic barndominium! To top it all off, there's a spacious 4-car garage that will satisfy any car enthusiast's dreams. This house truly has it all, and it's waiting for you to make it your own.</p> <p style="text-align: right;"><i>Courtesy of KELLER WILLIAMS REALTY</i></p>	Single Family	4/4	3,064 sq ft	82,764	2005	2/23/2024	\$789,900	\$258
 <p>36 <span style="color: #0070C0;">■</span> <b>Closed</b> * Sold Date: 3/15/2024, MLS Listing 20487229: 12/1/2023 <b>MLS ID: 20487229</b></p> <p><b>129 Creekside Dr</b></p> <p>PRICE REDUCED!!! Seller is very motivated! Beautiful move in ready home with a great back yard for the family! Tons of upgrades! Fantastic floorplan! This home is so beautiful and lovely it won't last long! Awesome upgraded electric LED heated fireplace, large kitchen, great for entertaining! Just a beautiful home ready for the new owner! Amazing value in this home, roof is just a few months old, just added an insulated garage door, new kitchen faucet and upgraded shower fixtures. Flooring is upgraded throughout, luxury vinyl plank and ceramic tiles, no carpet! Kitchen has an awesome upgraded stove with center griddle for preparing amazing family meals. Top off the great kitchen, extra thick granite counters have been installed. The highlight of the Livingroom is the awesome repropoed wood focal wall with electric fireplace for these cool winter days. Come see today! Buyer and buyers agent to verify schools and room dimensions.</p> <p style="text-align: right;"><i>Courtesy of United Real Estate Insight</i></p>	Single Family	3/2	1,552 sq ft	9,147	2020	3/15/2024	\$326,750	\$211
 <p>37 <span style="color: #0070C0;">■</span> <b>Closed</b> * Sold Date: 3/8/2024, MLS Listing 20126308: 8/1/2022 <b>MLS ID: 20126308</b></p> <p><b>10217 Finch Rd</b></p> <p>New Build by Dalton Homes! Estimated completion date is end of January 2023! This is our redesigned Mentone Plan! 1 story spacious floorplan, with 4 beds and 2 full baths. Front bedroom can be used as a flex space or 4th bedroom. Living room, dining room and kitchen are all open to each other creating a great area for entertaining. Kitchen has oversized island with room for seating, custom cabinets and 2 island pendant lights. This home offers ample amounts of storage space with large walk in closet in master, walk in closets in 2 of the secondary bedrooms, walk in pantry with shelving, and mud bench. Don't miss out on this modern farmhouse new construction home. ***Builder offering \$10,000 seller concession if property is closed by 12-31-23***</p> <p style="text-align: right;"><i>Courtesy of JPAR - Frisco</i></p>	Single Family	4/2	2,466 sq ft	43,560	2022	3/8/2024	\$469,000	\$190

