



# Comparative Market Analysis

5208 Deep Creek Drive  
Fort Worth, 76179

Tuesday, October 28, 2025

## Brief Summary of Compared Listings

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

### Status: Active

| MLS#             | Stat Date  | Address                 | Prop Sub Type   | SqFt Tot     | Bds      | Bth        | L/S Price          | DOM       |
|------------------|------------|-------------------------|-----------------|--------------|----------|------------|--------------------|-----------|
| 21043362         | 08/26/2025 | 7625 Quail Ridge ST     | Single Family   | 3,694        | 3        | 2.1        | \$480,000          | 63        |
| 21036348         | 08/19/2025 | 12259 Ross Calhoun DR   | Single Family   | 2,348        | 4        | 2.1        | \$480,000          | 70        |
| 21061238         | 09/15/2025 | 5644 Salt Springs DR    | Single Family   | 3,506        | 4        | 3.1        | \$515,000          | 43        |
| 21063270         | 09/17/2025 | 7408 Rocky Ford RD      | Single Family   | 2,771        | 4        | 3.0        | \$529,000          | 32        |
| 21069057         | 09/26/2025 | 2725 Purple Sage CT     | Single Family   | 2,568        | 4        | 2.1        | \$750,000          | 32        |
| 21067423         | 09/22/2025 | 12432 Dido Vista CT     | Single Family   | 4,117        | 4        | 4.0        | \$859,500          | 34        |
| 21064416         | 09/18/2025 | 12428 Eagle Narrows DR  | Single Family   | 4,251        | 5        | 4.0        | \$865,000          | 40        |
| 21043658         | 08/28/2025 | 6137 Lakeside DR        | Unimproved Land |              |          |            | \$899,000          | 61        |
| 21067207         | 09/22/2025 | 9549 Dickson RD         | Single Family   | 3,443        | 3        | 3.1        | \$899,500          | 36        |
| 21055458         | 09/11/2025 | 9008 Crosswind DR       | Single Family   | 3,553        | 5        | 3.0        | \$950,000          | 47        |
| 21070146         | 09/25/2025 | 132 W Mcleroy BLVD      | Warehouse       | 5,950        |          |            | \$1,325,000        | 33        |
| 21058435         | 09/12/2025 | 12527 Palmer DR         | Single Family   | 3,915        | 4        | 3.1        | \$1,799,999        | 46        |
| 21069560         | 09/25/2025 | 5808 Lakeside DR        | Single Family   | 4,353        | 4        | 4.1        | \$2,250,000        | 33        |
| 21037825         | 08/21/2025 | 6124 Lake Shore DR      | Single Family   | 5,211        | 5        | 5.0        | \$2,950,000        | 68        |
| 21069448         | 09/25/2025 | 9888 Boat Club RD       | Single Family   | 6,561        | 4        | 4.1        | \$4,750,000        | 33        |
| 21036495         | 08/19/2025 | 10501 Fleming Pointe DR | Single Family   | 6,863        | 5        | 5.2        | \$5,750,000        | 70        |
| <b>Averages:</b> |            |                         |                 | <b>4,207</b> | <b>4</b> | <b>3/1</b> | <b>\$1,628,250</b> | <b>46</b> |

### Status: Active Contingent

| MLS#             | Stat Date  | Address                 | Prop Sub Type | SqFt Tot     | Bds      | Bth        | L/S Price        | DOM       |
|------------------|------------|-------------------------|---------------|--------------|----------|------------|------------------|-----------|
| 21037994         | 09/27/2025 | 12509 Avondale Ridge DR | Single Family | 4,787        | 4        | 3.1        | \$995,000        | 68        |
| <b>Averages:</b> |            |                         |               | <b>4,787</b> | <b>4</b> | <b>3/1</b> | <b>\$995,000</b> | <b>68</b> |

### Status: Pending

| MLS#             | Stat Date  | Address              | Prop Sub Type | SqFt Tot     | Bds      | Bth        | L/S Price          | DOM       |
|------------------|------------|----------------------|---------------|--------------|----------|------------|--------------------|-----------|
| 21048152         | 09/28/2025 | 9361 Meadowfield RD  | Single Family | 3,357        | 5        | 4.1        | \$492,049          | 26        |
| 21049245         | 10/02/2025 | 5904 Hudson Sail CIR | Single Family | 4,650        | 5        | 4.1        | \$2,090,000        | 29        |
| <b>Averages:</b> |            |                      |               | <b>4,004</b> | <b>5</b> | <b>3/1</b> | <b>\$1,291,025</b> | <b>28</b> |

