



# Comparative Market Analysis

Tuesday, August 5, 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
3401 Muleshoe Lane	\$270,000	2	2	0	1,397	193.27	06/05/2025
7228 Silver City Drive	\$274,900	3	2	0	1,345	204.39	07/21/2025
6624 Chalk River Drive	\$290,000	3	2	0	1,844	157.27	06/26/2025
6952 Big Wichita Drive	\$299,900	3	2	0	1,899	157.93	06/29/2025
6709 Chalk River Drive	\$299,999	3	2	0	1,859	161.38	04/03/2025
6625 Sierra Madre Drive	\$305,000	3	2	0	1,741	175.19	07/17/2025
6140 Lochmoor Drive	\$329,900	4	2	1	2,127	155.10	06/27/2025
7525 Rothbury Drive	\$349,900	4	2	0	2,077	168.46	04/24/2025
7629 Bellingham Rd Road	\$355,000	4	2	0	1,854	191.48	07/09/2025
5933 Dunnlevy Drive	\$360,000	3	2	0	2,035	176.90	07/16/2025
7316 Tin Star Drive	\$365,000	3	2	1	2,062	177.01	07/28/2025
6020 Harwich Lane	\$365,000	3	2	0	2,138	170.72	05/27/2025
7113 Top Rail Run	\$385,000	4	2	1	3,287	117.13	07/02/2025
6925 Cattle Drive	\$410,000	5	3	0	2,600	157.69	04/01/2025
6164 Lochmoor Drive	\$455,000	3	2	1	2,458	185.11	10/09/2024
7241 Tahoe Springs Drive	\$565,000	6	3	1	4,275	132.16	07/24/2025
Averages:	\$354,975	3.5	2.1	0.3	2,187	167.57	

### Active Option Contract Listings

Address	Price	Beds	Bth F	Bth H	Ttl HLA	\$/SqFt	Contract Date
7229 Tin Star Drive	\$314,990	4	3	1	1,868	168.62	08/02/2025
6521 Deer Horn Drive	\$525,000	4	2	0	2,292	229.06	08/04/2025
Averages:	\$419,995	4.0	2.5	0.5	2,080	198.84	

### Closed Listings

Address	Price	Beds	Bth F	Bth H	Ttl HLA	\$/SqFt	Sold Date
6737 Sierra Madre Drive	\$278,000	3	2	0	1,410	197.16	04/23/2025
6808 Sierra Madre Drive	\$285,000	3	2	0	1,673	170.35	06/12/2025
6720 Chalk River Drive	\$285,000	3	2	0	1,558	182.93	12/31/2024
7340 Silver City Drive	\$285,000	3	2	1	1,600	178.13	08/30/2024
6861 Fools Gold Drive	\$295,000	4	2	0	2,221	132.82	01/21/2025
6929 Big Wichita Drive	\$324,600	3	2	0	1,685	192.64	09/09/2024
7433 Errandale Drive	\$327,000	3	2	0	1,793	182.38	01/21/2025
6517 Sierra Madre Drive	\$330,000	4	2	1	2,148	153.63	06/23/2025
7425 Errandale Drive	\$330,000	3	2	0	1,767	186.76	03/17/2025
6536 Sierra Madre Drive	\$330,000	4	2	1	2,350	140.43	02/19/2025
5928 Dunnlevy Drive	\$337,500	3	2	0	1,868	180.67	07/23/2025
7445 Durness Drive	\$338,000	3	2	0	1,870	180.75	06/02/2025
7513 Gairlock Drive	\$340,000	3	2	1	2,439	139.40	06/20/2025
7621 Rothbury Drive	\$355,000	3	2	0	1,894	187.43	03/27/2025
6001 Harwich Lane	\$356,500	3	2	0	1,991	179.06	07/18/2025
7429 Durness Drive	\$359,900	4	2	0	2,483	144.95	02/19/2025
6001 Scottsdale Lane	\$365,000	3	2	0	1,874	194.77	07/01/2025

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Researched and prepared by **LaAngela Harris**

Oakmont & Associates, LLC





# Comparative Market Analysis

Tuesday, August 5, 2025

## Summary of Comparable Listings

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7632 Northumberland Drive	\$370,000	4	2	0	1,953	189.45	11/18/2024
6021 Dunnlevy Drive	\$375,000	4	2	0	2,005	187.03	11/25/2024
7109 Bunk House Drive	\$385,000	5	3	0	3,153	122.11	12/27/2024
6805 White River Drive	\$387,000	4	2	0	2,294	168.70	04/28/2025
7316 Silver City Drive	\$400,000	4	2	1	2,543	157.29	03/12/2025
6901 Big Wichita Drive	\$401,500	4	2	1	2,418	166.05	03/06/2025
7216 Denver City Drive	\$409,000	4	2	1	2,913	140.41	06/13/2025
7745 Northumberland Drive	\$435,000	5	2	1	2,674	162.68	06/20/2025
7113 Sundance Lane	\$445,000	4	2	1	3,093	143.87	08/01/2025
6953 Bent Spur Drive	\$475,000	4	2	1	2,623	181.09	06/20/2025
7220 Denver City Drive	\$500,000	5	3	1	3,614	138.35	11/26/2024
7226 Tahoe Springs Drive	\$502,000	6	4	0	4,244	118.28	03/04/2025
6513 Deer Horn Drive	\$525,000	5	2	0	2,334	224.94	07/28/2025
8232 Western Lakes Drive	\$539,000	4	3	1	3,397	158.67	05/27/2025
<b>Averages:</b>	<b>\$376,452</b>	<b>3.8</b>	<b>2.2</b>	<b>0.4</b>	<b>2,319</b>	<b>167.20</b>	

## Pending Listings

Address	Price	Beds	Bth F	Bth H	Ttl HLA	\$/SqFt	Contract Date
6532 Sierra Madre Drive	\$299,900	3	2	0	1,826	164.24	07/08/2025
<b>Averages:</b>	<b>\$299,900</b>	<b>3.0</b>	<b>2.0</b>	<b>0.0</b>	<b>1,826</b>	<b>164.24</b>	

	Low	Median	Average	High	Count
<b>Comparable Price</b>	\$270,000	\$355,750	\$369,790	\$565,000	50
<b>Adjusted Comparable Price</b>	\$270,000	\$355,750	\$369,790	\$565,000	50

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Researched and prepared by **LaAngela Harris**  
Oakmont & Associates, LLC





## CMA Pro Report

These pages give a general overview of the selected properties.

### Active Properties

#### 3401 Muleshoe LN



<b>MLS #:</b>	20959748	<b>Status:</b>	Active	<b>Beds:</b>	2	<b>L Price:</b>	\$270,000
<b>County:</b>	Tarrant	<b>Baths:</b>	2/0	<b>Yr Blt:</b>	2000		
<b>Subdiv:</b>	Ranch At Eagle Mountain Add	<b>SqFt:</b>	1,397	<b>DOM:</b>	56		
<b>Type:</b>	Single Family	<b>Pool:</b>	No	<b>Acres:</b>	0.150		
<b>Parking:</b>	Driveway						

**Rmks:** This lovely home located in the Ranch at Eagle Mountain subdivision has 2 bedrooms and 2 baths. The bright open living space has a gas log fireplace and it's perfect for cozy gatherings. The kitchen features granite countertops, built-in cabinetry, and a high end microwave that is only 5 months old. The primary suite has spacious walk-in closet and the primary bath has a walk-in shower with a double vanity. The backyard patio is perfect for your morning coffee overlooking the landscaped oasis with a bird fountain and bird feeders. The home comes equipped with an EV charger and solar panels which means NO ELECTRIC BILL!! Roof and HVAC were replaced in 2022. Close proximity to a scenic lake, great for walking, picnics, and outdoor activities. It's close to schools, shopping, dining, and travel routes.

**Direct:** GPS Friendly

#### 7228 Silver City DR



<b>MLS #:</b>	21006315	<b>Status:</b>	Active	<b>Beds:</b>	3	<b>L Price:</b>	\$274,900
<b>County:</b>	Tarrant	<b>Baths:</b>	2/0	<b>Yr Blt:</b>	2009		
<b>Subdiv:</b>	Ranch At Eagle Mountain Add	<b>SqFt:</b>	1,345	<b>DOM:</b>	15		
<b>Type:</b>	Single Family	<b>Pool:</b>	No	<b>Acres:</b>	0.097		
<b>Parking:</b>	Concrete, Driveway, Garage						

**Rmks:** Low maintenance living at its best! Immaculately maintained 3 bedroom, 2 bath, 2 car garage home, minutes from Eagle Mountain Lake. House features gas cooking, heating, and water heater, high ceilings, arched walkways, roomy closets, ceiling fans throughout, double sinks and separate toilet closet in the master bath. Outside features include covered back porch, sprinkler system, and easy to maintain landscape design.

**Direct:** GPS is good.

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### Active Properties

#### 6624 Chalk River DR



<b>MLS #:</b>	20980099	<b>Status:</b>	Active	<b>Beds:</b>	3	<b>L Price:</b>	\$290,000
<b>County:</b>	Tarrant	<b>Baths:</b>	2/0	<b>Yr Blt:</b>	2003		
<b>Subdiv:</b>	Ranch At Eagle Mountain Add	<b>SqFt:</b>	1,844	<b>DOM:</b>	40		
<b>Type:</b>	Single Family	<b>Pool:</b>	No	<b>Acres:</b>	0.123		
<b>Parking:</b>	Driveway, Garage, Garage Faces Front						

**Rmks:** Ideally situated just minutes from daily shopping, dining, and a neighborhood park, this inviting home offers a functional layout and comfortable living spaces. The interior features a formal sitting room, a welcoming living room with a fireplace and clear views into the eat-in kitchen, which includes a breakfast nook, island, and pantry. The spacious primary ensuite boasts double separate vanities, a soaking tub, separate shower, and a walk-in closet. Step outside to a fenced backyard that offers a private setting for relaxing or entertaining. Discounted rate options and no lender fee future refinancing may be available for qualified buyers of this home.

**Direct:** Head south on Boat Club rd. Turn right onto Robertson Rd. Turn right onto Salt Fork Dr. Turn left onto Sierra Madre Dr. Turn right onto Cattle Dr. Turn right at the 1st cross street onto Chalk River Dr. Destination will be on the left

#### 6952 Big Wichita DR



<b>MLS #:</b>	20985087	<b>Status:</b>	Active	<b>Beds:</b>	3	<b>L Price:</b>	\$299,900
<b>County:</b>	Tarrant	<b>Baths:</b>	2/0	<b>Yr Blt:</b>	2007		
<b>Subdiv:</b>	Ranch At Eagle Mountain Add	<b>SqFt:</b>	1,899	<b>DOM:</b>	37		
<b>Type:</b>	Single Family	<b>Pool:</b>	No	<b>Acres:</b>	0.123		
<b>Parking:</b>	Garage, Garage Door Opener						

**Rmks:** A beautiful 3 bedroom, 2 bath home is officially on the market and ready for new owners! As you walk up to the door, you will be greeted by a custom iron gate and you will find a similar style carried throughout the home. There are several upgrades that have been added, including, French drains, plantation shutters, copper hammered gutters, and a floor-to-ceiling fireplace. The large kitchen is truly the heart of this home, welcoming with plenty of counterspace and an abundance of cabinets for discrete storage. A space for a dining table with an adjacent living room, creates an inviting space for any family get together or celebration. The home boasts ten foot ceilings throughout with an inviting open floorplan. With the roof and AC replaced in 2022 enjoy the cool comforts of all this home has to offer! Minutes from Eagle Mountain Lake and just 25 minutes to The Stockyards, makes this home perfectly located to enjoy all the excitement that Fort Worth has to offer! All information deemed reliable, but buyer and buyer agent to confirm all details.

**Direct:** Use GPS

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## CMA Pro Report

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### Active Properties

#### 6709 Chalk River DR



<b>MLS #:</b>	20890887	<b>Status:</b>	Active	<b>Beds:</b>	3	<b>L Price:</b>	\$299,999
<b>County:</b>	Tarrant	<b>Baths:</b>	2/0	<b>Yr Blt:</b>	2004		
<b>Subdiv:</b>	Ranch At Eagle Mountain Add	<b>SqFt:</b>	1,859	<b>DOM:</b>	124		
<b>Type:</b>	Single Family	<b>Pool:</b>	No	<b>Acres:</b>	0.119		
<b>Parking:</b>	Garage, Garage Door Opener, Garage Double Door, Garage Faces Front						
<b>Rmks:</b>	Move-In Ready!						

Step into this beautifully refreshed 3-bedroom, 2-bath home, where every detail has been carefully updated for modern living. Freshly painted throughout—walls, ceilings, baseboards, and doors—this home feels brand new! Enjoy the luxury of brand-new carpeting, along with updated fans and light fixtures that add a stylish touch.

Rest easy knowing the major systems are all newer, with a roof, water heater, and air conditioner all under 6 years old. The spacious living room is perfect for relaxing, while the oversized kitchen and dining area provide the ideal space for entertaining. The primary suite is a true retreat, offering ample space for a king-sized bed and more. The en suite bath features both a walk-in shower and a large garden tub, perfect for unwinding after a long day.

Step outside to your expansive covered patio, offering plenty of shade for outdoor gatherings during those hot Texas summers. This home truly has it all—convenient, comfortable, and ready for you to make it your own!

**Direct:** From Boat Club Rd, turn west onto Dalhart Dr. Turn left onto Denver City Dr then Right onto Chalk River Dr. 6709 will be on the left.

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## CMA Pro Report

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### Active Properties

#### 6625 Sierra Madre DR



<b>MLS #:</b>	21001824	<b>Status:</b>	Active	<b>Beds:</b>	3	<b>L Price:</b>	\$305,000
<b>County:</b>	Tarrant	<b>Baths:</b>	2/0	<b>Yr Blt:</b>	2004		
<b>Subdiv:</b>	Ranch At Eagle Mountain Add	<b>SqFt:</b>	1,741	<b>DOM:</b>	19		
<b>Type:</b>	Single Family	<b>Pool:</b>	No	<b>Acres:</b>	0.115		
<b>Parking:</b>	Driveway, Garage Door Opener, Garage						

**Rmks:** Double Door, Garage Faces Front  
Welcome to this beautifully maintained 3 bedroom, 2 bath home nestled in the desirable Ranch at Eagle Mountain addition, a master planned community just minutes from Eagle Mountain Lake and only 15 minutes from vibrant downtown Fort Worth. Built in 2004 and offering 1,741 square feet of thoughtfully designed living space, this home perfectly combines comfort, convenience, and location. Step inside to discover a light filled, open-concept floor plan featuring recently replaced carpet throughout and a spacious living area that flows seamlessly into the dining and kitchen spaces making it ideal for entertaining or relaxing with family. The kitchen is equipped with gas appliances, ample cabinetry, and a functional layout that will inspire home cooked meals and everyday convenience.