## Closed: 50 (cont.)




	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p>38 <b>Closed</b> * Sold Date: 12/1/2023, MLS Listing 20410447: 8/17/2023 <b>MLS ID: 20410447</b></p> <p><b>932 First St</b></p> <p>Single Family 3/2 1,650 sq ft 6,098 2020 12/1/2023 \$285,000 \$173</p> <p>Welcome to this beautiful 3-2-2 home, split bedroom layout. The open-concept floor plan creates a seamless flow throughout the living, dining, and kitchen areas, accented by a contemporary touch of luxury vinyl plank flooring throughout. Additionally, custom closet &amp; laundry room shelving offers both functionality and charm, and the spacious kitchen is a chef's delight, featuring granite countertops and ample storage. Step outside to enjoy the patio, above ground pool (*Optional) &amp; custom sand fire pit for marshmallow roasting weather! Need extra storage? We've got you covered with a convenient backyard storage building. The neighborhood also boasts a city park with a full-sized basketball court and green space providing endless opportunities for outdoor fun and recreation. Seize this fantastic property while it lasts! Schedule a showing today and make it your own~ Home, Sweet Home!</p> <p><i>Courtesy of Century 21 Mike Bowman, Inc.</i></p>								
 <p>39 <b>Closed</b> * Sold Date: 10/18/2023, Public Record <b>MLS ID: -</b></p> <p><b>7 Grouse Run</b></p> <p>Single Family 3/2 1,805 sq ft 7,579 2021 10/18/2023 - \$197</p> <p>-</p> <p><i>Google</i></p>								
 <p>40 <b>Closed</b> * Sold Date: 10/16/2023, Public Record <b>MLS ID: -</b></p> <p><b>7974 Cassandra Dr</b></p> <p>Single Family 3/2 1,956 sq ft 43,560 2019 10/16/2023 - \$293</p> <p>-</p> <p><i>Google</i></p>								
 <p>41 <b>Closed</b> * Sold Date: 12/29/2023, MLS Listing 20452484: 10/19/2023 <b>MLS ID: 20452484</b></p> <p><b>10255 Kildee Trl</b></p> <p>Single Family 4/3 2,229 sq ft 43,647 2021 12/29/2023 \$455,000 \$204</p> <p>Stunning TGC custom home from 2021 on a sprawling 1-acre lot. Situated in Sanger, Texas, this home combines the tranquility of suburban living with the convenience of easy access to local amenities, schools, and parks. This 2229-square-foot gem offers single-level living, featuring exquisite wood-look floors throughout. The living room boasts elegant wood beams adorning the ceiling. The gourmet chef's kitchen, complete with stone counters, is a culinary dream. The primary suite is generously sized, offering dual vanities, a standalone tub, and a separate shower for ultimate luxury. Enjoy outdoor living on the covered back porch, overlooking the vast and inviting backyard. This home's stylish farmhouse design is a testament to its charm and sophistication.</p> <p><i>Courtesy of Tye Realty Group</i></p>								
 <p>42 <b>Closed</b> * Sold Date: 1/30/2024, MLS Listing 20479961: 11/20/2023 <b>MLS ID: 20479961</b></p> <p><b>4009 Lakeview Dr</b></p> <p>Single Family 3/2 1,403 sq ft 6,359 2020 1/30/2024 \$279,000 \$199</p> <p>Welcome to your dream home! Built in 2020, this inviting single-story residence in Lake Ridge Estates is ready for its new owners. Offering a thoughtfully designed 3-bed, 2-bath floor plan, this home boasts modern amenities and stylish finishes. The kitchen is a chef's delight with a convenient island, granite countertops, energy-efficient appliances, beautiful wood cabinets, and recessed lighting. The perfect space for entertaining or quiet family dinners. Enjoy the perks of the community, including a park for leisurely strolls, scenic walking trails, and a stocked fishing pond for outdoor enthusiasts. Sanger ISD schools ensure excellent education for your family. With a short commute to I35, you get the best of both worlds à country charm and easy access to major routes. Some photos have been virtually staged to showcase the potential of each room. Don't miss the chance to make this modern and charming home yours!</p> <p><i>Courtesy of eXp Realty LLC</i></p>								

