



Comparative Market Analysis

Sunday, July 6, 2025

Summary of Comparable Listings

This page summarizes the comparable listings contained in this market analysis.

Active Listings

Address	Price	Beds	Bth F	Bth H	Ttl HLA	\$/SqFt	List Date
616 Magnolia Trail	\$350,000	5	2	1	3,329	105.14	02/24/2025
1225 Boysenberry Drive	\$368,000	4	2	0	3,116	118.10	06/29/2025
1013 Lilac Lane	\$370,000	4	2	1	3,068	120.60	07/02/2025
621 Candle Meadow Boulevard	\$379,900	4	2	0	3,251	116.86	05/06/2025
525 Magnolia Trail	\$410,000	4	3	1	3,490	117.48	05/08/2025
1213 Summerside Drive	\$425,000	5	3	1	3,290	129.18	06/11/2025
716 Candle Meadow Boulevard	\$429,900	5	3	1	3,581	120.05	05/04/2025
1124 Ginger Trail	\$499,900	5	3	1	3,961	126.21	03/15/2025
Averages:	\$404,088	4.5	2.5	0.8	3,386	119.20	

Closed Listings

Address	Price	Beds	Bth F	Bth H	Ttl HLA	\$/SqFt	Sold Date
1005 Raspberry Lane	\$305,000	4	3	1	3,274	93.16	01/22/2025
629 Spicewood Drive	\$337,000	3	2	0	1,820	185.16	04/30/2025
509 Magnolia Trail	\$340,000	4	2	0	2,825	120.35	08/27/2024
717 Honeysuckle Way	\$345,000	4	2	0	2,010	171.64	10/02/2024
704 Spice Street	\$345,000	4	2	1	3,069	112.41	05/23/2025
1116 Ginger Trl	\$355,000	4	2	0	2,118	167.61	10/02/2024
617 Daisy Drive	\$385,000	5	2	1	4,109	93.70	03/07/2025
737 Honeysuckle Way	\$414,900	5	3	1	3,626	114.42	02/20/2025
720 Newberry Court	\$475,000	6	4	0	3,858	123.12	07/30/2024
621 Gardenia Street	\$475,000	5	3	1	3,164	150.13	03/28/2025
1125 Ginger Trail	\$513,000	5	3	1	4,140	123.91	10/30/2024
Averages:	\$389,991	4.5	2.5	0.5	3,092	132.33	

	Low	Median	Average	High	Count
Comparable Price	\$305,000	\$379,900	\$395,926	\$513,000	19
Adjusted Comparable Price	\$305,000	\$379,900	\$395,926	\$513,000	19

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Researched and prepared by **Damond Isiaka**

Oakmont & Associates, LLC





CMA Pro Report

These pages give a general overview of the selected properties.

Active Properties

616 Magnolia TRL



MLS #:	20852875	Status:	Active	Beds:	5	L Price:	\$350,000
County:	Dallas	Baths:	2/1	Yr Blt:	2002		
Subdiv:	Candle Meadow Ph 01	SqFt:	3,329	DOM:	132		
Type:	Single Family	Pool:	No	Acres:	0.152		
Parking:	Garage, Garage Door Opener, Garage						
Rmks:	Double Door, Garage Faces Front Welcome home. This 5 bedroom home has everything. Entertaining has never been easy. The oversized island can wonderfully display your gourmet meals. Thinking of a game of billards. No need to go out. Enjoy a game or favorite movie from home. Working from home no problem. The office is perfect for those long zoom meetings. Retire after a long day to the owners suite tucked away from everyone else.						
Direct:	From Cockrell Hill Head South, Left on Meadow, Right on Candle Meadow, Left on Magnolia						

1225 Boysenberry DR



MLS #:	20985071	Status:	Active	Beds:	4	L Price:	\$368,000
County:	Dallas	Baths:	2/0	Yr Blt:	2005		
Subdiv:	Candle Mdw Ph 1	SqFt:	3,116	DOM:	7		
Type:	Single Family	Pool:	No	Acres:	0.245		
Parking:	Garage Double Door, Garage Faces Front						
Rmks:	Large home apparently built for entertaining. The kitchen has room for all your best cooks and helpers, all the other family and friends can gather in the breakfast area, family room by the fireplace or the dining room all on the first floor, or visit in the sitting room or game room on the second floor. Those that like outside visiting, come see this backyard set up. Four bedrooms for a large or growing family, or have guest stay over. Beautiful flooring in the entry leads you to the oversized dining and into the huge kitchen. This is the home you or your client has been looking for.						
Direct:	From Hwy 67 South at Cockrell Hill, go south on Cockrell Hill Rd past Belt Line Rd, turn left on Meadowview St, left on Candle Meadow Blvd, right on Boysenberry Dr, home is on you left. GPS will get you there.						