The private primary suite is generously sized, complete with an ensuite bath offering dual sinks, a soaking tub, separate shower, and walk in closet. Two additional bedrooms and a full guest bath provide flexibility for a home office, nursery, or guest space.

Outside, enjoy a fully fenced backyard with plenty of room for kids, pets, or a future garden. The community enhances your lifestyle with amenities including a playground, covered pavilion, community pond, and walking areas, ideal for enjoying the outdoors without leaving the neighborhood. An added bonus is the HVAC and roof that were replaced in 2022.

Whether you're commuting into Fort Worth or escaping to the lake for weekend fun, this home offers the perfect balance of peaceful suburban living and urban accessibility. Don't miss your chance to live in one of North Fort Worth's most sought after communities!

**Direct:** GPS for best route

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### Active Properties

#### 6140 Lochmoor DR



<b>MLS #:</b>	20982054	<b>Status:</b>	Active	<b>Beds:</b>	4	<b>L Price:</b>	\$329,900
<b>County:</b>	Tarrant	<b>Baths:</b>	2/1	<b>Yr Blt:</b>	2006		
<b>Subdiv:</b>	Innisbrook Place	<b>SqFt:</b>	2,127	<b>DOM:</b>	39		
<b>Type:</b>	Single Family	<b>Pool:</b>	No	<b>Acres:</b>	0.234		
<b>Parking:</b>	Concrete, Driveway, Garage, Garage						

**Rmks:** Door Opener, Garage Double Door, This beautifully maintained one-story home in the sought-after Innisbrook Place neighborhood of Fort Worth offers approximately 2,100 square feet of living space with four bedrooms, two and a half bathrooms, and a two-car garage, all situated on a generous lot that backs to a peaceful canal. Inside, you will find an open-concept layout with high ceilings and abundant natural light. A flexible front room is perfect for a home office or guest bedroom, while the formal dining space flows seamlessly into a spacious living area ideal for gatherings. The kitchen features an abundance of cabinetry, extensive counter space, stainless steel appliances, and a walk-in pantry, making it perfect for everyday cooking and entertaining. The private primary suite includes a large ensuite bath with dual vanities, a soaking tub, separate shower, and a walk-in closet. Three additional bedrooms and a guest bath provide plenty of space for family, guests, or hobbies. Recent updates include a new HVAC system installed in 2023 and a roof that is approximately five years old, offering added peace of mind. Outdoors, enjoy a quiet backyard with no rear neighbors, relaxing canal views, and plenty of room to play or unwind. Just a short walk away, the neighborhood features a community pool and inviting green spaces. As part of a homeowners association, this property benefits from a well-kept environment that helps preserve home values and maintain the area's welcoming appeal. Innisbrook Place combines comfort, functionality, and a strong sense of community, making it an ideal place to call home.

**Direct:** From Loop 820, take US-287 S toward Saginaw. Exit at Alliance\_Washington Dr and head west. Continue onto Grandonia Pkwy, then turn left on Lochmoor Dr. Drive about half a mile, home will be on your right.

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### Active Properties

#### 7525 Rothbury DR



<b>MLS #:</b>	20912149	<b>Status:</b>	Active	<b>Beds:</b>	4	<b>L Price:</b>	\$349,900
<b>County:</b>	Tarrant	<b>Baths:</b>	2/0	<b>Yr Blt:</b>	2020		
<b>Subdiv:</b>	Innisbrook Place	<b>SqFt:</b>	2,077	<b>DOM:</b>	103		
<b>Type:</b>	Single Family	<b>Pool:</b>	No	<b>Acres:</b>	0.150		
<b>Parking:</b>	Epoxy Flooring, Garage, Workshop in Garage						
<b>Rmks:</b>	<p>Welcome to this beautifully maintained home nestled in a desirable Fort Worth neighborhood. Featuring a modern open-concept layout, this residence offers both style and functionality for comfortable everyday living and effortless entertaining.</p> <p>The heart of the home is the spacious kitchen, equipped with sleek stainless steel appliances, stunning granite countertops, and a large kitchen island perfect for meal prep or casual dining. The open flow into the dining and living areas ensures you'll never miss a moment with family or guests.</p> <p>Step outside to enjoy the covered back patio, ideal for relaxing evenings or weekend barbecues, with plenty of backyard space for pets, play, or gardening.</p> <p>Additional highlights include generous bedroom sizes, ample storage, and elegant finishes throughout. Don't miss the opportunity to make this beautiful house your new home!</p>						
<b>Direct:</b>	Use gps for driving directions.						

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#### 7629 Bellingham Rd RD



<b>MLS #:</b>	20995431	<b>Status:</b>	Active	<b>Beds:</b>	4	<b>L Price:</b>	\$355,000
<b>County:</b>	Tarrant	<b>Baths:</b>	2/0	<b>Yr Blt:</b>	2020		
<b>Subdiv:</b>	Innisbrook Place	<b>SqFt:</b>	1,854	<b>DOM:</b>	26		
<b>Type:</b>	Single Family	<b>Pool:</b>	No	<b>Acres:</b>	0.120		
<b>Parking:</b>	Epoxy Flooring, On Street						

**Rmks:** 5k Buyers Incentive and 1k Buyers Agent Incentive if offer submitted and accepted by Aug 8th!

Beautiful 4-Bedroom Home in Innisbrook Place – Built in 2020!

Welcome to this move-in ready 4-bedroom, 2-bath home in the desirable Innisbrook Place community of Saginaw. This one-story gem blends modern elegance with cozy comfort, making it ideal for families or anyone looking for stylish functionality.

Step inside to a welcoming foyer that leads to an open-concept living area with high ceilings, crown molding, and abundant natural light. The spacious living room flows seamlessly into the dining area and gourmet kitchen, featuring granite countertops, a large island, stainless steel appliances, a gas cooktop, and rich cabinetry—perfect for everyday living and entertaining.

The primary suite is tucked away for privacy and includes a large walk-in closet and a dual vanity bath with a soaking tub and separate shower.

Additional Features:

Elegant wood-look tile flooring throughout common areas

Covered entry and charming curb appeal

Full-size laundry room

2-car garage

Energy-efficient design

Private fenced backyard.

Located in a friendly, tight-knit neighborhood near parks, schools, and just minutes from the Fort Worth Stockyards, shopping, and dining. Zoned for Eagle Mountain-Saginaw ISD.

Don't miss this one—schedule your showing today!

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**Direct:** From NW Loop 820. Turn right onto Marine Creek Pkwy. At traffic circle, go straight to stay on Marine Creek Pkwy. At traffic circle, go straight to stay on Marine Creek Pkwy. Continue onto S Old Decatur Rd. Turn left onto W J Boaz Rd. Keep right to stay on W J Boaz Rd. Turn right onto Bellingham Rd.

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### Active Properties

#### 5933 Dunnlevy DR



<b>MLS #:</b>	21002251	<b>Status:</b>	Active	<b>Beds:</b>	3	<b>L Price:</b>	\$360,000
<b>County:</b>	Tarrant	<b>Baths:</b>	2/0	<b>Yr Blt:</b>	2018		
<b>Subdiv:</b>	INNISBROOK PLACE	<b>SqFt:</b>	2,035	<b>DOM:</b>	20		
<b>Type:</b>	Single Family	<b>Pool:</b>	No	<b>Acres:</b>	0.126		
<b>Parking:</b>	Assigned, Garage, Garage Door						
<b>Rmks:</b>	Opener, Garage Faces Front, Garage Perfectly tailored for first-time buyers seeking charm, modern design, and a welcoming neighborhood with highly acclaimed schools. From the moment you walk in, you'll be greeted by an extended foyer adorned with warm, nail-down hardwood floors that flow into a private study or home office, offering the ideal space to work or unwind.						

At the heart of the home, the island kitchen is a true showstopper. Designed for both functionality and style, it features custom site-finished knotty alder cabinets, gorgeous granite countertops, and a durable Blanco composite sink. The classic subway tile backsplash ties it all together, while the stainless steel Frigidaire GAS cooktop package (to be installed prior to closing) adds a professional-grade touch that aspiring chefs will love.

The spacious primary suite is your personal retreat, boasting a luxurious spa-inspired bathroom. Enjoy the freestanding soaking tub, a fully tiled walk-in shower, granite-topped dual vanities, and an oversized walk-in closet that provides ample storage and comfort. Both bathrooms throughout the home are outfitted with granite countertops and framed mirrors, adding elegance and continuity to the space.

Energy efficiency meets modern comfort with Low-E Anderson tilt-sash windows, a powerful 16 SEER HVAC system, R49 attic insulation, and a Radiant Barrier—ensuring year-round savings on utilities and a cozy interior no matter the season.

This home is nestled in a vibrant, family-friendly neighborhood known for its lush parks, scenic walking trails, and a true sense of community. You'll be just minutes from top-rated schools, convenient shopping, dining, and major commuting routes.

Don't miss your chance to own a beautifully upgraded, move-in-ready home in one of the most desirable areas around. Schedule your private showing today—your next chapter starts here!

**Direct:** From Loop 820 W, exit Azle Ave, right on Azle Ave, right on Boat Club Rd, right on WJ Boaz, left on Innisbrook, right on Dunnlevy. Home is on the right.

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### Active Properties

#### 7316 Tin Star DR



<b>MLS #:</b>	21013966	<b>Status:</b>	Active	<b>Beds:</b>	3	<b>L Price:</b>	\$365,000
<b>County:</b>	Tarrant	<b>Baths:</b>	2/1	<b>Yr Blt:</b>	2006		
<b>Subdiv:</b>	Ranch At Eagle Mountain Add	<b>SqFt:</b>	2,062	<b>DOM:</b>	7		
<b>Type:</b>	Single Family	<b>Pool:</b>	No	<b>Acres:</b>	0.095		
<b>Parking:</b>	Driveway, Garage, Garage Door Opener, Garage Double Door, Garage						
<b>Rmks:</b>	<p>Step into this beautifully upgraded corner-lot home featuring custom wall treatments and unique finishes in every room. From elegant accent walls to curated textures, no detail has been overlooked. The open-concept layout is enhanced by modern lighting throughout, including ambient, task, and feature lighting that highlights the home's design. This smart home is equipped with voice and app-controlled systems for lighting, thermostat, security, sprinkler system and more, offering both comfort and efficiency. The kitchen boasts stainless steel appliances, custom cabinetry, and stylish countertops, flowing seamlessly into the living and dining spaces—ideal for both relaxing and entertaining.</p> <p>The primary suite includes a garden tub with separate shower and dual sinks with a generous walk-in closet. Secondary bedrooms offer custom design elements and flexible space for guests, office, or play. Upstairs play room or living area has custom shelving with 2 new murphy beds. The home also features a 2-car garage, landscaped yard, and is located in a desirable neighborhood close to Eagle Mountain Lake, top schools, shopping, and parks.</p>						
<b>Direct:</b>	Use Google Maps						

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## CMA Pro Report

These pages give a general overview of the selected properties.

### Active Properties

#### 6020 Harwich LN



<b>MLS #:</b>	20948464	<b>Status:</b>	Active	<b>Beds:</b>	3	<b>L Price:</b>	\$365,000
<b>County:</b>	Tarrant	<b>Baths:</b>	2/0	<b>Yr Blt:</b>	2017		
<b>Subdiv:</b>	Innisbrook Place	<b>SqFt:</b>	2,138	<b>DOM:</b>	70		
<b>Type:</b>	Single Family	<b>Pool:</b>	No	<b>Acres:</b>	0.126		
<b>Parking:</b>	Electric Vehicle Charging Station(s), Garage, Garage Door Opener, Garage						
<b>Rmks:</b>	Come see this beautiful home built in late 2017 in the Innisbrook Place Community. This 3 bedroom, 2 bath home features an open concept in the common areas. Also features a large well upgraded kitchen with granite counter tops, tile back splash, tons of cabinet space, stainless appliances, a large island, a built in desk and a breakfast bar. This floor plan also features a large office with french doors and a formal dining that doubles as a media room or bonus room. Wood look tile throughout house and bedrooms, large ceramic tile in Kitchen-Dining area. Also features a large master bathroom and huge master closet. Located just 3.5 miles from the closest boat ramp on Eagle Mountain Lake. The zoned schools are all accredited and acclaimed Eagle Mountain ISD, as well as Lake Country Private School within 1.5 miles. Community Pool ONLY 1 block away, very short walk. Come see this house today.						
<b>Direct:</b>	GPS works well. From 820. Exit Azle Ave North. Turn right on Boat Club Rd. Right on WJ Boaz Rd. Left on Innisbrook Ln. Right on Harwich Ln.						

#### 7113 Top Rail RUN



<b>MLS #:</b>	20986643	<b>Status:</b>	Active	<b>Beds:</b>	4	<b>L Price:</b>	\$385,000
<b>County:</b>	Tarrant	<b>Baths:</b>	2/1	<b>Yr Blt:</b>	2001		
<b>Subdiv:</b>	Ranch At Eagle Mountain Add	<b>SqFt:</b>	3,287	<b>DOM:</b>	34		
<b>Type:</b>	Single Family	<b>Pool:</b>	No	<b>Acres:</b>	0.177		
<b>Parking:</b>	Additional Parking, Driveway, Garage						
<b>Rmks:</b>	Faces Front Spacious and versatile, ready for you to make your mark this large 4-bedroom, 2.5-bath home in Northwest Fort Worth offers room for everyone and everything. Featuing two living areas, two dining spaces and a bonus game room upstairs that could be a fifth bedroom, there's plenty of flexibility for entertaining, relaxing, or working from home. Each of the four generously sized bedrooms features a walk-in closet, providing exceptional storage and personal space. The oversized 3-car garage full pantry, and multiple coat & linen closets offer even more storage options. Enjoy a smart layout with great flow, open living spaces, split bedrooms and thoughtful design throughout. Whether you're hosting guests or enjoying a quiet night in, this home is ready to meet your needs. Make it yours today!						
<b>Direct:</b>	Exit 820W at Farm to Market Rd 1220 Azle Ave. Turn left onto Azle Ave. Right onto Boat Club Rd. Left onto Dalhart Dr. Right onto Top Rail Run Home will be on the left.						