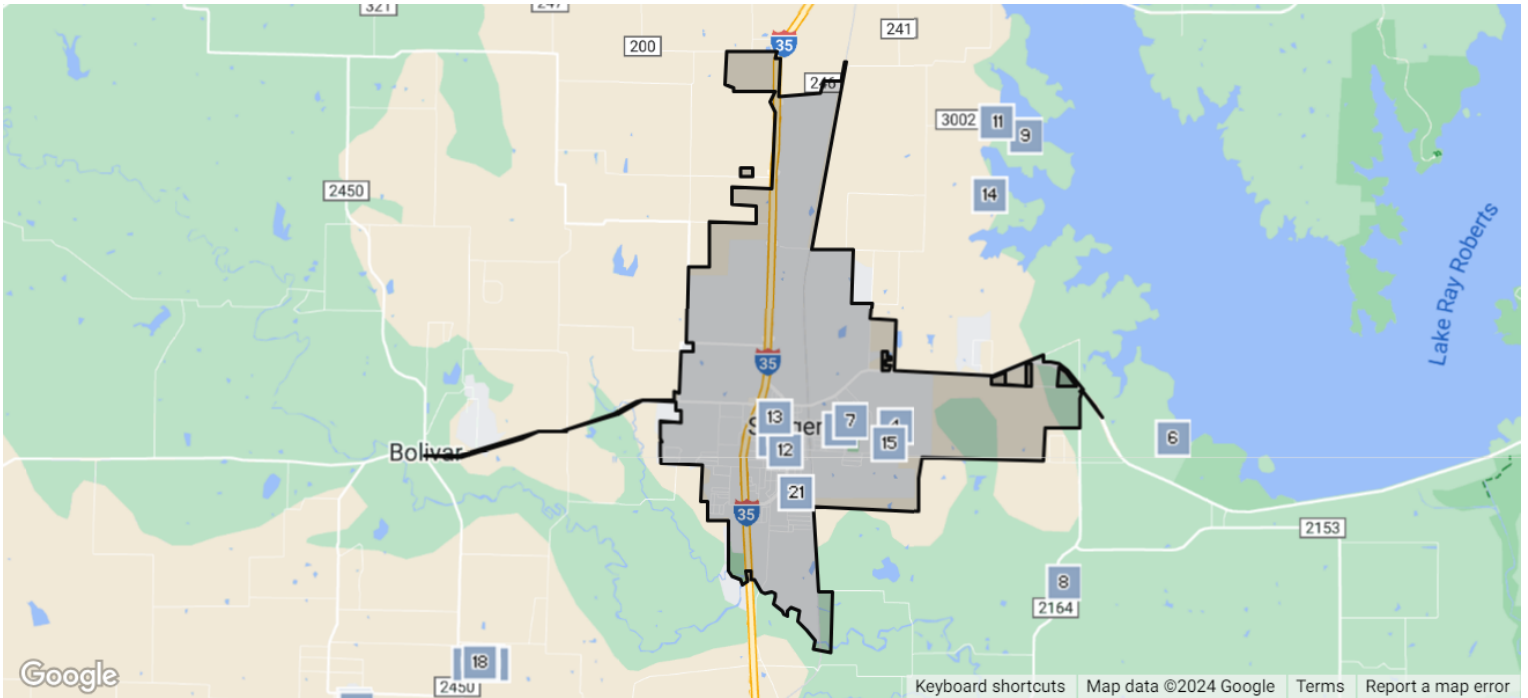


## Closed: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p>43 <b>Closed</b> * Sold Date: 1/22/2024, Public Record MLS ID: –</p> <p><b>128 Magnolia Dr</b></p> <p>–</p>	Single Family	5/3	2,618 sq ft	5,663	2021	1/22/2024	–	\$127
 <p>44 <b>Closed</b> * Sold Date: 12/1/2023, MLS Listing 20449438: 10/6/2023 MLS ID: 20449438</p> <p><b>134 Magnolia Dr</b></p> <p>Beautiful 4 bedroom house with bright and open floorplan. Kitchen with granite countertop and stainless steel appliances.</p> <p><i>Courtesy of Real T Team DFW</i></p>	Single Family	4/2	1,803 sq ft	5,662	2021	12/1/2023	\$303,000	\$168
 <p>45 <b>Closed</b> * Sold Date: 3/29/2024, MLS Listing 20333826: 5/19/2023 MLS ID: 20333826</p> <p><b>Mockingbird Ln</b></p> <p>MOVE-IN READY! Welcome to Sable Creek, only 10 minutes from the booming growth of Denton, minutes from lake recreation, top employers, higher education, Marina at Lake Ray Roberts, &amp; 30 minutes from Winstar Casino &amp; Resort. Low Sanger taxes! The Rose Plan built by Lillian Custom Homes features 4 Bedrooms, 2 Bathrooms, Open Concept Kitchen with an Island, Stainless Steel Whirlpool Appliances, Large Pantry &amp; Casual Dining, Living Room, Covered Porch &amp; Patio, Full Sprinkler System, Gutters, &amp; Sod, plus 2 Car Garage. 8 ft front door. Platinum Posh interior package upgrade includes Shaker style white painted cabinets, satin nickel hardware, &amp; granite counters in kitchen &amp; bathrooms, plus extended Rainforest White wood-look tile flooring! Spacious owner's retreat with dual sinks &amp; huge walk-in closet! Each Lillian Custom Home is Energy Efficient, with Smart Home features and Spray Foam Insulation.</p> <p><i>Courtesy of Keller Williams Realty DPR</i></p>	Single Family	4/2	1,800 sq ft	8,363	2023	3/29/2024	\$340,000	\$189
 <p>46 <b>Closed</b> * Sold Date: 10/23/2023, MLS Listing 20394942: 8/23/2023 MLS ID: 20394942</p> <p><b>7018 New Castle Ln</b></p> <p>Nestled on a 1-acre corner lot in the exclusive Sanger Estates, this North-facing Wyndham Custom home is the epitome of immaculate. Over-sized custom granite island anchors the gourmet kitchen, eat-in dining, and living space. Comfort abounds in the primary retreat. Whether reading or snoozing, adjust natural light to your liking with premium Hunter-Douglas roller shades. Separate AC unit installed to service primary bed. Treat guests or family to a second primary bedroom with en-suite bath. Relax on the screened, spacious patio while designing your backyard oasis. Hickory wood floors throughout, New Roof 2023, Extended driveway leading to 3-car garage w built-in cabinetry. Mins from Lake Ray Roberts. Easy access to Highway 35. All info contained herein deemed reliable but not guaranteed. Buyer &amp; buyer agent to verify all measurements, taxes, schools, etc. Neither Seller nor Listing Agent make any representation as to the accuracy and are not liable for any inaccuracies or errors.</p> <p><i>Courtesy of Briko Realty Services</i></p>	Single Family	3/3	2,765 sq ft	43,560	2020	10/23/2023	\$676,000	\$244
 <p>47 <b>Closed</b> * Sold Date: 12/27/2023, MLS Listing 20401588: 8/7/2023 MLS ID: 20401588</p> <p><b>6650 Red Wing Ln</b></p> <p>BUYERS CREDIT UP TO \$15,000 DEPENDING ON OFFER. MOTIVATED SELLER!! Beautiful new construction, ranch style home sitting on ONE ACRE! Located in the highly sought after Sanger country side. Recently fully completed. This home has great curb appeal in a fabulous neighborhood all on oversized lots. As you walk in you'll be treated to stunning views of the living area, stone fireplace, oversized office with built in desk and a front common room. Open Kitchen with an oversized island, granite countertops and stainless steel appliances. Dining room that looks out to the back of the property. Primary bedroom has an ensuite with a stand alone tub, dual vanities, and a custom walk in closet. On the other side of the house you'll see two guest rooms and two full bathrooms. This lot is made to have your stand alone outdoor pergola, pool, or metal barn on either side of the home, making it very unique. Come see this gorgeous floor plan in the great Sanger Texas.</p> <p><i>Courtesy of Robert Elliott and Associates</i></p>	Single Family	3/3	2,448 sq ft	43,560	2022	12/27/2023	\$515,000	\$210