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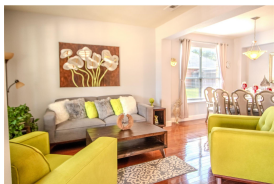


CMA Pro Report

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Active Properties

1013 Lilac LN



MLS #:	20988627	Status:	Active	Beds:	4	L Price:	\$370,000
County:	Dallas	Baths:	2/1	Yr Blt:	2003		
Subdiv:	Candle Meadow	SqFt:	3,068	DOM:	4		
Type:	Single Family	Pool:	No	Acres:	0.240		
Parking:	Driveway, Garage Door Opener, Garage						

Rmks: Double Door, Garage Faces Front
Enjoy this pristine 4-bedroom, 2.5-bath home in the sought-after Candle Meadow community, where attention to detail is second to none. Professionally cleaned daily, the home shines with pride of ownership and meticulous care rarely found on the market. Ideal for relocation buyers or anyone seeking a truly turnkey experience.

Spanning over 3,000 sq ft, this light-filled two-story layout offers fresh interior paint, a spacious kitchen with island, and multiple living areas for entertaining or everyday comfort. The private downstairs primary suite features a garden tub, dual vanities, and a large walk-in closet. Upstairs, enjoy a massive game room and three generously sized bedrooms.

Additional highlights include a cozy gas fireplace, west facing covered patio for cookouts and morning relaxation, and a 2-car garage.

Veterans: Receive a \$1,775 credit toward closing costs.
First-time homebuyers may also qualify for additional closing cost assistance—ask for details!

Direct: From Hwy 67 South on Cockrell Hill Road pass Belt Line, left on Meadowview, left Candle Meadow Blvd, Right on Boysenberry, left on Lilac Lane

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Active Properties

621 Candle Meadow BLVD



MLS #:	20927297	Status:	Active	Beds:	4	L Price:	\$379,900
County:	Dallas	Baths:	2/0	Yr Blt:	2001		
Subdiv:	Candle Mdw Ph 01	SqFt:	3,251	DOM:	61		
Type:	Single Family	Pool:	No	Acres:	0.276		
Parking:	Garage Door Opener, Garage Faces						

Rmks: Front
Come See This One! This spacious one-story home has everything you need—and no stairs to worry about! Now on its third owner, it's been lovingly maintained and is ready for someone new to enjoy all it has to offer. There are three living areas, including a media room that's great for movie nights, plus two dining spaces that are perfect for hosting friends and family. The kitchen is large and bright, with a skylight, tons of cabinet space, a big pantry, and a layout that lets you stay connected to the den, breakfast area, and even catch a view of the backyard. Speaking of the backyard—you'll love the upgraded covered patio that overlooks a big, pool-sized yard. It's a great spot to relax, entertain, or just watch the kids play.

All the bedrooms are roomy with good-sized closets. The fourth bedroom is currently used as an office and has built-in shelves and its own closet. The primary bedroom has a big walk-in closet plus a second one for extra storage. Extras include some wood flooring, crown and chair molding, and lovely built-in features. To top it off, the home is in a convenient location close to major roads, shopping, dining, and schools—making everyday errands and commutes a breeze. If you're looking for a roomy, one-story home with lots of living space, this is one you don't want to miss!