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## CMA Pro Report

These pages give a general overview of the selected properties.

### Active Properties

#### 6925 Cattle DR



<b>MLS #:</b>	20888791	<b>Status:</b>	Active	<b>Beds:</b>	5	<b>L Price:</b>	\$410,000
<b>County:</b>	Tarrant	<b>Baths:</b>	3/0	<b>Yr Blt:</b>	2008		
<b>Subdiv:</b>	Ranch At Eagle Mountain Add	<b>SqFt:</b>	2,600	<b>DOM:</b>	126		
<b>Type:</b>	Single Family	<b>Pool:</b>	No	<b>Acres:</b>	0.170		
<b>Parking:</b>	Garage						

**Rmks:** SELLER WILL CONTRIBUTE \$6,000.00 TOWARDS BUYER'S CLOSING COST !!!  
Welcome to this exceptional property boasting 5 bedrooms 3 baths, 2 living areas, 2 car garage! This gorgeous home offers 2600 square feet of living space with a versatile floorplan and endless possibilities! Upon entering, you'll be greeted by an openness that creates a seamless flow throughout. Gather around the fireplace in the living room and create cherished memories with loved ones. The kitchen is equipped with SS appliances, granite counters and plenty of hidden storage. The spacious primary bedroom is on the first level along with additional bedroom, perfect for a mother in law suite or nursery. This home also features a formal dining area, 3 upstairs bedrooms and an upstairs living area for the kids or guests. Enjoy a walk on the trails on Eagle Ranch Park, community park, 9 hole disc golf course, fishing on the dock at the community pond. Join Lake Country Association too to access to dock, boat launch, playground and tennis courts. 25 min downtown. Don't miss this opportunity to make this your dream home. Schedule your showing today! WELCOME HOME!

**Direct:** Please use GPS

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## CMA Pro Report

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### Active Properties

#### 6164 Lochmoor DR



<b>MLS #:</b>	20750008	<b>Status:</b>	Active	<b>Beds:</b>	3	<b>L Price:</b>	\$455,000
<b>County:</b>	Tarrant	<b>Baths:</b>	2/1				
<b>Subdiv:</b>	Innisbrook Place	<b>Yr Blt:</b>	2007				
<b>Type:</b>	Single Family	<b>SqFt:</b>	2,458	<b>DOM:</b>	300		
<b>Parking:</b>	Garage Door Opener, Garage Faces	<b>Pool:</b>	Yes	<b>Acres:</b>	0.668		
<b>Rmks:</b>	Front, Inside Entrance Beautiful outdoor oasis located at the end of a quiet cul-de sac on approximately two thirds of an acre! This home features 3 bedrooms, 2 and a half baths, an office, and a very oversized 3 car garage with epoxy painted floors. The third bay is very deep and has a door that leads to the backyard. There is an upstairs game room with half bath and wet bar. The outdoor entertaining area includes an in-ground pool and a cozy covered patio with a ceiling fan and a flatscreen. There is also a gazebo, storage shed and a massive yard perfect for entertaining. Also in the backyard is a huge cement slab that is great for entertaining and for keeping feet clean on a rainy day. There are no neighbors on the West side of the home and a large green space on the North side that offers even more privacy. The master bedroom features raised ceilings, glass doors leading to the back patio, lots of natural light from the backyard windows. There is a community pool and park within walking distance.						
<b>Direct:</b>	Please use GPS						

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## CMA Pro Report

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### Active Properties

#### 7241 Tahoe Springs DR



<b>MLS #:</b>	21011774	<b>Status:</b>	Active	<b>Beds:</b>	6	<b>L Price:</b>	\$565,000
<b>County:</b>	Tarrant	<b>Baths:</b>	3/1	<b>Yr Blt:</b>	2006		
<b>Subdiv:</b>	Ranch At Eagle Mountain Add	<b>SqFt:</b>	4,275	<b>DOM:</b>	12		
<b>Type:</b>	Single Family	<b>Pool:</b>	No	<b>Acres:</b>	0.200		
<b>Parking:</b>	Concrete, Driveway, Garage Door						
<b>Rmks:</b>	Opener, Garage Double Door, Garage Welcome to 7241 Tahoe Springs Drive, an exceptional home nestled in the coveted Ranch at Eagle Mountain neighborhood. This spacious and beautifully updated residence offers room for everyone, featuring 6 bedrooms, a dedicated home office, and 3.5 bathrooms.						

Step inside to discover brand-new luxury vinyl plank flooring, plush carpet, modern light fixtures, and fresh paint inside and out, all creating a move-in ready experience. The flowing layout is ideal for both everyday living and entertaining, with generous living spaces and versatile rooms to fit your lifestyle.

Outside, enjoy your own private retreat with a serene and inviting backyard—perfect for morning coffee or evening gatherings. Located in a sought-after community near top-rated schools, parks, and Eagle Mountain Lake, this home combines comfort, style, and location.

Don't miss your chance to make this one yours—schedule your showing today!

**Direct:** GPS Friendly

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## CMA Pro Report

These pages give a general overview of the selected properties.

### Active Option Contract Properties

#### 7229 Tin Star DR



<b>MLS #:</b>	20952740	<b>Status:</b>	Active Option Contract	<b>Beds:</b>	4	<b>L Price:</b>	\$314,990
<b>County:</b>	Tarrant	<b>Baths:</b>	3/1	<b>Yr Blt:</b>	2018		
<b>Subdiv:</b>	Ranch At Eagle Mountain Add	<b>SqFt:</b>	1,868	<b>DOM:</b>	67		
<b>Type:</b>	Single Family	<b>Pool:</b>	No	<b>Acres:</b>	0.085		
<b>Parking:</b>	Covered, Garage, Garage Door Opener,						

**Rmks:** Garage Faces Front, Lighted, Side By Side. Enjoy comfort and convenience in this tidy and well-kept beautiful 4-bedroom, 3.5-bath home! Inviting spaces create the perfect setting to entertain or simply relax at the end of the day. The heart of the home features a well-appointed kitchen with beautiful counters, breakfast bar, a 5-burner gas range, 42-inch cabinets, and a pantry to organize your staples. The kitchen overlooks the back yard, spacious living room and dining areas—creating ideal space for hosting dinners or casual get-togethers. This home is complemented by soft neutral tones and abundant natural light creating a comforting and welcoming atmosphere. For your privacy and peace of mind all bedrooms and a flexible loft are located upstairs. Giving an additional living area the loft creates the perfect reading or play space, while a secondary bedroom with its own private bath gives teens, roommates, or guests the privacy to feel right at home. The spacious primary suite offers enough room for a sitting area by the bayed windows. In the ensuite bath you will find a large walk in closet for your wardrobe and storage needs, dual sinks, and a beautiful garden tub plus a separate shower to relax at the end of a long day. Outdoors a covered patio overlooks a lovely white vinyl fence and low-maintenance lawn, offering the perfect backdrop for outdoor dining or relaxing with friends. Take advantage of the community gazebo overlooking a peaceful pond and walking trail, adding nearby outdoor enjoyment to your life. Conveniently located near Eagle Mountain Lake and downtown Fort Worth, this home ensures easy access to great dining, shopping, and entertainment, making every day a new adventure.

**Direct:** Bonds Ranch to

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## CMA Pro Report

These pages give a general overview of the selected properties.

### Active Option Contract Properties

#### 6521 Deer Horn DR



<b>MLS #:</b>	21006566	<b>Status:</b>	Active Option Contract	<b>Beds:</b>	4	<b>L Price:</b>	\$525,000
<b>County:</b>	Tarrant	<b>Baths:</b>	2/0	<b>Yr Blt:</b>	2013		
<b>Subdiv:</b>	Ranch At Eagle Mountain Add	<b>SqFt:</b>	2,292	<b>DOM:</b>	6		
<b>Type:</b>	Single Family	<b>Pool:</b>	Yes	<b>Acres:</b>	0.240		
<b>Parking:</b>	Driveway, Epoxy Flooring, Garage Door Opener, Garage Double Door, Garage						

**Rmks:** Stunning Home with Resort-Style Backyard! Welcome to this beautiful 4-bedroom, 2-bathroom home nestled in the highly sought-after side walk community of Eagle Ranch. Designed for modern living with luxurious touches, this property seamlessly blends comfort, style, and functionality. Stepping outside you are greeted by your own private oasis. The expansive backyard features a sparkling, heated swimming pool, a relaxing hot tub, and a spectacular covered outdoor living space – perfect for entertaining year-round. The outdoor patio is complete with a mounted TVs, built-in heater, and plenty of space for dining and lounging. It's the ideal spot for hosting summer BBQs or cozy evenings under the stars. Inside, the home is equally impressive with an abundance of thoughtful updates and high-end finishes throughout. Plantation shutters grace the windows, adding both style and privacy. The updated kitchen is a chef's dream, boasting sleek quartz countertops, a spacious island, and plenty of storage. The walk-in pantry is a standout, offering custom shelving, drawers, and a dedicated appliance counter – ideal for meal prep or keeping kitchen gadgets organized. The laundry room is conveniently connected to the primary bedroom closet, making laundry day a breeze. The spacious primary bedroom features a striking accent wall with a floating headboard, creating a tranquil retreat. A perfect blend of comfort and elegance, this is a space you'll look forward to relaxing in. The versatile garage offers more than just parking. It's equipped with a mini-split AC unit and gas heater, making it ideal for use as a home gym, workshop, or extra storage. Whether you're working on projects or getting in a workout, this space adapts to your needs. This community offers easy access to walking trails, fishing pond, playground, and frisbee golf. Don't miss out on this incredible opportunity to live in a home that has it all – luxury, convenience, and a true sense of retreat.

**Direct:** North on Boat Club Drive. Turn left on Eagle Ranch Blvd. Right on Rocky Ford, then left on Deer Horn. Home on left side of street.

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## CMA Pro Report

These pages give a general overview of the selected properties.

### Closed Properties

#### 6737 Sierra Madre DR



<b>MLS #:</b>	20875427	<b>Status:</b>	Closed	<b>Beds:</b>	3	<b>L Price:</b>	\$285,000
<b>County:</b>	Tarrant	<b>Baths:</b>	2/0	<b>S Price:</b>	\$278,000		
<b>Subdiv:</b>	Ranch At Eagle Mountain Add	<b>Yr Blt:</b>	2003	<b>S Date:</b>	4/23/2025		
<b>Type:</b>	Single Family	<b>SqFt:</b>	1,410	<b>DOM:</b>	4		
<b>Parking:</b>	Common, Driveway, Garage, Garage	<b>Pool:</b>	No	<b>Acres:</b>	0.115		
<b>Rmks:</b>	Door Opener, Garage Double Door, On top of the hill sits this beautiful home ready for your family to call home. Well maintained with new HVAC and Water Heater, newer roof and more. Large primary suite with sizeable closet and remodeled spacious shower. Enjoy sunset views on the patio and keep tidy with the storage shed. Sit by your fire in this open layout next to a spacious kitchen with center island. Sought after Fort Worth neighborhood with parks and pond next to Eagle Mountain Lake. Great location close to shopping, major highways and plenty of activities for your family to enjoy for years to come.						
<b>Direct:</b>	West on Robertson from Boat Club. North on Salt Fork. West on Sierra Madre. Home on left on top of hill.						

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## CMA Pro Report

These pages give a general overview of the selected properties.

### Closed Properties

#### 6808 Sierra Madre DR



<b>MLS #:</b>	20900911	<b>Status:</b>	Closed	<b>Beds:</b>	3	<b>L Price:</b>	\$289,900
<b>County:</b>	Tarrant	<b>Baths:</b>	2/0	<b>S Price:</b>	\$285,000		
<b>Subdiv:</b>	Ranch At Eagle Mountain Add	<b>Yr Blt:</b>	2003	<b>S Date:</b>	6/12/2025		
<b>Type:</b>	Single Family	<b>SqFt:</b>	1,673	<b>DOM:</b>	39		
<b>Parking:</b>	Driveway, Garage, Garage Door	<b>Pool:</b>	No	<b>Acres:</b>	0.115		

**Rmks:** Opener, Garage Faces Front, Garage SUPER CLOSE TO EAGLE MOUNTAIN LAKE!! SEARCH YOUTUBE FOR AN HD VIDEO OF THIS HOME! Immaculate, MOVE-IN READY HOME located minutes from Eagle Mountain Lake! Bright & open floorplan is perfect for entertaining & celebrating milestone birthdays & anniversaries. This SPLIT BEDROOM FLOORPLAN ensures privacy! Enjoy preparing elaborate, family meals in the ISLAND KITCHEN with tons of built-in cabinetry, sprawling countertops, GAS RANGE and great pantry! While touring, don't miss the UPDATED 3 RACK DISHWASHER! Dining area allows for a large table to seat a crowd while entertaining and looks out to the backyard and covered patio. Generously-sized living room boasts FIREPLACE with GAS LOGS for staying warm and cozy on cool fall evenings, as well as TWO ART NICHES for displaying your favorite collectibles. Primary bedroom offers a beautiful PRIVATE ENSUITE and LARGE WALK-IN CLOSET! PRIVATE EN SUITE features SEPARATE SHOWER, LARGE GARDEN TUB, DUAL SINKS & BUILT-IN CABINETS! Secondary bedrooms each have wardrobe-style closets and ceiling fans. Don't miss the beautiful tray ceiling in the secondary bedrooms! COVERED PATIO WITH CEILING FAN in the backyard is perfect for an afternoon BBQ with friends and family or for an after dinner beverage while the kids run and play in the open space. This backyard is a blank canvas to create the outdoor escape of your dreams. Do you see a hot tub in your future? Well, 220V is already present for you to add that hot tub! RAIN GUTTERS! UPDATED PRIVACY FENCE with METAL POSTS help keep your backyard secure for your resident pooch. This neighborhood boasts amazing amenities such as a community pond with covered picnic areas, a fishing pier and a playground! Located a few minutes from EAGLE MOUNTAIN LAKE and just 4.8 miles to Twins Point Beach! Conveniently situated near dining, shopping and most importantly, your local STARBUCKS is minutes from your front door! Easily get to DOWNTOWN FORT WORTH for date night! ZONED FOR EAGLE MOUNTAIN SAGINAW ISD!