## Closed: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p>48 <b>Closed</b> * Sold Date: 10/16/2023, MLS Listing 20348602: 6/15/2023 <i>MLS ID: 20348602</i></p> <p><b>3012 Watercrest Dr</b></p> <p>Single Family 3/2 1,673 sq ft 6,403 2019 10/16/2023 \$305,000 \$182</p> <p>This immaculate property not only offers a designer interior but also boasts a super private backyard that is sure to impress! You'll be greeted by a home that looks and feels brand new! The attention to detail is evident throughout, with beautiful upgraded lighting that adds a touch of elegance to every room. The kitchen is a true focal point, featuring modern cabinet pulls and a wine fridge, perfect for the avid entertainer. One of the standout features of this home is the extended patio, providing ample space for outdoor gatherings and relaxation. For added security and convenience, the property is equipped with Google Nest thermostat and Ring cameras that have been strategically placed around the property. Storage is not an issue, as there is a storage unit tucked away in the side yard, providing a place for all your belongings without sacrificing the aesthetic of the property. The garage floor has been epoxied, giving it a clean and polished look.</p> <p><i>Courtesy of Keller Williams Frisco Stars</i></p>								
 <p>49 <b>Closed</b> * Sold Date: 10/30/2023, MLS Listing 20386874: 7/22/2023 <i>MLS ID: 20386874</i></p> <p><b>4012 Waterfront Dr</b></p> <p>Single Family 3/2 1,649 sq ft 6,621 2019 10/30/2023 \$312,000 \$189</p> <p>Make this fabulous home yours. This spacious three bedroom home boast accent walls built ins. Spacious kitchen, dining area, and open floor plan allows plenty of room for entertaining. Just a few steps off of the back yard are biking and walking trails with easy access to the park. If you enjoy the outdoors, just a few step away is Lane Lake with great fishing. Pride of ownership shows in this well kept property, Don't miss out!!!!</p> <p><i>Courtesy of Top 10 Realty</i></p>								
 <p>50 <b>Closed</b> * Sold Date: 4/4/2024, MLS Listing 20519148: 1/25/2024 <i>MLS ID: 20519148</i></p> <p><b>4001 Bridle Path Ln</b></p> <p>Single Family 3/2 1,850 sq ft 8,276 2019 4/4/2024 \$337,500 \$182</p> <p>Why wait to build? Meticulously maintained Ultra home in the sought after Sanger Circle neighborhood. This home shows like a model. Built in 2019 this lovely home is positioned on a corner lot and sports a new roof and gutters completed in January 2024. As you enter the home you are greeted with beautiful wood floors that extend throughout the living, dining and kitchen area. The inviting kitchen is well appointed with stainless steel appliances and a nice size walk in pantry that features a barn door for ease of access. Gleaming granite countertops, under cabinet and pendant lighting are just some of the features. With the open floor plan, entertaining is a breeze. Patio doors off the dining area give easy access to the covered patio and a perfect spot for your grill. The home features split bedrooms and a convenient drop zone area near the garage entrance. The primary bedroom features an ensuite bath with separate vanities, a walk in shower, and a walk in closet. Take a look today!</p> <p><i>Courtesy of Fathom Realty, LLC</i></p>								



Expired: 21

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List / Lease Price	Expired Date	Price per sq. ft.
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**1** ■ Expired • Expired: 12/2/2023, MLS Listing 20251468: 2/2/2023 *MLS ID: 20251468*

**8055 Kassandra Dr**      Single Family      4/3      3,191 sq ft      43,995      2020      \$670,000      12/2/2023      \$208

Built in 2020, this four bedroom 2.5 bath home on 1 acre in Sanger, Texas, is sure to fly off the market. Although the address is Sanger, it is zoned for Krum ISD. Everything in this home is like new. It also offers an accessory unit that is an additional 1200 sq ft including two beds, two baths, laundry and kitchen. This is perfect for multi-generational families or could be used as an incoming producing property. It is a fantastic find! Come take a look today. All information deemed reliable. Room sizes, School zoning to be confirmed by buyers agent.