Direct: GPS

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Active Properties

525 Magnolia TRL



MLS #:	20929597	Status:	Active	Beds:	4	L Price:	\$410,000
County:	Dallas	Baths:	3/1	Yr Blt:	2003		
Subdiv:	Candle Meadow Ph 01	SqFt:	3,490	DOM:	59		
Type:	Single Family	Pool:	No	Acres:	0.152		
Parking:	Direct Access, Garage, Garage Door Opener, Garage Faces Front, Garage						
Rmks:	"Honey, stop the car!" This stunning home is more than just a place to live — it's where comfort meets versatility. With two owner's retreats, there's room to truly unwind in your own private haven. The open-concept layout features two living areas, two dining spaces, and a stylish eat-in kitchen complete with built-in banquette seating and an oversized island — perfect for entertaining friends or hosting family dinners.						

Need space? You've got it. There are two additional bedrooms, a large game room for all the fun, and a separate media room that's currently serving as a 5th bedroom — ideal for guests, a home office, or whatever fits your lifestyle.

Fresh new flooring has been added in the family room, setting the stage for your next chapter. Step out back and you'll find an extended patio, a spacious deck, a storage shed, and plenty of green space for pets, play, or relaxing under the stars.

This home truly has something for everyone, and the seller is sweetening the deal with a \$2,500 credit toward paint or flooring with an acceptable offer.

Let's get you home — this one is calling your name.

Direct: from FT. Worth

Take I-20 E toward Dallas.
EXIT 463
right onto N Cockrell Hill Rd.
left onto Meadow View.
left onto Candle Meadow Blvd.
right onto Boysenberry Dr.
right onto Magnolia Trl.

From Dallas

Take E HWY 67-Cleburne
Exit and turn left on S Cockrell Hill Rd.
then see above

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Active Properties

1213 Summerside DR



MLS #:	20967319	Status:	Active	Beds:	5	L Price:	\$425,000
County:	Dallas	Baths:	3/1	Yr Blt:	2003		
Subdiv:	Churchill Estates	SqFt:	3,290	DOM:	25		
Type:	Single Family	Pool:	No	Acres:	0.226		
Parking:	Garage						

Rmks: Welcome to this stunning 5 bedroom, 3.5 bath home that perfectly blends comfort and functionality. Step inside to a double-volume space with plenty of natural light. The open floor plan features a combination of beautiful tile and hardwood flooring throughout, ideal for both entertaining and everyday living. The spacious kitchen features a walk-in pantry and island. The master bedroom, conveniently located on the first floor, offers a private retreat, his & her vanities, separate tub & shower, & a large walk-in closet. Upstairs there are three bedrooms and a spacious game room that overlooks downstairs, perfect for entertaining. This home is a true gem, offering both luxury and functionality in a prime location. Closed to major highways, schools, shopping centers, and restaurants.

Direct: Please use gps

716 Candle Meadow BLVD



MLS #:	20925152	Status:	Active	Beds:	5	L Price:	\$429,900
County:	Dallas	Baths:	3/1	Yr Blt:	2005		
Subdiv:	Candle Mdw Ph 2	SqFt:	3,581	DOM:	63		
Type:	Single Family	Pool:	No	Acres:	0.217		
Parking:	Additional Parking, Covered, Driveway,						

Rmks: Garage, Garage Door Opener, Garage
FEELING LUCKY? ASSUMABLE LOAN 2.625%! \$5000 IN SELLER CONCESSION!
This beautiful home has all the space you will ever need! 5 Bedrooms, TWO Primary Bedrooms 1 Down 1 Up, 4 Bathrooms, Game Room, Media Room, Formal Living and Dining, a Downstairs Office, and a 3 Car Garage! Spacious Open Floorplan with huge kitchen island overlooking large Family room! The Kitchen features gorgeous quartz countertops, tons of cabinets, and a gas range! The downstairs also features a spacious Primary Bedroom private and separate from everything! The upstairs features a massive game room leading to a media room for a second living area excellent for entertaining! 3 more bedrooms share a full bathroom, and a Secondary Primary Bedroom has its own bathroom, great for an in-law, or extended family. Escape into the large, oversized backyard perfect for building a pool or just relaxing at the end of the day to watch the incredible Texas sunsets! All info to be verified by buyer's agent.

Direct: Take I 35 South to Beltline Rd, Turn Left onto Cockrell Hill, Turn Left onto Meadowview, Turn Right onto Candle Meadow Blvd.