**Direct:** See GPS:)

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## CMA Pro Report

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### Closed Properties

#### 6720 Chalk River DR



<b>MLS #:</b>	20752311	<b>Status:</b>	Closed	<b>Beds:</b>	3	<b>L Price:</b>	\$280,000
<b>County:</b>	Tarrant	<b>Baths:</b>	2/0	<b>S Price:</b>	\$285,000		
<b>Subdiv:</b>	Ranch At Eagle Mountain Add	<b>Yr Blt:</b>	2005	<b>S Date:</b>	12/31/2024		
<b>Type:</b>	Single Family	<b>SqFt:</b>	1,558	<b>DOM:</b>	22		
<b>Parking:</b>	Driveway, Garage, Garage Door	<b>Pool:</b>	No	<b>Acres:</b>	0.115		
<b>Rmks:</b>	Opener, Garage Faces Front, Garage This beautifully maintained home in Ranch of Eagle Mountain features an open-concept kitchen and living room, perfect for modern living. The split-bedroom layout ensures privacy, with a master suite that includes a walk-in shower and jetted tub for ultimate relaxation. Enjoy the expansive backyard with an extended patio and additional concrete seating area—ideal for outdoor entertaining!						
<b>Direct:</b>	Boat Club to Eagle Ranch Blvd., turn into subdivision, turn left to Denver City, right on Chalk River. USE GPS						

#### 7340 Silver City DR



<b>MLS #:</b>	20684213	<b>Status:</b>	Closed	<b>Beds:</b>	3	<b>L Price:</b>	\$287,700
<b>County:</b>	Tarrant	<b>Baths:</b>	2/1	<b>S Price:</b>	\$285,000		
<b>Subdiv:</b>	Ranch At Eagle Mountain Add	<b>Yr Blt:</b>	2024	<b>S Date:</b>	8/30/2024		
<b>Type:</b>	Single Family	<b>SqFt:</b>	1,600	<b>DOM:</b>	3		
<b>Parking:</b>	Driveway, Garage, Garage Faces Front	<b>Pool:</b>	No	<b>Acres:</b>	0.130		
<b>Rmks:</b>	BETTER THAN NEW! This stunning, brand-new 2-story residence is perfectly situated on a desirable corner lot. With 3 spacious bedrooms, 2.5 stylish bathrooms, and an innovative open floor plan, this home is designed for contemporary living. As you step through the front door, you'll be captivated by the expansive open-concept main floor. The seamless flow between the living room, dining area, and gourmet kitchen creates an inviting space ideal for both daily living and entertaining. The thoughtful layout places all three bedrooms upstairs, ensuring privacy and a quiet retreat from the main living areas. The corner lot provides an expansive yard, perfect for outdoor activities, gardening, or simply enjoying your private oasis. This home has never been lived in.						
<b>Direct:</b>	See gps						

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## CMA Pro Report

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### Closed Properties

#### 6861 Fools Gold DR



<b>MLS #:</b>	20750554	<b>Status:</b>	Closed	<b>Beds:</b>	4	<b>L Price:</b>	\$330,000
<b>County:</b>	Tarrant	<b>Baths:</b>	2/0	<b>S Price:</b>	\$295,000		
<b>Subdiv:</b>	Ranch At Eagle Mountain Add	<b>Yr Blt:</b>	2008	<b>S Date:</b>	1/21/2025		
<b>Type:</b>	Single Family	<b>SqFt:</b>	2,221	<b>DOM:</b>	104		
<b>Parking:</b>	Concrete, Driveway, Garage, Garage	<b>Pool:</b>	No	<b>Acres:</b>	0.132		

**Rmks:** Door Opener, Garage Faces Front, Close to Eagle Mountain Lake! You will enjoy this 4 Bedroom home, with Screen in patio. The Living room has wood burning Fireplace and wood floors.

Art niches and window seats add a extra flair to this home. The dining has a built in desk and the Large kitchen has Granite countertops, Gas range, Stainless steel appliances, island and lots of cabinets. Handicap accessible! Nice community with its parks and pond.

**Direct:** See GPS, I will get you lost.

#### 6929 Big Wichita DR



<b>MLS #:</b>	20682112	<b>Status:</b>	Closed	<b>Beds:</b>	3	<b>L Price:</b>	\$325,000
<b>County:</b>	Tarrant	<b>Baths:</b>	2/0	<b>S Price:</b>	\$324,600		
<b>Subdiv:</b>	Ranch At Eagle Mountain Add	<b>Yr Blt:</b>	2008	<b>S Date:</b>	9/9/2024		
<b>Type:</b>	Single Family	<b>SqFt:</b>	1,685	<b>DOM:</b>	20		
<b>Parking:</b>	Concrete, Driveway, Garage, Garage	<b>Pool:</b>	No	<b>Acres:</b>	0.121		

**Rmks:** Door Opener, Garage Faces Front, Welcome Home to the Ranch at Eagle Mountain, just minutes from the tranquil shores of Eagle Mountain Lake! Owned by a talented artist, this home is a masterpiece in itself! Every inch of this meticulously-maintained home tells a story. The single-story layout features abundant natural light, illuminating the artistic touches that make this home unique. A beautifully landscaped backyard is a haven for creativity and relaxation, offering a serene retreat to recharge your muse. Wood flooring, granite countertops, gas appliances, rain gutters, and a spacious walk-in glass shower are just a few highlights. Community amenities include a greenbelt, scenic pathways, and a playground, providing the perfect backdrop for a balanced life. Conveniently located near major freeways, this location offers an easy commute to Fort Worth and surrounding areas.

**Direct:** From Boat Club Road, turn west on Robertson Road, right on Prentiss Drive, right on Canyon Rim, Right on Fools Gold, Left on Big Wichita Drive. Home will be on your right.

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## CMA Pro Report

These pages give a general overview of the selected properties.

### Closed Properties

#### 7433 Errandale DR



<b>MLS #:</b>	20783908	<b>Status:</b>	Closed	<b>Beds:</b>	3	<b>L Price:</b>	\$320,000
<b>County:</b>	Tarrant	<b>Baths:</b>	2/0	<b>S Price:</b>	\$327,000		
<b>Subdiv:</b>	Innisbrook Place	<b>Yr Blt:</b>	2014	<b>S Date:</b>	1/21/2025		
<b>Type:</b>	Single Family	<b>SqFt:</b>	1,793	<b>DOM:</b>	16		
<b>Parking:</b>	Driveway, Garage Door Opener, Garage	<b>Pool:</b>	No	<b>Acres:</b>	0.152		

**Rmks:** Faces Front, Garage Single Door  
This lovingly maintained home in the EMSISD feels like a model home, offering a spacious and stylish open-concept floor plan. As you enter through the foyer, you'll be greeted by a tall tray ceiling and a transom window that lets natural light flood in, creating an inviting atmosphere. The LVP flooring in the living room beautifully complements the white stone fireplace. The kitchen is truly an entertainer's dream with granite countertops, a large island, and a sizable walk-in pantry, providing space for meal prep and entertaining. The dining area is enhanced by upscale lighting and a striking accent wall, giving it a refined, elegant touch. The primary bedroom, split from secondary bedrooms, ensures privacy and features a tray ceiling and an accent wall that adds sophistication. The ensuite bath offers dual sinks, a separate shower, and a garden tub where you can unwind and relax. A large walk-in closet and a linen closet provide plenty of storage space. In addition to these beautiful features, the sellers have installed an Almost Heaven sauna in the garage, which will stay with the home, adding a unique wellness benefit for the new owners. This home combines modern amenities with thoughtful touches to create a perfect living space.

**Direct:** From Boaz turn into Innisbrook Place. Turn left on Locjshire which turns into Errandale. Home will be on your right.

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## CMA Pro Report

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### Closed Properties

#### 6517 Sierra Madre DR



<b>MLS #:</b>	20892576	<b>Status:</b>	Closed	<b>Beds:</b>	4	<b>L Price:</b>	\$339,000
<b>County:</b>	Tarrant	<b>Baths:</b>	2/1	<b>S Price:</b>	\$330,000		
<b>Subdiv:</b>	Ranch At Eagle Mountain Add	<b>Yr Blt:</b>	2012	<b>S Date:</b>	6/23/2025		
<b>Type:</b>	Single Family	<b>SqFt:</b>	2,148	<b>DOM:</b>	46		
<b>Parking:</b>	Direct Access, Driveway, Epoxy	<b>Pool:</b>	No	<b>Acres:</b>	0.115		
<b>Rmks:</b>	Flooring, Garage Door Opener, Garage \$5,000 Seller Concessions Available! Use it for paint, garage door repair, closing costs, or to buy down your interest rate. Make this home your own and save money at closing! Concessions are subject to acceptable offer—ask your agent for details!						

Stunning 4-Bed, 3-Bath Home in Eagle Mountain-Saginaw ISD with Custom Features & Outdoor Living!

This beautiful 4-bedroom, 3-bathroom home is designed for modern living with custom features and plenty of space for the whole family. Enjoy the spacious open floor plan that connects the living and dining areas seamlessly, perfect for entertaining. The separate office provides a quiet and productive space for work or study.

The kitchen is a dream, featuring granite countertops, a walk-in pantry with a gorgeous etched glass door, and a built-in desk area off the dining room, ideal for homework or managing household tasks. The primary suite is conveniently located downstairs and boasts an ensuite bathroom with a garden tub, creating a serene retreat.

The home also includes built-in speakers in both the living room and back patio, making it easy to enjoy music indoors and out. Step outside to the covered extended patio with a shiplap roof, perfect for relaxing or entertaining, while overlooking the landscaped backyard with a privacy extension to the back fence.

Other features include a 2-car garage, updated finishes, custom closet systems, and a whole-house Rainsoft water filtration system for superior water quality. Located in the Eagle Mountain-Saginaw School District, this home is perfect for families looking for convenience and style. Minutes from Eagle Mountain Lake.

Don't miss out on this exceptional opportunity—schedule your showing today!

**Direct:** Take Exit 12A from I-820 onto Old Decatur Rd and head north. Go 4.2 miles, then turn left onto Bailey Boswell Rd. In 1 mile, turn right onto Silver Sage Dr, then left onto Sierra Madre Dr. Drive 0.3 miles, and 6517 Sierra Madre Dr will be on the right.

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

#### 7425 Errandale DR



<b>MLS #:</b>	20825740	<b>Status:</b>	Closed	<b>Beds:</b>	3	<b>L Price:</b>	\$334,900
<b>County:</b>	Tarrant	<b>Baths:</b>	2/0	<b>S Price:</b>	\$330,000		
<b>Subdiv:</b>	Innisbrook Place	<b>Yr Blt:</b>	2020	<b>S Date:</b>	3/17/2025		
<b>Type:</b>	Single Family	<b>SqFt:</b>	1,767	<b>DOM:</b>	18		
<b>Parking:</b>	Driveway, Garage, Garage Door	<b>Pool:</b>	No	<b>Acres:</b>	0.152		

**Rmks:** Opener, Garage Faces Front, Garage NEW CARPET in all bedrooms and FRESH PAINT in February 2025! Light and bright open plan with fantastic kitchen featuring large social island with granite countertops, custom built site finished cabinets, large walk in pantry, stainless steel appliances with gas range! Ceramic tile in all living areas, carpet in bedrooms only! Primary suite is ensuite with large full tile walk in shower, dual sinks, granite, and large walk in closet! Split bedrooms, covered rear patio, large backyard, security, full irrigation system, lovely transitional finishes! Eagle Mountain Saginaw ISD, Easy access to downtown Fort Worth, Restaurants, shopping, historic stockyards and minutes from Eagle Mountain Lake!!

**Direct:** GPS

#### 6536 Sierra Madre DR



<b>MLS #:</b>	20765629	<b>Status:</b>	Closed	<b>Beds:</b>	4	<b>L Price:</b>	\$339,999
<b>County:</b>	Tarrant	<b>Baths:</b>	2/1	<b>S Price:</b>	\$330,000		
<b>Subdiv:</b>	Ranch At Eagle Mountain Add	<b>Yr Blt:</b>	2003	<b>S Date:</b>	2/19/2025		
<b>Type:</b>	Single Family	<b>SqFt:</b>	2,350	<b>DOM:</b>	103		
<b>Parking:</b>	Garage, Garage Door Opener	<b>Pool:</b>	No	<b>Acres:</b>	0.120		

**Rmks:** Seller motivated!! Bring all offers!! This beautifully maintained 4-bedroom, 2 1/2-bath home offers over 2350 of living space in a fantastic Fort Worth neighborhood. Featuring two large living areas, a modern kitchen with plenty of counter space, and a primary suite with an en-suite bath, this home is designed for comfort and convenience. The additional bedrooms are spacious, and the home's 2 1/2-bath layout is perfect for families.

Located close to parks, schools, shopping, and major highways, this home combines ample space with a highly desirable location. Don't miss out on this move-in-ready gem!

**Direct:** Please use GPS.

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## CMA Pro Report

These pages give a general overview of the selected properties.

### Closed Properties

#### 5928 Dunnlevy DR



<b>MLS #:</b>	20880211	<b>Status:</b>	Closed	<b>Beds:</b>	3	<b>L Price:</b>	\$337,500
<b>County:</b>	Tarrant	<b>Baths:</b>	2/0	<b>S Price:</b>	\$337,500		
<b>Subdiv:</b>	Innisbrook Place	<b>Yr Blt:</b>	2017	<b>S Date:</b>	7/23/2025		
<b>Type:</b>	Single Family	<b>SqFt:</b>	1,868	<b>DOM:</b>	69		
<b>Parking:</b>	Concrete, Covered, Garage Door	<b>Pool:</b>	No	<b>Acres:</b>	0.126		

**Rmks:** Opener, Garage Double Door, Garage  
COME HOME TO THIS BEAUTY! 2 OFFERS FEEL THROUGH! Meticulously maintained home in the Award-Winning Eagle Mountain Lake School District! This home features a light and bright open floor plan - look at all the windows throughout this home! The home has window seats in the dining area and primary bedroom - add pillows and relax with a good book! Main living area has engineered hardwood floors. Notice the tech nook - perfect for homework or computer work and could be used as a coffee station. The kitchen offers granite countertops, stainless steel appliances and nice size kitchen island. Primary bedroom is split from other two bedrooms offering a quiet separate space for buyers. Primary suite features double vanity, spa like bath and separate shower. Enjoy the woodburning FP in the main living area. What we are calling a dining room is actually a flex space that can easily be used as a kid's play area, hobby area, office, etc. The backyard is an oasis for entertaining and offers beautiful professional landscaping, privacy and a roof covered patio to enjoy family and friends. BAILEY BOSWELL HIGH SCHOOL is within 1 mile. CREEKWOOD MIDDLE SCHOOL is 1 mile away and LAKE POINT ELEMENTARY is 2 miles away. Subdivision has a COMMUNITY POOL and RECREATION area. All conveniences are very close by including groceries, restaurants, medical offices, and major shopping. Virtual Open House and floor plan can be seen on MLS.