*Listing Courtesy of ERA Cornerstone Realty*







**2** ■ Expired • Expired: 2/2/2024, MLS Listing 20257819: 2/13/2023 *MLS ID: 20257819*

**8083 Kassandra Dr**      Single Family      4/3      2,589 sq ft      43,995      2020      \$575,000      2/2/2024      \$215





Gorgeous home built in 2020 sitting on an acre right where the road expands. Upon arriving, you'll immediately notice the care given to this house in the short time the only owners to own it have given it. It possesses an incredible curb appeal everywhere from the enclosed electric gate to the back yard and garage, to the stylish elevation that makes you want to see the inside. Upon entering you'll find vaulted ceilings, an enormous eat in kitchen that opens up to the spacious living and dining areas. It has 2 primary suites, large rooms, trendy floors, a full size utility with sink, & a large 2 car garage with epoxy flooring. Backyard covered patio has been extended & overlooks the HUGE backyard ready for playing & entertaining!

*Listing Courtesy of Coldwell Banker Apex, REALTORS*






Expired: 21 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List / Lease Price	Expired Date	Price per sq. ft.
 <p><b>3 Expired</b> *Expired: 1/15/2024, MLS Listing 14697537: 10/25/2021 MLS ID: 14697537</p> <p><b>29 Mockingbird Ln</b></p> <p>Welcome to Sable Creek, only 10 minutes from the booming growth of Denton, minutes from lake recreation, top employers, higher education, Marina at Lake Ray Roberts, &amp; 30 minutes from Winstar Casino &amp; Resort. Low Sanger taxes! The Poppy Plan, built by Lillian Custom Homes features 3 Bedrooms, 2 Bathrooms, 8 ft Front Door, Open Concept Kitchen with an Island, Stainless Steel Appliances, 13x13 tile, 42 inch cabinets, Large Pantry &amp; Casual Dining, Living Room, Study, Covered Porch &amp; Patio, Full Sprinkler System, Gutters, &amp; Sod, plus 2 Car Garage. Spacious owner's retreat with upgraded ensuite bath with tub &amp; huge walk-in closet! Each Lillian Custom Home is Energy Efficient, with Smart Home features.</p> <p><i>Listing Courtesy of Keller Williams Realty DPR</i></p>	Single Family	3/2	1,729 sq ft	7,579	2023	\$303,385	1/15/2024	\$202
 <p><b>4 Expired</b> *Expired: 1/15/2024, MLS Listing 20297843: 4/6/2023 MLS ID: 20297843</p> <p><b>3026 Cliffview Dr</b></p> <p>Move-in ready! Welcome to Lake Ridge Estates, only 10 minutes from the booming growth of Denton and minutes from lake recreation, top employers, higher education, Marina at Lake Ray Roberts, &amp; 30 minutes from Winstar Casino &amp; Resort. Low Sanger taxes! The Parklane Plan, built by Lillian Custom Homes features 3 Bedrooms, 2 Bathrooms, Open Concept Kitchen with Island, Elegant dark stained Shaker Style Cabinets, Subway Tile backsplash, Granite Counters, &amp; Pantry. Dining Room or Study, Great Room, Stainless Steel Appliances, Covered Porch &amp; Patio on a large lot! Spacious owner's retreat with ensuite bathroom offers dual sinks, dark stained Shaker style cabinets, garden soaking tub, separate tiled shower, &amp; walk-in closet! Warm Elegance Platinum Interior Package with wood-look tile, decorative lighting, window blinds, and 3.25 in baseboards. Sprinkler System, Gutters, Sod &amp; 2 Car Garage. Each Lillian Custom Home is Energy Efficient, with Smart Home features.</p> <p><i>Listing Courtesy of Keller Williams Realty DPR</i></p>	Single Family	3/3	1,717 sq ft	8,232	2023	\$389,885	1/15/2024	\$210
 <p><b>5 Expired</b> *Expired: 1/15/2024, MLS Listing 14763055: 2/21/2022 MLS ID: 14763055</p> <p><b>4015 Park Ln</b></p> <p>Welcome to Lake Ridge Estates, only 10 minutes from the booming growth of Denton, minutes from lake recreation, top employers, higher education, Marina at Lake Ray Roberts, &amp; 30 minutes from Winstar Casino &amp; Resort. Low Sanger taxes! The Parklane Plan, built by Lillian Custom Homes features 3 Bedrooms, 2 Bathrooms, Open Concept Kitchen w Island, Pantry &amp; Casual Dining, Study, Great Room, Stainless Steel Appliances, Covered Porch &amp; Patio on a Cul-De-Sac lot w Large Yard! Spacious owner's retreat with ensuite bathroom &amp; walk-in closet! Full Sprinkler System, gutters, Sod &amp; 2 Car Garage. Each Lillian Custom Home is Energy Efficient, with Smart Home features.</p> <p><i>Listing Courtesy of Keller Williams Realty DPR</i></p>	Single Family	3/3	1,717 sq ft	7,710	2023	\$381,385	1/15/2024	\$207
 <p><b>6 Expired</b> *Expired: 2/22/2024, MLS Listing 20420820: 9/15/2023 MLS ID: 20420820</p> <p><b>10051 Private Road 6619</b></p> <p>Discover country luxury at its finest on this sprawling 2-acre estate with mesmerizing 180-degree views of Lake Ray Roberts. Wood floors guide you through the home, leading you to a grand kitchen adorned with custom cabinets and granite counters. The spacious open floorplan seamlessly integrates a generous living area, warmed by a cozy fireplace. Expansive windows across the back of the home let the outdoors in with amazing lake and greenbelt views! The 850 sq foot cedar balcony allows you to enjoy these views while enjoying the outdoors. The master suite is a sanctuary in itself, boasting an ensuite bath, a 2-story closet, a walk-in shower, and granite-countered dual vanities. Downstairs, a media room and two private suites with attached baths offer the ultimate in relaxation and comfort, each with access to a walk-out patio. In addition to the main house, the property features a 1400 sq foot guest house a 500 sq foot garage apartment, and 6 covered garage spaces!</p> <p><i>Listing Courtesy of eXp Realty LLC</i></p>	Single Family	5/6	4,156 sq ft	86,902	2016	\$1,500,000	2/22/2024	\$325