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Active Properties

1124 Ginger TRL



MLS #:	20872593	Status:	Active	Beds:	5	L Price:	\$499,900
County:	Dallas	Baths:	3/1	Yr Blt:	2006		
Subdiv:	Candle Meadow Ph 01	SqFt:	3,961	DOM:	113		
Type:	Single Family	Pool:	No	Acres:	0.217		
Parking:	Additional Parking, Aggregate, Garage						
Rmks:	Door Opener, Garage Faces Side Eligible for \$0 Downpayment program! See below for details! This beautiful home offers 5 bedrooms, 3.5 baths, a media room, 3 living areas, a formal dining room, an office, and a 3-car garage. The open-concept layout is perfect for entertaining, featuring a well-equipped kitchen with a massive island and a cozy living room with a fireplace. The primary suite boasts a luxurious ensuite and walk-in closet, while the secondary bedrooms are impressively spacious. Step outside to a pergola-covered deck, perfect for gatherings or relaxing in the large backyard. Upstairs HVAC unit replaced in 2024. Don't miss this incredible home! This property is eligible for zero down payment.						
Direct:	Google Maps						

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Closed Properties

1005 Raspberry LN



MLS #:	20612586	Status:	Closed	Beds:	4	L Price:	\$349,900
County:	Dallas	Baths:	3/1	S Price:	\$305,000		
Subdiv:	Candle Meadow Ph 01	Yr Blt:	2003	S Date:	1/22/2025		
Type:	Single Family	SqFt:	3,274	DOM:	215		
Parking:	Garage, Garage Double Door	Pool:	No	Acres:	0.202		

Rmks: Property to be sold as-is! Lots of potential here, just add your very own TLC and make this GEM yours! Spacious two story home in coveted Candle Meadows community with a great floor plan. This home offers 2 living and 2 dining areas. The first floor primary suite features a fireplace, his & her vanities, separate tub & shower, & a large walk in closet. Upstairs you'll find the 2nd primary bedroom with a private bath, a large game room that overlooks downstairs, 2 additional bedrooms, & a flex room with french doors that can be utilized as an office or 5th bedroom. With some updates, this home will be great for INVESTORS or your family! Outside enjoy the oversized backyard with extended concrete for your outdoor needs. Enjoy views of the green belt, as this home is in close proximity to the community pool, park, jogging and biking trails.

Direct: I-20 E Take exit 463 toward Cockrell Hill Rd Camp Wisdom Rd Turn right onto N Cockrell Hill Rd. Turn left onto Meadowview St. Turn left onto Candle Meadow Blvd. Turn right onto Boysenberry Dr. Turn slightly right onto Gardenia St Turn left onto Raspberry Ln.

629 Spicewood DR



MLS #:	20848865	Status:	Closed	Beds:	3	L Price:	\$335,000
County:	Dallas	Baths:	2/0	S Price:	\$337,000		
Subdiv:	Candle Mdw Ph 1	Yr Blt:	2003	S Date:	4/30/2025		
Type:	Single Family	SqFt:	1,820	DOM:	36		
Parking:	Driveway, Garage, Garage Double Door	Pool:	No	Acres:	0.152		

Rmks: Exceptional Opportunity to own this beautiful Single-Story home in DeSoto, Texas. Located just 16 miles from downtown Dallas, this 3-bedroom, 2-bathroom home features an open kitchen with a skylight that fills the space with natural light, plus a formal dining room perfect for entertaining. The spacious primary suite offers two closets, a dual vanity, a separate shower, and a relaxing jetted tub. Recent updates include a ROOF that's approximately three years old and a SPRINKLER SYSTEM added in 2023. Outside, the backyard features a generous 8x12 storage shed for extra space. Enjoy newer Solar Panels. Conveniently located near schools, shopping, dining, and major highways, this home is the perfect blend of comfort and convenience. Schedule your showing today!