**Direct:** GPS works well.

#### 7445 Durness DR



<b>MLS #:</b>	20862463	<b>Status:</b>	Closed	<b>Beds:</b>	3	<b>L Price:</b>	\$336,500
<b>County:</b>	Tarrant	<b>Baths:</b>	2/0	<b>S Price:</b>	\$338,000		
<b>Subdiv:</b>	Innisbrook Place	<b>Yr Blt:</b>	2004	<b>S Date:</b>	6/2/2025		
<b>Type:</b>	Single Family	<b>SqFt:</b>	1,870	<b>DOM:</b>	50		
<b>Parking:</b>	Garage, Garage Single Door	<b>Pool:</b>	No	<b>Acres:</b>	0.149		

**Rmks:** Welcome home to Innisbrook Place! This 3-bedroom, 2-bathroom home has the perfect open concept flow. Laminate hardwoods, large kitchen with tons of cabinets, gas burning fireplace. Huge master bedroom with en-suite that has double sinks, soaking garden tub, and separate shower. Large walk-in closet! Split floorplan with secondary bedrooms and spacious second bathroom. Relax on the back patio swing, under the large pergola. Plenty of space for backyard cookouts! Walk to the community pool just around the corner or stroll along the pond! Very close to shopping, restaurants, schools, and the lake! All, in sought after Eagle Mtn.-Saginaw ISD.

**Direct:** Please use GPS

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## CMA Pro Report

These pages give a general overview of the selected properties.

### Closed Properties

#### 7513 Gairlock DR



<b>MLS #:</b>	20856224	<b>Status:</b>	Closed	<b>Beds:</b>	3	<b>L Price:</b>	\$350,000
<b>County:</b>	Tarrant	<b>Baths:</b>	2/1	<b>S Price:</b>	\$340,000		
<b>Subdiv:</b>	Innisbrook Place	<b>Yr Blt:</b>	2012	<b>S Date:</b>	6/20/2025		
<b>Type:</b>	Single Family	<b>SqFt:</b>	2,439	<b>DOM:</b>	91		
<b>Parking:</b>	Driveway, Garage, Garage Door	<b>Pool:</b>	No	<b>Acres:</b>	0.173		
<b>Rmks:</b>	Opener, Garage Faces Front, On Welcome home to this charming 3 bedroom 2.5 bathroom home in the highly sought out Innisbrook Place community. When you first enter the home you're going to automatically feel the coziness and warmth this home offers. You'll be greeted by the large living room that opens up to the kitchen that provides so much cabinet space storage will never be a problem. Along with tons of cabinet space, you'll enjoy plenty of counter space for all your decor and cooking gadgets. The kitchen also offers a beautiful island with more storage space and a built in desk area. As soon as you head upstairs you'll immediately be greeted with a large family game room 2 bedrooms, a full bathroom and double doors that lead you to your primary bedroom. The primary bathroom has two separate closet, so no sharing required with your significant other, separate vanities, garden tub and a large walk in shower. This unique and charming home has so much to offer. So schedule your showing today to make this home yours.						
<b>Direct:</b>	From Boat Club Rd, turn east on WJ Boat. Make a left on Innisbrook Ln. Turn right on Lochshire Dr and Left on Gairlock Dr. The house will be on left.						

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## CMA Pro Report

These pages give a general overview of the selected properties.

### Closed Properties

#### 7621 Rothbury DR



<b>MLS #:</b>	20860017	<b>Status:</b>	Closed	<b>Beds:</b>	3	<b>L Price:</b>	\$359,000
<b>County:</b>	Tarrant	<b>Baths:</b>	2/0	<b>S Price:</b>	\$355,000		
<b>Subdiv:</b>	Innisbrook Place	<b>Yr Blt:</b>	2020	<b>S Date:</b>	3/27/2025		
<b>Type:</b>	Single Family	<b>SqFt:</b>	1,894	<b>DOM:</b>	5		
<b>Parking:</b>	Driveway, Garage, Garage Door	<b>Pool:</b>	No	<b>Acres:</b>	0.150		

**Rmks:** Opener, Garage Faces Front  
This house has great curb appeal with beautiful stone and brick to the front and a large back patio. This is a well-maintained 3 bedroom, 2 bath, plus a dedicated office or study built by Riverside Homes. The home is completely encapsulated with foam, which makes for the best energy efficiency you can get and very cheap bills. The spacious open floor plan gives you the the space and views you want in a home. The study off the living area has hardwood flooring and windowed french doors for privacy to your office, nursery, gym, or just a secondary sitting area. The stunning kitchen offers a gas stove top, built-in gas oven, knotty-alder cabinets with custom hardware, beautiful backsplash, a huge island with breakfast bar seating, and awesome white quartz countertops. The main living area is spacious, bright, and cozy with a with a gas fireplace surrounded by beautiful hardwoods. Behind the sliding barn door and upon entry from garage is a large valet and laundry area with plenty of must have storage. The secondary bedrooms are large with huge closets! The owner's suite has a separate tiled shower, large soaker tub, dual sinks, closed off toilet area, and an massive closet that even the wife would be willing to share. The backyard covered patio is a great place to relax and unwind with some coffee or your favorite tequila. Let's not forget that hard to find 3-car garage that gives you that extra parking or storage space. The is a beautiful neighborhood with great neighbors and fantastic schools.

**Direct:** Please use GPS

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## CMA Pro Report

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### Closed Properties

#### 6001 Harwich LN



<b>MLS #:</b>	20970878	<b>Status:</b>	Closed	<b>Beds:</b>	3	<b>L Price:</b>	\$365,000
<b>County:</b>	Tarrant	<b>Baths:</b>	2/0	<b>S Price:</b>	\$356,500		
<b>Subdiv:</b>	Innisbrook Place	<b>Yr Blt:</b>	2018	<b>S Date:</b>	7/18/2025		
<b>Type:</b>	Single Family	<b>SqFt:</b>	1,991	<b>DOM:</b>	13		
<b>Parking:</b>	Driveway, Garage, Garage Door	<b>Pool:</b>	No	<b>Acres:</b>	6,970.000		

**Opener, Garage Faces Front**  
**Rmks:** Nestled on a graceful corner in the coveted Innisbrook Place community, 6001 Harwich Lane is more than a home—it's a refined sanctuary designed to elevate daily living into an artful experience. From the moment you cross the threshold, you're welcomed by soft natural light and intentional flow each space curated for both quiet retreat and vibrant gatherings. The heart of the home, a generous kitchen anchored by a substantial island, invites connection, whether for slow mornings over coffee in the breakfast nook or lively evenings entertaining in the adjacent living room, complete with a crackling wood-burning fireplace. Vaulted ceilings expand the sense of openness, while thoughtful finishes like granite countertops, walk-in pantry, and built-in cabinetry create a tactile sense of care and craftsmanship. With three bedrooms, each featuring walk-in closets and a dedicated office or flex room, there's space for every chapter of life. The primary suite offers peaceful seclusion with a spa-like bath, dual vanities, and a soaking tub for unwinding beneath soft lighting. A two-car garage, smart home integration, and access to community amenities including a pool, greenbelt, and playground complete the offering. Here, in the Eagle Mountain-Saginaw ISD, you'll find not just a house, but a home that tells your story gracefully, and with room to grow.

**Direct:** Use GPS

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## CMA Pro Report

These pages give a general overview of the selected properties.

### Closed Properties

#### 7429 Durness DR



<b>MLS #:</b>	20780267	<b>Status:</b>	Closed	<b>Beds:</b>	4	<b>L Price:</b>	\$359,900
<b>County:</b>	Tarrant	<b>Baths:</b>	2/0	<b>S Price:</b>	\$359,900		
<b>Subdiv:</b>	Innisbrook Place	<b>Yr Blt:</b>	2005	<b>S Date:</b>	2/19/2025		
<b>Type:</b>	Single Family	<b>SqFt:</b>	2,483	<b>DOM:</b>	59		
<b>Parking:</b>	Garage, Garage Single Door	<b>Pool:</b>	No	<b>Acres:</b>	0.145		

**Rmks:** CHARMING CURB APPEAL IS JUST THE BEGINNING AT THIS WELL MAINTAINED SINGLE STORY HOME IN DESIRABLE INNISBROOK PLACE! The home boasts a well appointed versatile floor plan that will fit any families needs with 4 spacious bedrooms, 2 full baths, 2 dining rooms and an open concept living, dining and kitchen complete with a gas fireplace creating a cozy ambiance. Entertainers will delight in the large kitchen with a walk in pantry and tons of prep and cabinet space to enjoy cooking for your family and guests. No lack of storage with walk in closets and multiple additional storage options and expanded decking in the attic. Relax in the serene setting in your private backyard with a covered patio and 8 ft privacy fence. Great location close to shopping, dining, schools and the highway for an easy commute! Updates include luxury vinyl plank flooring throughout common areas, roof replaced (2021), HVAC replaced (2020) and water heater replaced (2020). YOU DO NOT WANT TO MISS THIS GEM!

**Direct:** GPS

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## CMA Pro Report

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### Closed Properties

#### 6001 Scottsdale LN



<b>MLS #:</b>	20888029	<b>Status:</b>	Closed	<b>Beds:</b>	3	<b>L Price:</b>	\$370,000
<b>County:</b>	Tarrant	<b>Baths:</b>	2/0	<b>S Price:</b>	\$365,000		
<b>Subdiv:</b>	Innisbrook Place	<b>Yr Blt:</b>	2018	<b>S Date:</b>	7/1/2025		
<b>Type:</b>	Single Family	<b>SqFt:</b>	1,874	<b>DOM:</b>	59		
<b>Parking:</b>	Garage Faces Front	<b>Pool:</b>	No	<b>Acres:</b>	0.151		

**Rmks:** Welcome to this charming 3-bedroom, 2-bathroom home, ideally located close to schools, shopping, and everything you need for daily convenience. Situated in a fantastic neighborhood, this property backs up to a peaceful greenbelt with a tranquil pond, offering unobstructed views of the natural beauty right in your backyard. Whether you're enjoying a quiet morning or a relaxing evening, the serene atmosphere of the greenbelt and pond provides a perfect backdrop for your outdoor activities. The extended back patio is perfect for entertaining, providing ample space for gatherings while still leaving plenty of grass for pets to roam or children to play. As you step inside, you'll be greeted by a bright, open floor plan that flows seamlessly from one space to the next. The spacious living room features large windows that flood the space with natural light and offer a stunning view of the back patio, greenbelt, and pond. A cozy fireplace adds warmth and charm, creating a welcoming atmosphere for family and friends. The kitchen is a true highlight, with a large island that offers seating and a built-in desk area for convenience. French doors open to a private office, providing an ideal space for work or study. The primary suite is a peaceful retreat, featuring an ensuite bathroom with a garden tub, separate shower, and a spacious walk-in closet. Pride of ownership is evident throughout this well-maintained home. With two full bathrooms and a two-car garage, this home offers the perfect blend of comfort, functionality, and style.

**Direct:** From 820W, exit Marine Creek and turn R. At the roundabout, take the 2nd exit - Marine Creek. At the next roundabout take the 3rd exit - Cromwell Marine Creek. In 1.2mi turn R onto Bob Hanger, and in 1.2mi turn R onto WJ Boaz. Then L onto Bellingham, L onto Scottsdale, and the home is on the left.

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## CMA Pro Report

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### Closed Properties

#### 7632 Northumberland DR



<b>MLS #:</b>	20736945	<b>Status:</b>	Closed	<b>Beds:</b>	4	<b>L Price:</b>	\$374,900
<b>County:</b>	Tarrant	<b>Baths:</b>	2/0	<b>S Price:</b>	\$370,000		
<b>Subdiv:</b>	Innisbrook Place	<b>Yr Blt:</b>	2021	<b>S Date:</b>	11/18/2024		
<b>Type:</b>	Single Family	<b>SqFt:</b>	1,953	<b>DOM:</b>	33		
<b>Parking:</b>	Covered, Driveway, Garage, Garage	<b>Pool:</b>	No	<b>Acres:</b>	0.125		
<b>Rmks:</b>	Door Opener, Garage Faces Front, This immaculate open concept floor plan in Innesbrook Place is ready for its new owners. Like new in Saginaw ISD; the home hosts 4 bedrooms, 2 baths with tons of upgrades. Modern quartz countertops in all the bathrooms with under-mount sinks, large farmhouse sink in kitchen, gas cooktop and built in microwave that vents to the outside. Beautiful subway tile accentuates the character in the home. Spacious dining area, kitchen and living room with a gas fireplace has a warm & inviting ambiance perfect for entertaining or the cozy home feel. The master bedroom has tray ceilings, lots of natural light and the in suite master bathroom showcases a large soaking tub with separate shower and large walk in closet. Engineered hardwood floors sprawl the home from the entryway to rear & upgraded carpeting in bedrooms are plush on the feet. Separate utility room with shelving, large entryway & mudroom. Lovely outdoor living space as well with covered patio & spacious backyard complete this beauty.						
<b>Direct:</b>	Use GPS for best route						

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## CMA Pro Report

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### Closed Properties

#### 6021 Dunnlevy DR



<b>MLS #:</b>	20750470	<b>Status:</b>	Closed	<b>Beds:</b>	4	<b>L Price:</b>	\$374,900
<b>County:</b>	Tarrant	<b>Baths:</b>	2/0	<b>S Price:</b>	\$375,000		
<b>Subdiv:</b>	Innisbrook Place	<b>Yr Blt:</b>	2021	<b>S Date:</b>	11/25/2024		
<b>Type:</b>	Single Family	<b>SqFt:</b>	2,005	<b>DOM:</b>	9		
<b>Parking:</b>	Concrete, Driveway, Garage Door	<b>Pool:</b>	No	<b>Acres:</b>	7,101.000		

**Rmks:** Opener, Garage Double Door, Garage Owner's have 3% Assumable FHA loan. This beautifully appointed corner-lot home offers light, bright, and easy care living. You'll love the curb appeal, featuring lovely landscaping and a mix of 8' and 6' board-on-board capped cedar fencing for added privacy. Inside, the layout includes two cozy bedrooms and a bath at the front, while the primary suite with an ensuite is tucked away at the back for added tranquility. The fourth bedroom, currently serving as a home office, is located down a short hall past the laundry room, providing extra privacy. The kitchen is a chef's dream, boasting ample granite countertop space, elegant over and under cabinet lighting, a gas cooktop, and a cobalt blue built-in oven with WiFi capabilities for remote control. The large island, complete with a granite composite farmhouse sink, overlooks the living area, which features soaring 14' ceilings, a charming brick fireplace, and expansive windows that fill the space with natural light.