Expired: 21 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List / Lease Price	Expired Date	Price per sq. ft.
 <p><b>7 ■ Expired</b> *Expired: 11/30/2023, MLS Listing 20322397: 5/6/2023 <i>MLS ID: 20322397</i></p> <p><b>44 Kramer Ln</b> Single Family 4/4 2,156 sq ft 8,015 2017 \$390,000 11/30/2023 \$178</p> <p>REDUCED! BETTER THAN NEW!! Built by McClintock Homes, this energy efficient home has everything you need! Owner has made improvements that you will love! Epoxy garage floor, stained fence, French drain, security cameras, led flush mount lighting, painted garage walls, and extended the patio for outdoor enjoyment. Meticulously maintained, the HVAC is serviced 2 times a year, upstairs AC, dishwasher and hot water heater have been upgraded, and interior freshly painted. Stove is electric, but is plumbed for gas. This 2 story 4 bedroom home features 2 bedrooms with 2 full bath, and powder bath downstairs. 2 bedrooms up and a tandem garage! Architectural details and upgrades throughout include barn door, subway tile, granite, USB ports, vinyl plank flooring, 17x17 tile in baths, stainless appliances and save money on utility bills with with incredible HERS ratings! You can walk to elementary or high school. Put this one FIRST on your list to see and call Laine to schedule! 214-395-1113</p> <p><i>Listing Courtesy of RE/MAX FIRST REALTY</i></p>								
 <p><b>8 ■ Expired</b> *Expired: 1/24/2024, MLS Listing 20337364: 5/24/2023 <i>MLS ID: 20337364</i></p> <p><b>800 Little Joe Rd</b> Single Family 4/2 2,240 sq ft 21,784 1994 \$200,000 1/24/2024 \$89</p> <p>Great Value for the Money..4 bedroom, 2 bath Doublewide Mobile Home with country feel with No HOA and Low Taxes. 2 Living areas with plenty of room. Large Backyard with Storage. Call for Details</p> <p><i>Listing Courtesy of eXp Realty</i></p>								
 <p><b>9 ■ Expired</b> *Expired: 2/5/2024, MLS Listing 20252896: 2/6/2023 <i>MLS ID: 20252896</i></p> <p><b>2575 Switzer Rd</b> Single Family 5/7 5,569 sq ft 147,145 2012 \$1,750,000 2/5/2024 \$314</p> <p>Spectacular Kent Key custom home tucked away on 3.3 acres! Located next to Corps of Engineers property that overlooks amazing views of Lake Ray Roberts. Beautifully kept home where every attention to detail has been designed and addressed. The immaculate open concept plan features vaulted beamed ceiling, custom copper flake paint on dining room ceiling and a dramatic island in your gourmet kitchen. Kitchen features two sub zero refrigerators, granite counter tops, commercial chef's stove with pot filler and an impressive wine cellar for your favorite wines. Each of the five bedrooms enjoys their own full bathroom and walk-in closet. Outdoor entertaining will be a breeze when you step out from one of the five doors that provide access to the back patio. See supplements for a list of additional amenities. All features, measurements and schools are subject to buyer's and buyer's agent verification.</p> <p><i>Listing Courtesy of Newland Real Estate, Inc.</i></p>								
 <p><b>10 ■ Expired</b> *Expired: 10/31/2023, MLS Listing 20400286: 8/5/2023 <i>MLS ID: 20400286</i></p> <p><b>110 S 8th St</b> Single Family 3/2 2,041 sq ft 11,238 1971 \$300,000 10/31/2023 \$147</p> <p>Fitting for families or anyone looking to relocate to the ever growing Sanger Area. This brick home has it all! Situated in a spacious and pleasantly quite environment and small distance to schools and public universities. Lot size is 0.26 Acres, with fireplace, with a backyard tons of space.</p> <p><i>Listing Courtesy of EXP REALTY</i></p>								