Direct: GPS

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Closed Properties

509 Magnolia TRL



MLS #:	20617328	Status:	Closed	Beds:	4	L Price:	\$369,900
County:	Dallas	Baths:	2/0	S Price:	\$340,000		
Subdiv:	Candle Mdw Ph 1	Yr Blt:	2001	S Date:	8/27/2024		
Type:	Single Family	SqFt:	2,825	DOM:	69		
Parking:	Driveway, Garage, Garage Door	Pool:	No	Acres:	0.152		

Rmks: Opener, Garage Double Door, Garage Beautiful, updated large, single story home. Grand entrance, opens to high ceilings, lovely light fixtures, formal dining and living room. Freshly painted throughout. Wood floors through out and tiled wet areas. Beautiful kitchen with wonderful sky-light, cabinets white, subway tile backsplash and high end Quartz counters. Large family room, high ceilings with fireplace and French doors to back yard. Architectural Roof is only 4 months, Big AC completely replaced and new thermostat. Small AC unit serviced. 4 big bedrooms split, Large Master with Master Bath and separate shower. Great study for a home office. Come see this fabulous home. Seller is related to listing agent.

Direct: Use GPS

717 Honeysuckle WAY



MLS #:	20685629	Status:	Closed	Beds:	4	L Price:	\$345,000
County:	Dallas	Baths:	2/0	S Price:	\$345,000		
Subdiv:	Candle Meadow Ph 02	Yr Blt:	2006	S Date:	10/2/2024		
Type:	Single Family	SqFt:	2,010	DOM:	27		
Parking:	Garage Double Door, Garage Faces	Pool:	No	Acres:	0.296		

Rmks: Front, On Street Incredible opportunity for a 4 bedroom, 2 full bathroom, single story home in the beautiful Candle Meadow subdivision. This home has an open concept and is perfect for entertaining with an abundance of natural light and a large kitchen. The kitchen overlooks the family room and dining area and you will find plenty of cabinet space, granite counters and a nice island. The primary bedroom is large and separate from the other three. The master bathroom includes a double vanity, walk-in shower, and bathtub. The other bedrooms are a great size as well and the one located in the front of the house would make an excellent home office. Outside you will notice the home has excellent curb appeal, a well maintained yard, and a very nice fence around the perimeter of the large backyard. If you are looking in this area you already know how awesome this location is; close to plenty of shopping and places to eat. Don't miss out, come see it today!

Direct: Please use GPS

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Closed Properties

704 Spice ST



MLS #:	20768196	Status:	Closed	Beds:	4	L Price:	\$359,900
County:	Dallas	Baths:	2/1	S Price:	\$345,000		
Subdiv:	Candle Meadow Ph 02	Yr Blt:	2006	S Date:	5/23/2025		
Type:	Single Family	SqFt:	3,069	DOM:	97		
Parking:	Additional Parking, Garage, Garage	Pool:	No	Acres:	0.244		

Rmks: Door Opener, Garage Double Door, Stately home with space to grow. Welcome to your next chapter in this spacious 4-bedroom brick beauty, thoughtfully designed to meet the needs of a large or growing family. From its generous layout to its inviting features, this home combines comfort, functionality, and endless possibilities. Plenty of room to roam. Four bedrooms for restful retreats, plus a dedicated media room which can be easily converted into a fifth bedroom. Three cozy living areas provide ample space for entertaining, relaxing, and making memories. A large kitchen flows seamlessly into the living room—ideal for hosting large gatherings or dinner parties with friends. Kick back in the expansive game room and media room—perfect for movie nights or playtime adventures. A nice-sized dining room could easily transform into a chic home office or study space. Storage and parking galore. An oversized garage has a dedicated workshop or storage haven for all your boy toys or home-based businesses. The front parking pad adds even more convenience for extra vehicles or guests. A large backyard awaits your vision—imagine BBQs, games, or even your own kitchen garden. Gorgeous hardwood floors throughout enhance the home's warmth and elegance. Fresh, neutral paint makes the perfect canvas for your personal touch. The home serves as a wonderful and neutral canvas to make it your own. Buyer and agent to verify all information including but not limited to measurements, schools, room sizes, zoning, property condition, and MLS data. Information is reliable but not guaranteed. Seller will not respond to low-ball offers, offers that include an owner finance, or an assumption of the current loan.