**Direct:** Boat Club Road to W J Boaz, east on WJ Boaz to Innisbrook Ln left north on Innisbrook Ln to Dunnlevy turn right.  
GPS will bring you in from several directions WJ Boaz off of Old Decatur Rd is closed for construction, so either come down Bailey Boswell to Bowman Roberts or come in off Boat Club

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## CMA Pro Report

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### Closed Properties

#### 7109 Bunk House DR



<b>MLS #:</b>	20712890	<b>Status:</b>	Closed	<b>Beds:</b>	5	<b>L Price:</b>	\$399,999
<b>County:</b>	Tarrant	<b>Baths:</b>	3/0	<b>S Price:</b>	\$385,000		
<b>Subdiv:</b>	Ranch At Eagle Mountain Add	<b>Yr Blt:</b>	2000	<b>S Date:</b>	12/27/2024		
<b>Type:</b>	Single Family	<b>SqFt:</b>	3,153	<b>DOM:</b>	86		
<b>Parking:</b>	Concrete, Driveway, Garage, Garage	<b>Pool:</b>	No	<b>Acres:</b>	0.180		
<b>Rmks:</b>	Door Opener, Garage Double Door, This spacious family home offers the perfect blend of comfort, convenience, and modern amenities. With ample space for growing families, flexible living areas, and a prime location, this property is a must-see. Brand-new quality carpet throughout Primary suite with ensuite bath on the first floor Flexible bedroom that can be used as an office or nursery Additional full bath on the first floor Formal living and dining rooms for entertaining Recently installed upstairs zoned HVAC condenser Downstairs zone recently serviced Open-concept living room with eat-in kitchen and breakfast bar Abundant natural light Cozy gas log fireplace Storage building, mature trees, and a large patio Nearby park, fishing pond, and disc golf course Third garage for golf cart Convenient location with walking distance to dining and shopping Free home warranty. With ample space for growing families, flexible living areas, and a prime location, go see it!						
<b>Direct:</b>	USE GPS						

#### 6805 White River DR



<b>MLS #:</b>	20855521	<b>Status:</b>	Closed	<b>Beds:</b>	4	<b>L Price:</b>	\$399,900
<b>County:</b>	Tarrant	<b>Baths:</b>	2/0	<b>S Price:</b>	\$387,000		
<b>Subdiv:</b>	Ranch At Eagle Mountain Add	<b>Yr Blt:</b>	2004	<b>S Date:</b>	4/28/2025		
<b>Type:</b>	Single Family	<b>SqFt:</b>	2,294	<b>DOM:</b>	37		
<b>Parking:</b>	Driveway	<b>Pool:</b>	No	<b>Acres:</b>	0.170		
<b>Rmks:</b>	Gorgeous home in the Ranch at Eagle Mountain. Inviting open floor plan features 4 bedrooms 2 bath with split floor plan. Kitchen has breakfast area, large island, gas cooktop, refrigerator, microwave and walk-in pantry. Big master suite with bay windows and master bath has a double vanity, walk in closet, jetted tub, and separate shower. Garage has a wall of cabinets with a workshop counter. Large backyard with beautiful landscapes and nice newly covered patio, hot tub and outdoor living space, large storage building to convey with home.						
<b>Direct:</b>	GPS						

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## CMA Pro Report

These pages give a general overview of the selected properties.

### Closed Properties

#### 7316 Silver City DR



<b>MLS #:</b>	20840798	<b>Status:</b>	Closed	<b>Beds:</b>	4	<b>L Price:</b>	\$389,900
<b>County:</b>	Tarrant	<b>Baths:</b>	2/1	<b>S Price:</b>	\$400,000		
<b>Subdiv:</b>	Ranch At Eagle Mountain Add	<b>Yr Blt:</b>	2016	<b>S Date:</b>	3/12/2025		
<b>Type:</b>	Single Family	<b>SqFt:</b>	2,543	<b>DOM:</b>	6		
<b>Parking:</b>	Garage Double Door, Garage Faces Front	<b>Pool:</b>	Yes	<b>Acres:</b>	0.083		
<b>Rmks:</b>	Beautiful 4 Bed, 2.5 Bath Home with Incredible Updates in Prime Location! This Exquisite Home Features Luxurious Finishes and Stunning Updates Throughout. Downstairs, You'll Find Beautiful Wood-Look Tile Flooring, Adding Warmth and Style to the Open Living Spaces. Downstairs Living Room Features Cozy, Gas Fireplace. The Light and Bright Kitchen Boasts Ample Cabinet Space, a Gorgeous Island, Stainless Steel Appliances, Including a Gas Cooktop. Large Pantry Offers Plenty of Storage Spacious Primary Suite is Conveniently Located on the Main Level for Added Privacy and Comfort. Upstairs, Enjoy a Versatile Layout with a Media Room, Second Family Room, Three Generously Sized Guest Bedrooms, Large Guest Bath, and Additionally Upstairs Offers a Workout Nook, Built-In Shelving Area Perfect for Crafting, or an Ideal Spot for an Office or Homework Station. The newly installed pool (2020), Plumbed for Gas Heater, and Amazing Outdoor Kitchen with Outdoor Fireplace is perfect for Relaxation or Entertaining. This home is just 20 minutes from Downtown Fort Worth, Located in Eagle-Mountain ISD, less than 5 minutes from the Prestigious Lake Country Christian School, Eagle Mountain Lake, Parks, Recreational Areas and Dining are all Just a Short Drive Away!						
<b>Direct:</b>	GPS						

#### 6901 Big Wichita DR



<b>MLS #:</b>	20773687	<b>Status:</b>	Closed	<b>Beds:</b>	4	<b>L Price:</b>	\$389,000
<b>County:</b>	Tarrant	<b>Baths:</b>	2/1	<b>S Price:</b>	\$401,500		
<b>Subdiv:</b>	Ranch At Eagle Mountain Add	<b>Yr Blt:</b>	2005	<b>S Date:</b>	3/6/2025		
<b>Type:</b>	Single Family	<b>SqFt:</b>	2,418	<b>DOM:</b>	77		
<b>Parking:</b>	Covered, Garage, Garage Door Opener, Garage Single Door	<b>Pool:</b>	No	<b>Acres:</b>	0.261		
<b>Rmks:</b>	Plenty of room in this wonderful house for the entire family including your pets, who will have their own sleeping quarters located in the laundry room. This corner lot home features 4 bedroom with 2 and half bath. The primary room is located downstairs which has an ensuite with dual sinks, separate tub and shower, and a walk in closet. For maximum privacy you'll find the remaining 3 generously sized secondary bedrooms upstairs. Your living area has vaulted ceilings with a brick wood-burning fireplace. The kitchen has stainless steel appliances, granite countertops with plenty of elbow room in the breakfast room. Spacious backyard ready for enjoyment with a covered patio. No need to keep your boat at nearby Eagle Mountain Lake as the extended driveway will give you ample room to keep it at home.						
<b>Direct:</b>	GPS						

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## CMA Pro Report

These pages give a general overview of the selected properties.

### Closed Properties

#### 7216 Denver City DR



<b>MLS #:</b>	20911232	<b>Status:</b>	Closed	<b>Beds:</b>	4	<b>L Price:</b>	\$409,000
<b>County:</b>	Tarrant	<b>Baths:</b>	2/1	<b>S Price:</b>	\$409,000	<b>S Date:</b>	6/13/2025
<b>Subdiv:</b>	Ranch At Eagle Mountain Add	<b>Yr Blt:</b>	2001	<b>SqFt:</b>	2,913	<b>DOM:</b>	5
<b>Type:</b>	Single Family	<b>Pool:</b>	No	<b>Acres:</b>	0.172		
<b>Parking:</b>	Garage Door Opener, Garage Faces Front						

**Rmks:** Discover this rare, single-story gem in the highly sought-after Eagle Ranch community, offering 2,913 square feet of thoughtfully designed living space. Boasting 4 spacious bedrooms, 2.5 baths, and 2 generous living areas—each warmed by its own cozy fireplace—this home balances elegance and functionality. Entertain with ease in two distinct dining spaces or set up a home office in the light-filled study, complete with rich wood floors that extend through the entry and formal areas. The heart of the home is a beautifully remodeled kitchen featuring stainless-steel appliances, a large center island, gleaming quartz countertops, and a gas stovetop set against a classic subway-tile backsplash. Step from here into the casual living area with its second fireplace, where friends and family will gather year-round. Retreat to your expansive primary suite, anchored by a serene sitting area and a charming bay window overlooking the private backyard. The spa-inspired primary bathroom has been tastefully upgraded with separate vanities, a roomy walk-in shower, an oversized garden tub perfect for unwinding, and an spacious walk-in closet. Three additional bedrooms share a convenient Jack-and-Jill bath, ensuring privacy and comfort for everyone. Outside, enjoy a covered patio ideal for morning coffee or evening barbecues, all within a newly fenced yard that's been immaculately maintained. Eagle Ranch residents benefit from Eagle Mountain-Saginaw ISD schools and access to a community park featuring a playground, pond, jogging trails, and a challenging frisbee-golf course. Don't miss the opportunity to own this exceptional one-story home—where thoughtful updates and community amenities unite to offer the ultimate North Texas lifestyle.

**Direct:** Google maps or Apple maps

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## CMA Pro Report

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### Closed Properties

#### 7745 Northumberland DR



<b>MLS #:</b>	20940216	<b>Status:</b>	Closed	<b>Beds:</b>	5	<b>L Price:</b>	\$439,900
<b>County:</b>	Tarrant	<b>Baths:</b>	2/1	<b>S Price:</b>	\$435,000		
<b>Subdiv:</b>	Innisbrook Place	<b>Yr Blt:</b>	2019	<b>S Date:</b>	6/20/2025		
<b>Type:</b>	Single Family	<b>SqFt:</b>	2,674	<b>DOM:</b>	4		
<b>Parking:</b>	Covered, Garage, Garage Door Opener,	<b>Pool:</b>	Yes	<b>Acres:</b>	0.155		

**Rmks:** Garage Faces Front, Garage Single  
Welcome to this warm and inviting 5-bedroom, 2.5-bath home—flexible as a 4-bed with an office—ideally located in Eagle Mountain-Saginaw ISD and walking distance to Boswell High School. No rear neighbors. The open layout features a beautifully upgraded kitchen with rich espresso cabinets, granite counters, herringbone backsplash, and stainless appliances including a built-in gas cooktop. The primary suite offers dual sinks with extra storage, plus a separate tub and shower. Upstairs you'll find three bedrooms, a full bath, and a spacious game room with projector and projector screen—ideal for movie nights or play. The backyard is a true retreat: sparkling pool, built-in grill, covered patio with string lights, fire pit, and room to play or let pets roam. Built in 2019 by Riverside, this home stands out with spray foam insulation throughout the entire home—walls and attic—offering superior energy efficiency, year-round comfort, and lower utility costs. The community features a neighborhood pool, walking trails, and stocked fishing ponds—perfect for weekend relaxation. Just minutes from schools, shopping, and dining. Turnkey, well-located, and ready for its next chapter. Schedule your showing today!

**Direct:** From W J Boaz Rd, head north on Bellingham Rd all the way to the end until you run into Northumberland Dr. Turn right, property will be on left

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## CMA Pro Report

These pages give a general overview of the selected properties.

### Closed Properties

#### 7113 Sundance LN



<b>MLS #:</b>	20940365	<b>Status:</b>	Closed	<b>Beds:</b>	4	<b>L Price:</b>	\$449,000
<b>County:</b>	Tarrant	<b>Baths:</b>	2/1	<b>S Price:</b>	\$445,000		
<b>Subdiv:</b>	Ranch At Eagle Mountain Add	<b>Yr Blt:</b>	2000	<b>S Date:</b>	8/1/2025		
<b>Type:</b>	Single Family	<b>SqFt:</b>	3,093	<b>DOM:</b>	23		
<b>Parking:</b>	Concrete, Driveway, Garage, Garage	<b>Pool:</b>	Yes	<b>Acres:</b>	0.160		

**Rmks:** Door Opener, Garage Faces Front  
This stunningly updated home in the Ranch at Eagle Mountain community with a spacious 3-car garage truly has it all—modern updates, a functional layout, and an inviting outdoor oasis. Step inside and you'll find multiple living areas, including a versatile upstairs bonus room—ideal for a game room, media room, playroom, home office, or 5th bedroom - whatever suits your needs. The gorgeous kitchen, was updated August 2018, features gleaming marble countertops and modern finishes, creating a bright and elegant space for cooking and entertaining. The expansive primary suite has room for a sitting area and the ensuite bathroom was remodeled in October 2020, offering a serene, spa-inspired retreat. Your upstairs flooring and the stair carpet were both replaced in August 2020, while the downstairs flooring was updated in July 2015, blending style and durability throughout. Step outside and enjoy your own private paradise with a sparkling pool and spa, installed just 4 years ago—perfect for relaxing or entertaining guests. Located near beautiful Eagle Mountain Lake, this home is nestled in a charming community with access to a park and scenic pond where you can fish, combining peaceful surroundings with everyday convenience. Don't miss this rare opportunity—move-in ready, wonderfully and thoughtfully updated!