Expired: 21 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List / Lease Price	Expired Date	Price per sq. ft.
 <p>11 <b>Expired</b> • Expired: 10/20/2023, MLS Listing 20384744: 7/20/2023 <b>MLS ID: 20384744</b></p> <p><b>2085 Switzer Rd</b></p> <p>Single Family 4/5 4,944 sq ft 57,063 2006 \$1,295,000 10/20/2023 \$262</p> <p>Enjoy lakeside living at its finest along the shores of Lake Ray Roberts. This remarkable 4-bedroom home spans over 4,900 square feet and is nestled on a spacious 1.3-acre lot, offering an ideal retreat for water sports and fishing enthusiasts alike with direct access to the lake being just beyond the fenced backyard. Embodying the perfect blend of rustic charm and design, this two-story home showcases a captivating combination of rock and cedar elements, multiple living areas including a large flex room with half-bath, a generously sized owners retreat with a private covered balcony, and a 1BR_1BA apartment with kitchen, living area, and dual access that can be part of the main area of the home or closed off for privacy. Step outside to the ultimate entertainment oasis with an expansive covered patio with a stone bar and built-in grill, an inground pool with a cascading waterfall, slide, grotto, and an attached spa, and the sprawling fenced backyard has a gate to access Corp land.</p> <p><i>Listing Courtesy of KELLER WILLIAMS REALTY</i></p>								
 <p>12 <b>Expired</b> • Expired: 10/31/2023, MLS Listing 20400281: 8/5/2023 <b>MLS ID: 20400281</b></p> <p><b>209 S 5th St</b></p> <p>Single Family 3/2 1,345 sq ft 15,333 1980 \$200,000 10/31/2023 \$149</p> <p>209 S. 5th Street, Sanger, TX 76266 is a fixer upper 3 bedroom, 2 bathroom frame home located on 0.35 Acre of land. Owner offers Owner Carries First</p> <p><i>Listing Courtesy of EXP REALTY</i></p>								
 <p>13 <b>Expired</b> • Expired: 10/31/2023, MLS Listing 20400279: 8/5/2023 <b>MLS ID: 20400279</b></p> <p><b>603 N 7th St</b></p> <p>Single Family 3/2 2,085 sq ft 15,246 1970 \$360,000 10/31/2023 \$173</p> <p>603 N. 7th Street, Sanger, Texas 76266 is a 3 bedroom, 2 bathroom, 1-story frame home with a 2-car garage and located on 0.35 Acre of land. Suitable and tailored for families, friends, co-workers, or anyone looking to relocate to the ever-growing City of Sanger. Situated close to downtown, individuals can enjoy the benefits of the amenities, neighborhood, and attractions, such as local caterings, free HOA, friendly neighbors, walking distance to nearby schools, and more! Investors can reap the satisfaction of this opportunity such as adding an asset to a portfolio, increase in cash flow, high ROI and growing market. Owner Offers Lease to Purchase and Owner carries first</p> <p><i>Listing Courtesy of EXP REALTY</i></p>								
 <p>14 <b>Expired</b> • Expired: 10/31/2023, MLS Listing 20400291: 8/5/2023 <b>MLS ID: 20400291</b></p> <p><b>3630 Melton Rd</b></p> <p>Single Family 3/2 1,408 sq ft 43,560 1983 \$399,000 10/31/2023 \$283</p> <p>3630 Melton Road, Sanger, TX 76266 is a FIXER UPPER 3 bedroom, 2 bathroom, 2-story frame home with an attached 2-car garage and located on 1 Acre of land. This property is available for Rent; \$399,000 Cash price; \$425,000 possibly Owner Carries First</p> <p><i>Listing Courtesy of EXP REALTY</i></p>								
 <p>15 <b>Expired</b> • Expired: 2/29/2024, MLS Listing 20403893: 8/9/2023 <b>MLS ID: 20403893</b></p> <p><b>2009 Ridgeview Ct</b></p> <p>Single Family 4/2 2,182 sq ft 7,405 2004 \$385,000 2/29/2024 \$176</p> <p>MOVE IN READY. This spacious home is located on a quiet cul-de-sac corner lot. This beautiful home has it all. 4 bedrooms. 2 full bath. Open floor plan living area and dining room and kitchen has been upgraded with granite countertop and bathroom sink. Upstairs plenty of room for game or media room. New interior paint, new flooring. Brand new microwave. New Kitchen light. Extra bright light above the sink. Ring system at front door. Lake Ridge Estates neighborhood playground just a few steps away. Your children can enjoy biking and walking trails. Fishing right on Lane Lake. Denton is growing, top employers, higher education, lake recreation, Roy Roberts, low Sanger taxes, 30 minuets away Winstar Casino &amp; Resort. This home with beautiful landscaping, well-maintained. This home won't last long. Elementary and high school are near by home. Go and Show.</p> <p><i>Listing Courtesy of Competitive Edge Realty LLC</i></p>								