Direct: From Hwy 67, South on Cockrell Hill Road, East on Beltline, South on Elerson Road, West on Ginger Trail, Right on Spice Street, Home is on the Right, Sign in the yard

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Closed Properties

1116 Ginger Trl



MLS #:	20717129	Status:	Closed	Beds:	4	L Price:	\$350,000
County:	Dallas	Baths:	2/0	S Price:	\$355,000		
Subdiv:	Candle Meadow Ph 1	Yr Blt:	2002	S Date:	10/2/2024		
Type:	Single Family	SqFt:	2,118	DOM:	4		
Parking:	Garage, Garage Door Opener, Garage	Pool:	No	Acres:	0.217		

Rmks: Double Door, Garage Faces Front
Incredible opportunity to own a stunning single-story, 4-bed, 2-bath home in highly the sought-after Candle Meadow subdivision. Designed with an open concept, this home offers 10' and 12' ceilings, with an abundance of natural light and a spacious, recently updated kitchen which overlooks the family room and dining area. The island kitchen features marble countertops, built-in microwave and a pantry. The large primary bedroom is thoughtfully positioned away from the other three bedrooms for added privacy. The ensuite master bathroom includes a double vanity, a walk-in shower, and a bathtub for relaxation. The additional bedrooms are well-proportioned, with the front bedroom being an excellent option for a home office. Outside, the home showcases excellent curb appeal with a well-maintained yard and a nicely fenced perimeter around the backyard. You can enjoy the community park and swimming pool, and the location is unbeatable, with plenty of shopping and dining options nearby.

Direct: From I-35, go west on Parkerville Rd. Go right on Mulberry, right on Ginger Trail.

617 Daisy DR



MLS #:	20745233	Status:	Closed	Beds:	5	L Price:	\$389,900
County:	Dallas	Baths:	2/1	S Price:	\$385,000		
Subdiv:	Candle Meadow Ph 01	Yr Blt:	2005	S Date:	3/7/2025		
Type:	Single Family	SqFt:	4,109	DOM:	127		
Parking:	Driveway, Garage	Pool:	No	Acres:	0.211		

Rmks: ****Seller to contribute up to 3% in closing costs as allowable****.
Welcome to this stunning 5-bedroom, 2.5-bathroom home featuring a classic brick exterior that exudes charm and durability. Inside, you'll find a designated office, perfect for remote work or study, along with multiple dining and living areas that provide ample space for entertaining. The heart of the home is a large kitchen island complemented by a convenient pantry, making meal prep a delight. Spacious bedrooms offer comfort and privacy, while an inviting loft upstairs adds versatility for relaxation or play. The fenced backyard is a private oasis, ideal for outdoor gatherings and play. This home beautifully combines functionality and style.

Direct: Head west toward W Belt Line Rd, Turn left toward W Belt Line Rd, Turn right onto W Belt Line Rd, Turn left onto S Elerson Rd, Turn right onto Ginger Trail, Turn right at the 3rd cross street onto Daisy Dr, Destination will be on the left

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Closed Properties

737 Honeysuckle WAY



MLS #:	20813135	Status:	Closed	Beds:	5	L Price:	\$414,900
County:	Dallas	Baths:	3/1	S Price:	\$414,900		
Subdiv:	Candle Meadow Ph 02	Yr Blt:	2005	S Date:	2/20/2025		
Type:	Single Family	SqFt:	3,626	DOM:	13		
Parking:	Driveway, Garage, Garage Door Opener	Pool:	No	Acres:	0.277		

Rmks: Step into this spacious and inviting home in the heart of Candle Meadow! With 5 bedrooms, 3.5 baths, and 4 living areas, there's room for everyone to spread out and relax. Imagine cooking in the open kitchen with its gas cooktop and built-in microwave, or hosting movie nights in one of the cozy living spaces. The primary suite is your private retreat, while the other bedrooms offer plenty of space for family or guests. A gas-log fireplace sets the perfect vibe on chilly nights, and the backyard is ideal for weekend barbecues or just unwinding. This home isn't just about the inside—Candle Meadow offers a community pool, playground, and a welcoming neighborhood vibe. Plus, you're in a great spot near schools, shopping, and major roads. If you're looking for a home that's made for living, entertaining, and creating memories, this is it. Schedule your tour today—you won't want to miss it!

Direct: From I-35E, take the exit for Belt Line Rd and head west. Turn left on Cockrell Hill Rd. Continue south and turn left into Candle Meadow subdivision. Turn right on Honeysuckle Way. Destination is 737 Honeysuckle Way.