**Direct:** From Boat Club you can turn onto Dalhart then right on Sundance - but I recommend you take them from the main entrance as it takes you right by the pond and park that's walking distance and close to the home- pretty! Turn on Eagle Ranch, Left on Bunk House, Right on Kalgary Ct, Left onto Sundance Ln

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## CMA Pro Report

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### Closed Properties

#### 6953 Bent Spur DR



<b>MLS #:</b>	20939763	<b>Status:</b>	Closed	<b>Beds:</b>	4	<b>L Price:</b>	\$485,000
<b>County:</b>	Tarrant	<b>Baths:</b>	2/1	<b>S Price:</b>	\$475,000		
<b>Subdiv:</b>	Ranch At Eagle Mountain Add	<b>Yr Blt:</b>	2012	<b>S Date:</b>	6/20/2025		
<b>Type:</b>	Single Family	<b>SqFt:</b>	2,623	<b>DOM:</b>	7		
<b>Parking:</b>	Garage	<b>Pool:</b>	Yes	<b>Acres:</b>	0.184		

**Rmks:** Welcome to your dream home just minutes from Eagle Mountain Lake! This stunning 2-story, 4-bedroom, 2.5-bath beauty offers a spacious layout with vaulted ceilings and a large home office. You'll love the custom countertops and the warm touches throughout the home.

The primary suite is your personal escape with plush carpet, plantation shutters, and a spa-like bathroom featuring a granite double vanity, Jacuzzi tub, and a custom walk-in tiled shower. The walk-in closet even connects directly to the laundry room for extra convenience!

Step outside into your own backyard retreat take a dip in the sparkling pool or enjoy the playset with the kids. Whether you're entertaining or unwinding, this home is built for comfort and fun!

This community offers a stocked pond, trails, & disc golf!

**Direct:** From 820, Go North on Boat Club Road, Left on Eagle Ranch Blvd, Left on Hondo, Home will be directly in front of you.

#### 7220 Denver City DR



<b>MLS #:</b>	20739296	<b>Status:</b>	Closed	<b>Beds:</b>	5	<b>L Price:</b>	\$509,900
<b>County:</b>	Tarrant	<b>Baths:</b>	3/1	<b>S Price:</b>	\$500,000		
<b>Subdiv:</b>	Ranch at Eagle Mountain Add	<b>Yr Blt:</b>	2001	<b>S Date:</b>	11/26/2024		
<b>Type:</b>	Single Family	<b>SqFt:</b>	3,614	<b>DOM:</b>	54		
<b>Parking:</b>	Epoxy Flooring, Garage, Garage Door	<b>Pool:</b>	Yes	<b>Acres:</b>	7,475.000		

**Rmks:** Opener, Garage Double Door, Garage Beautifully updated 5 bed, 3.5 bath home with open floor plan that looks out to your own backyard oasis!!! Downstairs you'll find the giant kitchen with an abundance of cabinets and counter space and an island that looks out into the large living room with high vaulted ceilings. Enjoy working in your big office space located across from the formal dining room that includes a beautiful farmhouse chandelier. Half bath and utility room close to the great sized master bedroom with en-suite bath boasting brand new quartz counters, garden tub, and a walk in closet. Upstairs includes an additional living or game room with 4 generous sized bedrooms. Two bedrooms share a jack-and-jill bath and the other two share a hall bath, both with quartz counters. When you aren't tinkering around in the epoxy floored garage, enjoy your days outside on the covered patio with bar, resort like pool with waterfall, and tall palm trees surrounded by gorgeous landscaping!!!

**Direct:** North on Boat Club Road, left on Eagle Ranch Blvd, Left on Denver City Dr. House on the left.

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## CMA Pro Report

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### Closed Properties

#### 7226 Tahoe Springs DR



<b>MLS #:</b>	20774315	<b>Status:</b>	Closed	<b>Beds:</b>	6	<b>L Price:</b>	\$489,900
<b>County:</b>	Tarrant	<b>Baths:</b>	4/0	<b>S Price:</b>	\$502,000		
<b>Subdiv:</b>	Ranch At Eagle Mountain Add	<b>Yr Blt:</b>	2006	<b>S Date:</b>	3/4/2025		
<b>Type:</b>	Single Family	<b>SqFt:</b>	4,244	<b>DOM:</b>	89		
<b>Parking:</b>	Driveway, Garage, Garage Door	<b>Pool:</b>	No	<b>Acres:</b>	0.250		
<b>Rmks:</b>	Opener, Garage Faces Side, Garage Well maintained 6-bedroom home on large corner lot with room for a pool. Spacious open floor plan with curved staircase. Family room with vaulted ceiling, gas fireplace and abundant windows. Kitchen has plentiful cabinet and counter space, gas cooktop, large pantry, an island and is open to breakfast, dining and living areas. Bedroom 2 with adjacent full bath and master are on the first floor. Master bedroom is a retreat with sitting area, jetted tub, separate shower, large walk-in closet. Upstairs is a lofted game room which opens to a dedicated media room with surround system. Bedrooms 5 & 6 share a jack jill bath. All bedrooms are a good size with ceiling fans and walk in closets. Community features include disc golf course, fishing pond with gazebo, playground and scenic walking trails.						
<b>Direct:</b>	From 820, west at Azle Ave, north on Boat Club, left on Eagle Ranch Rd, right on Tahoe Springs, home on right corner.						

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## CMA Pro Report

These pages give a general overview of the selected properties.

### Closed Properties

#### 6513 Deer Horn DR



**MLS #:** 20975918      **Status:** Closed  
**County:** Tarrant  
**Subdiv:** Ranch At Eagle Mountain Add  
**Type:** Single Family  
**Parking:** Concrete, Driveway, Electric Vehicle  
Charging Station(s), Garage, Garage  
**Rmks:** This One's a Show Stopper!!!!!!

**Beds:** 5      **L Price:** \$530,000  
**Baths:** 2/0      **S Price:** \$525,000  
**Yr Blt:** 2014      **S Date:** 7/28/2025  
**SqFt:** 2,334      **DOM:** 7  
**Pool:** Yes      **Acres:** 0.206

Welcome to this stunning Eagle Ranch gem—boasting 5 bedrooms, 2 full bathrooms, and an incredible backyard oasis, this home is packed with high-end updates and thoughtful features throughout. Step inside to find crown molding, custom knotty cabinetry, and decorative lighting in every room. The open, split-bedroom floor plan offers both privacy and flow, with a home gym conversion and a spacious laundry room conveniently connected to the primary closet. The kitchen shines with a gas stove and walk-in pantry, while the Primary Suite opens through elegant French doors to your private retreat. Outside, enjoy a HEATED pool for year-round enjoyment, a full outdoor kitchen with a Traeger grill (included!), custom Jellyfish lighting, lush landscaping, and a board-on-board 8-foot privacy fence. Pool equipment is neatly tucked away behind a custom gate, and the garage includes cabinets, a fridge nook, and a Level 2 EV charger. This is a Home you will NEVER want to leave!

**Direct:** From 820W take the Exit for Azle Ave FM 1220W, Turn right onto Azle Ave (FM-1220 W) toward FM-1220 N, Turn right onto Boat Club Rd (FM-1220 N), Turn Left onto Eagle Ranch Drive, Turn right onto Rocky Ford Rd, Turn left onto Deer Horn Dr, Home will be on the left hand side.

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## CMA Pro Report

These pages give a general overview of the selected properties.

### Closed Properties

#### 8232 Western Lakes DR



<b>MLS #:</b>	20781782	<b>Status:</b>	Closed	<b>Beds:</b>	4	<b>L Price:</b>	\$539,000
<b>County:</b>	Tarrant	<b>Baths:</b>	3/1	<b>S Price:</b>	\$539,000		
<b>Subdiv:</b>	Ranch At Eagle Mountain Add	<b>Yr Blt:</b>	2015	<b>S Date:</b>	5/27/2025		
<b>Type:</b>	Single Family	<b>SqFt:</b>	3,397	<b>DOM:</b>	161		
<b>Parking:</b>	Garage Door Opener, Garage Double	<b>Pool:</b>	No	<b>Acres:</b>	0.290		

**Rmks:** Door, Garage Faces Front, Garage  
This stunning 4-bedroom, 3.5-bath traditional home located in the tranquil Western Hills section of the Ranch at Eagle Mountain offers 3,397 sqft of thoughtfully designed living space, blending timeless elegance with modern convenience. Backing up to a serene greenbelt, this home provides ultimate privacy & a front-row seat to nature's beauty. Relax under the pergola overlooking the lush greenery, where you can enjoy peaceful mornings or host gatherings with friends and family. The interior is thoughtfully designed with comfort and functionality in mind. The living areas are ideal for entertaining, featuring large windows that invite natural light and showcase picturesque views of the greenbelt. A gourmet kitchen serves as the heart of the home, offering ample counter space, modern appliances, & plenty of storage to keep everything organized. The private office is perfect for remote work or study, while the large game room provides a space for leisure & fun. The primary suite is a true retreat, complete with a luxurious en-suite bathroom & generous closet space. Additional bedrooms are equally spacious, offering flexibility for family and guests. Motorized shades throughout the home add a touch of convenience & sophistication, while abundant storage ensures everything has its place. The 3-car garage offers plenty of space for vehicles & hobbies, ensuring convenience and functionality for all. With membership, enjoy access to Eagle Mountain Lake via Lake Country's boat launch, as well as nearby parks, bike paths, & walking trails that promise endless outdoor fun. Set in a quiet neighborhood, this home is perfectly situated close to area restaurants, downtown Fort Worth's vibrant entertainment district, & major area employers. It's the ideal balance of peaceful living with city convenience. Whether you're seeking a private retreat or a home designed for entertaining, this property has it all. Schedule your showing today & experience the charm of this exceptional home!

**Direct:** GPS Friendly

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## CMA Pro Report

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### Pending Properties

#### 6532 Sierra Madre DR



<b>MLS #:</b>	20734970	<b>Status:</b>	Pending	<b>Beds:</b>	3	<b>L Price:</b>	\$299,900
<b>County:</b>	Tarrant	<b>Baths:</b>	2/0	<b>Yr Blt:</b>	2003		
<b>Subdiv:</b>	Ranch At Eagle Mountain Add	<b>SqFt:</b>	1,826	<b>DOM:</b>	290		
<b>Type:</b>	Single Family	<b>Pool:</b>	No	<b>Acres:</b>	0.120		
<b>Parking:</b>	Garage Door Opener						

**Rmks:** Step into charm and comfort with this beautiful single-family home in Fort Worth, TX! Built in 2003, this well-maintained 1,826 sq. ft. home offers a thoughtfully designed layout with 2 spacious bathrooms, making it perfect for modern living. Nestled on a 5,249 sq. ft. lot, you'll enjoy plenty of outdoor space for entertaining, gardening, or simply unwinding. Inside, the open floor plan is ideal for both daily living and hosting guests, featuring an open floor-plan with numerous upgrades throughout. Located in a desirable neighborhood, this home offers easy access to shopping, dining, parks, and top-rated schools. Don't miss your chance to make this move-in-ready gem yours—schedule a showing today!

**Direct:** Head east on Sierra Madre Dr toward Salt Fork Dr, Destination will be on the left

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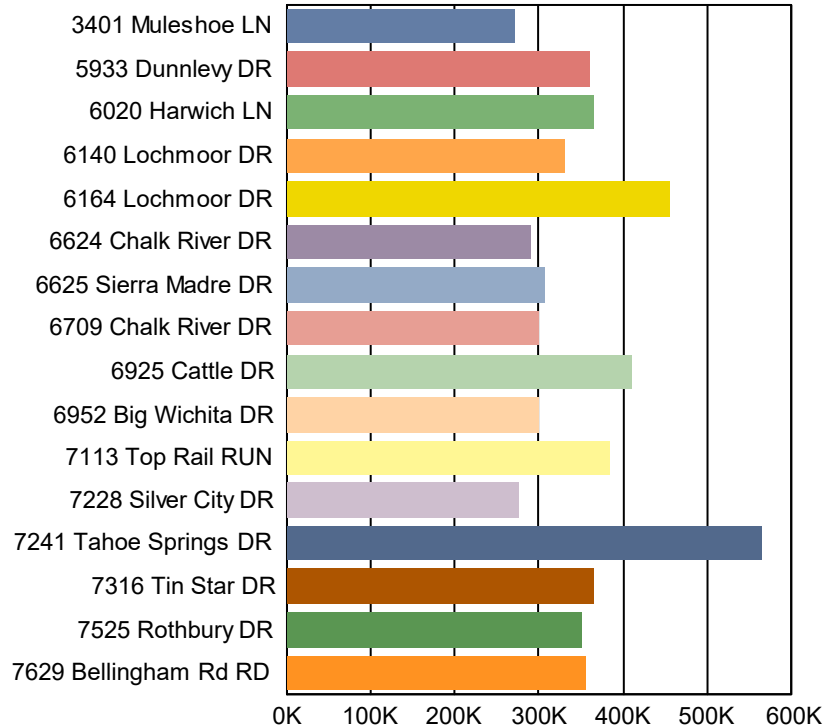


## CMA Pro Report

These pages give a general overview of the selected properties.

### Active Properties

Total # of Listings	<b>16</b>
Lowest Price	<b>\$270,000</b>
Highest Price	<b>\$565,000</b>
Average Price	<b>\$354,975</b>
Avg. Price/SqFt	<b>\$167.57</b>
Avg DOM	<b>64</b>



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## CMA Pro Report

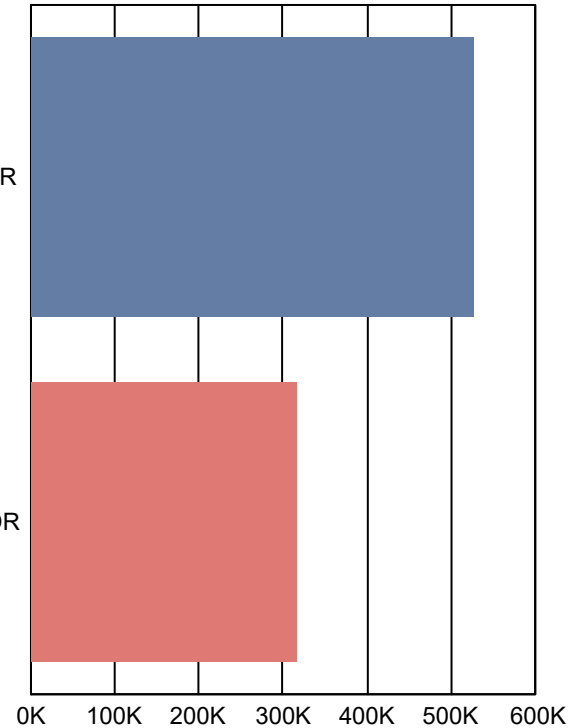
These pages give a general overview of the selected properties.