## Expired: 21 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List / Lease Price	Expired Date	Price per sq. ft.
 <p>16 <b>Expired</b> • Expired: 2/29/2024, MLS Listing 20506068: 1/5/2024 <i>MLS ID: 20506068</i></p> <p><b>7420 Stonehenge Dr</b> Single Family 4/2 2,251 sq ft 43,995 2023 \$479,000 2/29/2024 \$217</p> <p>BRAND NEW 4-2-2 PLUS STUDY IN STONEHENGE PHASE II. 10' CEILING AND 8' DOORS. THE BEST FINISH OUT YOU WILL SEE ON AN ACRE. ABSOLUTE MUST SEE! READY NOW.</p> <p><i>Listing Courtesy of Ultima Real Estate</i></p>								
 <p>17 <b>Expired</b> • Expired: 2/29/2024, MLS Listing 20523161: 1/30/2024 <i>MLS ID: 20523161</i></p> <p><b>6005 Mango Dr</b> Single Family 4/3 2,690 sq ft 43,995 2023 \$529,000 2/29/2024 \$197</p> <p>BRAND NEW 2-STORY 4-3-2 PLUS STUDY AND GAME ROOM IN STONEHENGE PHASE II. 10' CEILINGS AND 8' DOORS FIRST FLOOR. THE BEST FINISH OUT YOU WILL SEE ON AN ACRE. ABSOLUTELY MUST SEE! READY NOW.</p> <p><i>Listing Courtesy of Ultima Real Estate</i></p>								
 <p>18 <b>Expired</b> • Expired: 2/29/2024, MLS Listing 20512199: 1/14/2024 <i>MLS ID: 20512199</i></p> <p><b>6017 Mango Dr</b> Single Family 4/3 2,690 sq ft 43,995 2023 \$539,000 2/29/2024 \$197</p> <p>BRAND NEW 2-STORY 4-3-2 PLUS STUDY AND GAME ROOM IN STONEHENGE PHASE II. 10' CEILINGS AND 8' DOORS DOWNSTAIRS. THE BEST FINISH OUT YOU WILL SEE ON AN ACRE. ABSOLUTELY MUST SEE! READY NOW.</p> <p><i>Listing Courtesy of Ultima Real Estate</i></p>								
 <p>19 <b>Expired</b> • Expired: 1/31/2024, MLS Listing 20506176: 1/5/2024 <i>MLS ID: 20506176</i></p> <p><b>5913 Amber Dr</b> Single Family 4/3 2,690 sq ft 43,995 2023 \$539,000 1/31/2024 \$200</p> <p>BRAND NEW 2-STORY 4-3-2 PLUS STUDY AND GAME ROOM IN STONEHENGE PHASE II. 10' CEILINGS AND 8' DOORS FIRST FLOOR. THE BEST FINISH OUT YOU WILL SEE ON AN ACRE. ABSOLUTELY MUST SEE! READY NOW.</p> <p><i>Listing Courtesy of Ultima Real Estate</i></p>								
 <p>20 <b>Expired</b> • Expired: 12/31/2023, MLS Listing 20475635: 11/13/2023 <i>MLS ID: 20475635</i></p> <p><b>6013 Mango Dr</b> Single Family 4/3 2,665 sq ft 43,995 2023 \$539,000 12/31/2023 \$195</p> <p>BRAND NEW 4-3-3 PLUS STUDY IN STONEHENGE PHASE II. 10' CEILINGS AND 8' DOORS. THE BEST FINISH OUT YOU WILL SEE ON AN ACRE. ABSOLUTELY MUST SEE! READY NOW.</p> <p><i>Listing Courtesy of Ultima Real Estate</i></p>								
 <p>21 <b>Expired</b> • Expired: 12/31/2023, MLS Listing 20477287: 11/15/2023 <i>MLS ID: 20477287</i></p> <p><b>7408 Mango Dr</b> Single Family 4/2 2,767 sq ft 43,995 2023 \$549,000 12/31/2023 \$195</p> <p>BRAND NEW 4-2-3 PLUS STUDY AND GAME ROOM IN STONEHENGE PHASE II. 10' CEILINGS AND 8' DOORS. THE BEST FINISH OUT YOU WILL SEE ON AN ACRE! ABSOLUTELY MUST SEE! READY NOW.</p> <p><i>Listing Courtesy of Ultima Real Estate</i></p>								

## About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



## About RPR's Data

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

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



## Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

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