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Closed Properties

720 Newberry CT



MLS #:	20555099	Status:	Closed	Beds:	6	L Price:	\$470,000
County:	Dallas	Baths:	4/0	S Price:	\$475,000		
Subdiv:	Candle Meadow Ph 02	Yr Blt:	2007	S Date:	7/30/2024		
Type:	Single Family	SqFt:	3,858	DOM:	137		
Parking:	Garage Double Door, Garage, Garage	Pool:	No	Acres:	0.412		

Rmks: Door Opener
Imagine the large gatherings you could have in this spacious 6-bedroom, 4-bathroom home that boasts 3,858 sq ft and sits on a .412-acre lot, providing ample space for outdoor activities. In fact, it's large enough for both a pool and a tennis court! The home is nestled in a cul-de-sac, which not only offers privacy but also eliminates throughway traffic. With 2 huge primary bedrooms, one on each level, the layout is both flexible and accommodating. The house features tons of windows that enhance the sense of openness and helps to save electricity. The kitchen offers an incredible amount of storage and counter space and has an island with a sink. Entertainment options abound with a dedicated game room with direct access to a balcony, promising endless relaxation. Additionally, the property is equipped with a full sprinkler system and rain gutters for added convenience and maintenance ease. AMERICAN HOME SHIELD is in place.

Direct: From I-20: go south on North Hampton Road. Take Right onto West Parkerville Road and Right onto Mulberry Lane. Left onto Rosemont Drive and Right onto Newberry Court. Look for the beautiful For Sale sign in the cul-de-sac

621 Gardenia ST



MLS #:	20777675	Status:	Closed	Beds:	5	L Price:	\$475,000
County:	Dallas	Baths:	3/1	S Price:	\$475,000		
Subdiv:	Candle Mdw Ph I	Yr Blt:	2001	S Date:	3/28/2025		
Type:	Single Family	SqFt:	3,164	DOM:	47		
Parking:	Garage, Garage Faces Front	Pool:	Yes	Acres:	0.266		

Rmks: Modern upgrades and stylish finishes throughout! This stunning two-story, 5-bed, 3.5-bath home in desirable Candle Meadow features an open layout with high ceilings, a spacious family room with motorized drapes, modern fireplace, and new LVP waterproof flooring downstairs. The updated kitchen boasts quartz countertops and newer cabinets. The master suite opens to a backyard oasis with a private pool and jacuzzi, while the primary bathroom includes a double vanity, walk-in shower, and garden tub. Enjoy the community park, nearby pool, and a prime location close to shopping and dining!

Direct: From Hwy 67, left onto S Cockrell Hill Rd, left onto Meadowview, left onto Candle Meadow Blvd, right to Boysenberry Dr turns to Gardenia St.

This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice .





CMA Pro Report

These pages give a general overview of the selected properties.

Closed Properties

1125 Ginger TRL



MLS #:	20710255	Status:	Closed	Beds:	5	L Price:	\$519,000
County:	Dallas	Baths:	3/1	S Price:	\$513,000		
Subdiv:	Candle Meadow Ph 01	Yr Blt:	2004	S Date:	10/30/2024		
Type:	Single Family	SqFt:	4,140	DOM:	47		
Parking:	Garage Faces Front	Pool:	No	Acres:	0.326		

Rmks: Beautiful spacious 5 bedroom home in a very nice neighborhood on a corner lot. Close to commute plus shopping. This home features a large open split bedroom floorplan. The primary bathroom and closet was remodeled that boast a large oversize closet with tile flooring. The large kitchen has an island that overlooks the den and living area. Garage doors worth over 8k. With over 4k square feet, this home has a large theater and wet bar upstairs, plus an office and dinning area on the ground floor. The home comes with solar panels that will stay with the home, over 30k in value. In the winter the owner receives a credit most months. The flow and layout is very conducive to receiving natural light that mixed with the new white paint makes the home feel light and comfortable.