### Active Option Contract Properties

Total # of Listings	<b>2</b>
Lowest Price	<b>\$314,990</b>
Highest Price	<b>\$525,000</b>
Average Price	<b>\$419,995</b>
Avg. Price/SqFt	<b>\$198.84</b>
Avg DOM	<b>37</b>

6521 Deer Horn DR

7229 Tin Star DR



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# Comparative Market Analysis

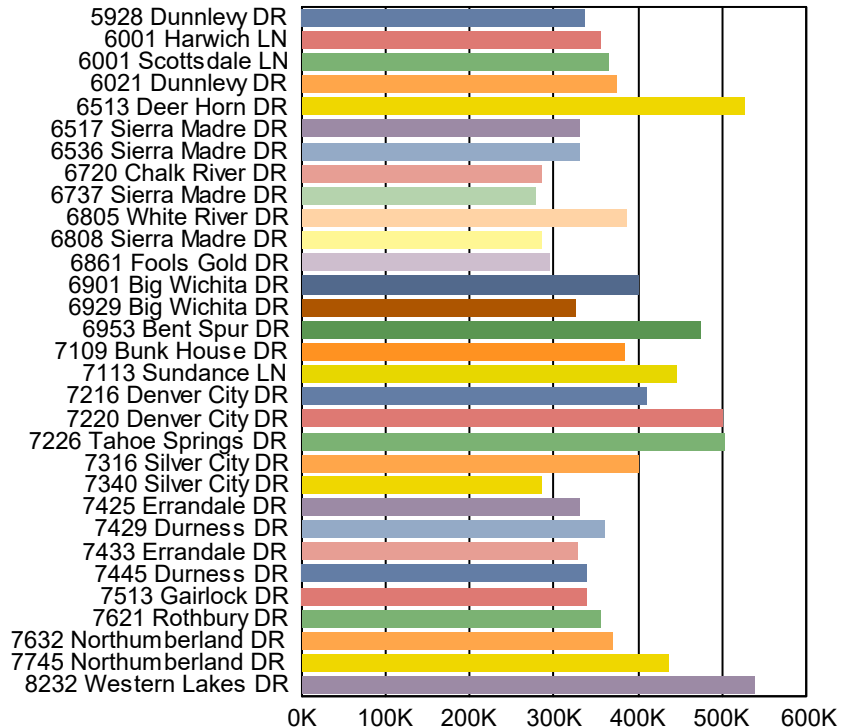
Tuesday, August 5, 2025

## CMA Pro Report

These pages give a general overview of the selected properties.

### Closed Properties

Total # of Listings	<b>31</b>
Lowest Price	<b>\$278,000</b>
Highest Price	<b>\$539,000</b>
Average Price	<b>\$376,452</b>
Avg. Price/SqFt	<b>\$167.20</b>
Avg DOM	<b>43</b>



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Researched and prepared by **LaAngela Harris**

Oakmont & Associates, LLC





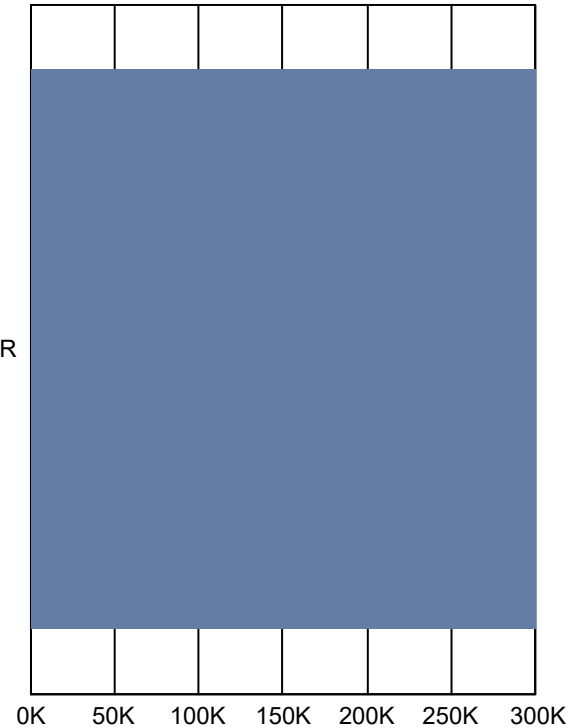
## CMA Pro Report

These pages give a general overview of the selected properties.

### Pending Properties

Total # of Listings	<b>1</b>
Lowest Price	<b>\$299,900</b>
Highest Price	<b>\$299,900</b>
Average Price	<b>\$299,900</b>
Avg. Price/SqFt	<b>\$164.24</b>
Avg DOM	<b>290</b>

6532 Sierra Madre DR



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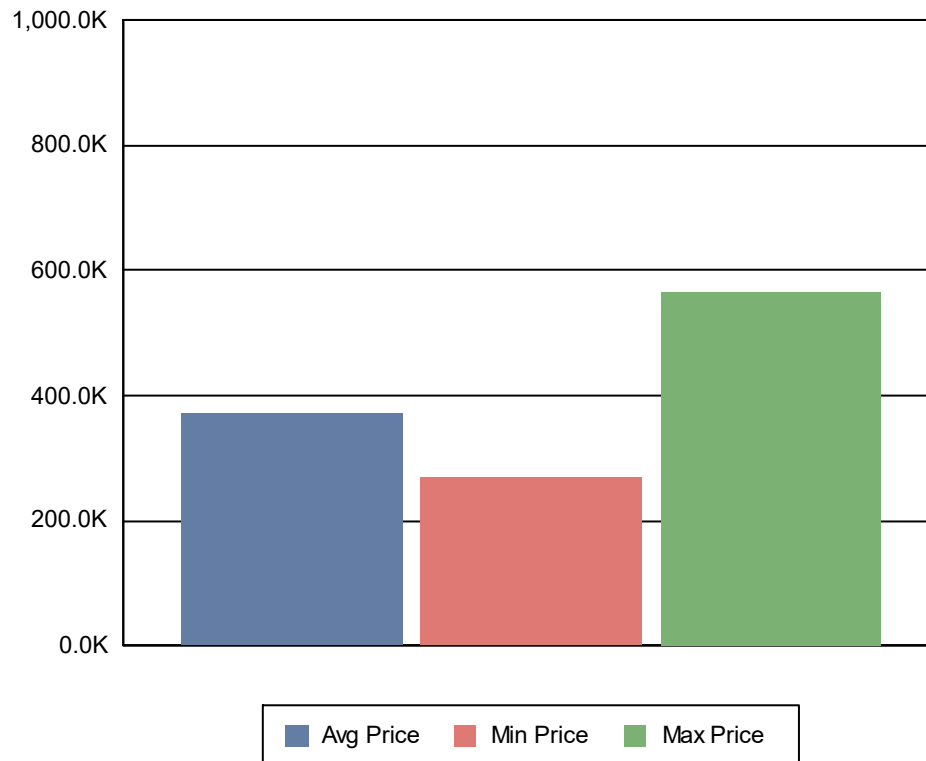




## CMA Pro Report

These pages give a general overview of the selected properties.

### Summary Graph/Analysis



### Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SF
Active	\$270,000	\$565,000	\$354,975	\$167.57
Active Option Contract	\$314,990	\$525,000	\$419,995	\$198.84
Closed	\$278,000	\$539,000	\$376,452	\$167.20
Pending	\$299,900	\$299,900	\$299,900	\$164.24
Totals / Averages	\$270,000	\$565,000	\$369,790	\$168.53

### Sold Property Analysis

Address	List Price	Closed Price	DOM	%SP/LP	SP/Sqft
Total Averages					

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## CMA Pro Report

These pages give a general overview of the selected properties.

### Property Summary

S	Street Address	Bds	Bth	Sqft	\$/SF	L Price	S Price	Sold Date	DOM
<b>Active</b>									
A	3401 Muleshoe LN	2	2.0	1,397	\$193.27	\$270,000			56
A	7228 Silver City DR	3	2.0	1,345	\$204.39	\$274,900			15
A	6624 Chalk River DR	3	2.0	1,844	\$157.27	\$290,000			40
A	6952 Big Wichita DR	3	2.0	1,899	\$157.93	\$299,900			37
A	6709 Chalk River DR	3	2.0	1,859	\$161.38	\$299,999			124
A	6625 Sierra Madre DR	3	2.0	1,741	\$175.19	\$305,000			19
A	6140 Lochmoor DR	4	2.1	2,127	\$155.10	\$329,900			39
A	7525 Rothbury DR	4	2.0	2,077	\$168.46	\$349,900			103
A	7629 Bellingham Rd RD	4	2.0	1,854	\$191.48	\$355,000			26
A	5933 Dunnlevy DR	3	2.0	2,035	\$176.90	\$360,000			20
A	7316 Tin Star DR	3	2.1	2,062	\$177.01	\$365,000			7
A	6020 Harwich LN	3	2.0	2,138	\$170.72	\$365,000			70
A	7113 Top Rail RUN	4	2.1	3,287	\$117.13	\$385,000			34
A	6925 Cattle DR	5	3.0	2,600	\$157.69	\$410,000			126
A	6164 Lochmoor DR	3	2.1	2,458	\$185.11	\$455,000			300
A	7241 Tahoe Springs DR	6	3.1	4,275	\$132.16	\$565,000			12
<b>Active Option Contract</b>									
AOC	7229 Tin Star DR	4	3.1	1,868	\$168.62	\$314,990			67
AOC	6521 Deer Horn DR	4	2.0	2,292	\$229.06	\$525,000			6
<b>Closed</b>									
C	6737 Sierra Madre DR	3	2.0	1,410	\$197.16	\$285,000	\$278,000	04/23/2025	4
C	6808 Sierra Madre DR	3	2.0	1,673	\$170.35	\$289,900	\$285,000	06/12/2025	39
C	6720 Chalk River DR	3	2.0	1,558	\$182.93	\$280,000	\$285,000	12/31/2024	22
C	7340 Silver City DR	3	2.1	1,600	\$178.13	\$287,700	\$285,000	08/30/2024	3
C	6861 Fools Gold DR	4	2.0	2,221	\$132.82	\$330,000	\$295,000	01/21/2025	104
C	6929 Big Wichita DR	3	2.0	1,685	\$192.64	\$325,000	\$324,600	09/09/2024	20
C	7433 Errandale DR	3	2.0	1,793	\$182.38	\$320,000	\$327,000	01/21/2025	16
C	6517 Sierra Madre DR	4	2.1	2,148	\$153.63	\$339,000	\$330,000	06/23/2025	46
C	7425 Errandale DR	3	2.0	1,767	\$186.76	\$334,900	\$330,000	03/17/2025	18
C	6536 Sierra Madre DR	4	2.1	2,350	\$140.43	\$339,999	\$330,000	02/19/2025	103
C	5928 Dunnlevy DR	3	2.0	1,868	\$180.67	\$337,500	\$337,500	07/23/2025	69
C	7445 Durness DR	3	2.0	1,870	\$180.75	\$336,500	\$338,000	06/02/2025	50
C	7513 Gairlock DR	3	2.1	2,439	\$139.40	\$350,000	\$340,000	06/20/2025	91
C	7621 Rothbury DR	3	2.0	1,894	\$187.43	\$359,000	\$355,000	03/27/2025	5
C	6001 Harwich LN	3	2.0	1,991	\$179.06	\$365,000	\$356,500	07/18/2025	13

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.







# Comparative Market Analysis

Tuesday, August 5, 2025

## CMA Pro Report

These pages give a general overview of the selected properties.

S	Street Address	Bds	Bth	Sqft	\$/SF	L Price	S Price	Sold Date	DOM
C	7429 Durness DR	4	2.0	2,483	\$144.95	\$359,900	\$359,900	02/19/2025	59
C	6001 Scottsdale LN	3	2.0	1,874	\$194.77	\$370,000	\$365,000	07/01/2025	59
C	7632 Northumberland DR	4	2.0	1,953	\$189.45	\$374,900	\$370,000	11/18/2024	33
C	6021 Dunnlevy DR	4	2.0	2,005	\$187.03	\$374,900	\$375,000	11/25/2024	9
C	7109 Bunk House DR	5	3.0	3,153	\$122.11	\$399,999	\$385,000	12/27/2024	86
C	6805 White River DR	4	2.0	2,294	\$168.70	\$399,900	\$387,000	04/28/2025	37
C	7316 Silver City DR	4	2.1	2,543	\$157.29	\$389,900	\$400,000	03/12/2025	6
C	6901 Big Wichita DR	4	2.1	2,418	\$166.05	\$389,000	\$401,500	03/06/2025	77
C	7216 Denver City DR	4	2.1	2,913	\$140.41	\$409,000	\$409,000	06/13/2025	5
C	7745 Northumberland DR	5	2.1	2,674	\$162.68	\$439,900	\$435,000	06/20/2025	4
C	7113 Sundance LN	4	2.1	3,093	\$143.87	\$449,000	\$445,000	08/01/2025	23
C	6953 Bent Spur DR	4	2.1	2,623	\$181.09	\$485,000	\$475,000	06/20/2025	7
C	7220 Denver City DR	5	3.1	3,614	\$138.35	\$509,900	\$500,000	11/26/2024	54
C	7226 Tahoe Springs DR	6	4.0	4,244	\$118.28	\$489,900	\$502,000	03/04/2025	89
C	6513 Deer Horn DR	5	2.0	2,334	\$224.94	\$530,000	\$525,000	07/28/2025	7
C	8232 Western Lakes DR	4	3.1	3,397	\$158.67	\$539,000	\$539,000	05/27/2025	161

### Pending

P	6532 Sierra Madre DR	3	2.0	1,826	\$164.24	\$299,900			290
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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 .

Researched and prepared by **LaAngela Harris**

Oakmont & Associates, LLC