Direct: Please google. If google or MapQuest, is not possible please call agent

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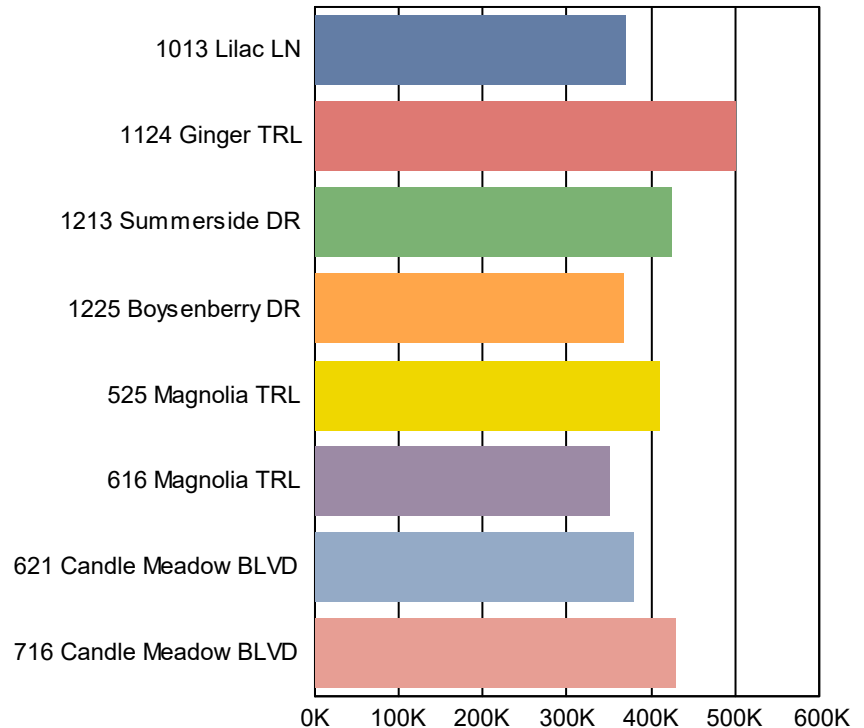


CMA Pro Report

These pages give a general overview of the selected properties.

Active Properties

Total # of Listings	8
Lowest Price	\$350,000
Highest Price	\$499,900
Average Price	\$404,088
Avg. Price/SqFt	\$119.20
Avg DOM	58



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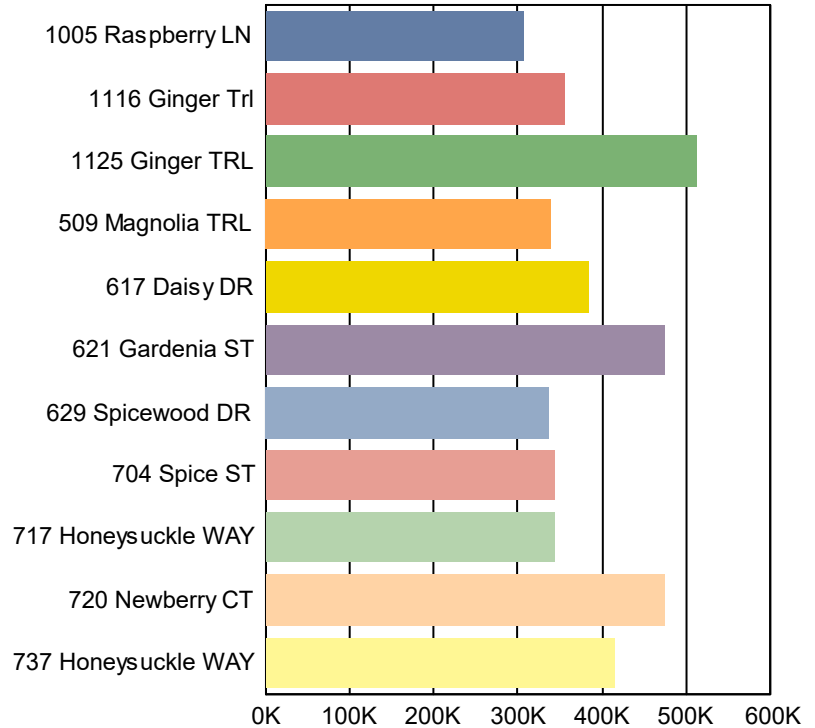


CMA Pro Report

These pages give a general overview of the selected properties.

Closed Properties

Total # of Listings	11
Lowest Price	\$305,000
Highest Price	\$513,000
Average Price	\$389,991
Avg. Price/SqFt	\$132.33
Avg DOM	74



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