### Status: Closed

| MLS#     | Stat Date  | Address              | Prop Sub Type | SqFt Tot | Bds | Bth | L/S Price | DOM |
|----------|------------|----------------------|---------------|----------|-----|-----|-----------|-----|
| 21045302 | 10/25/2025 | 9364 Meadowfield RD  | Single Family | 3,181    | 4   | 3.1 | \$481,374 | 31  |
| 21041216 | 09/30/2025 | 6104 Lamb Creek DR   | Single Family | 2,702    | 4   | 3.0 | \$499,900 | 7   |
| 21045305 | 10/17/2025 | 9368 Meadowfield RD  | Single Family | 3,357    | 5   | 4.1 | \$500,049 | 3   |
| 21052466 | 10/24/2025 | 5205 Lake Konawa DR  | Single Family | 3,399    | 5   | 3.1 | \$510,000 | 21  |
| 21048756 | 10/09/2025 | 4264 San Simeon LN   | Single Family | 2,576    | 4   | 3.0 | \$588,000 | 6   |
| 21039813 | 10/24/2025 | 9325 Harbour View LN | Single Family | 3,039    | 4   | 2.1 | \$675,000 | 18  |

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## Brief Summary of Compared Listings

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|                  |              |          |            |                  |           |
|------------------|--------------|----------|------------|------------------|-----------|
| <b>Averages:</b> | <b>3,042</b> | <b>4</b> | <b>3/1</b> | <b>\$542,387</b> | <b>14</b> |
|------------------|--------------|----------|------------|------------------|-----------|

### Summary

| Status          | Total     | Avg Price          | Avg \$ Per SqFt | Median           | Low              | High               | Avg DOM   |
|-----------------|-----------|--------------------|-----------------|------------------|------------------|--------------------|-----------|
| ACTIVE          | 16        | \$1,628,250        | \$348.82        | \$899,250        | \$480,000        | \$5,750,000        | 46        |
| Actv Contingent | 1         | \$995,000          | \$207.85        | \$995,000        | \$995,000        | \$995,000          | 68        |
| Active Kick Out |           |                    |                 |                  |                  |                    |           |
| Actv Opt Cntrct |           |                    |                 |                  |                  |                    |           |
| CANCELLED       |           |                    |                 |                  |                  |                    |           |
| EXPIRED         |           |                    |                 |                  |                  |                    |           |
| PENDING         | 2         | \$1,291,025        | \$298.02        | \$1,291,025      | \$492,049        | \$2,090,000        | 28        |
| SOLD            | 6         | \$542,387          | \$180.95        | \$505,025        | \$481,374        | \$675,000          | 14        |
| TEMP OFF MRKT   |           |                    |                 |                  |                  |                    |           |
| WITHDRAWN       |           |                    |                 |                  |                  |                    |           |
| <b>Total</b>    | <b>25</b> | <b>\$1,315,335</b> | <b>\$296.75</b> | <b>\$859,500</b> | <b>\$480,000</b> | <b>\$5,750,000</b> | <b>38</b> |

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





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## CMA Pro Report

These pages give a general overview of the selected properties.

### Active Properties

#### 7625 Quail Ridge ST



|                 |                          |                |        |                |       |                 |           |
|-----------------|--------------------------|----------------|--------|----------------|-------|-----------------|-----------|
| <b>MLS #:</b>   | 21043362                 | <b>Status:</b> | Active | <b>Beds:</b>   | 3     | <b>L Price:</b> | \$480,000 |
| <b>County:</b>  | Tarrant                  | <b>Baths:</b>  | 2/1    | <b>Yr Blt:</b> | 1976  |                 |           |
| <b>Subdiv:</b>  | Lake Country Estates Add | <b>SqFt:</b>   | 3,694  | <b>DOM:</b>    | 63    |                 |           |
| <b>Type:</b>    | Single Family            | <b>Pool:</b>   | Yes    | <b>Acres:</b>  | 0.218 |                 |           |
| <b>Parking:</b> | Driveway, Garage, Gated  |                |        |                |       |                 |           |

**Rmks:** Unique home in highly sought after Lake Country Estates. Just minutes from Eagle Mountain Lake! When you walk in you will see a living area to your right and left, followed by the kitchen main living. There is a sunroom on the first floor with large windows where you can look out to the pool. Upstairs you will find two bedrooms with a jack and Jill bath as well as your main bedroom and bathroom. Off of the main bath is a huge game room with doors to the exterior that can double as a media room or fourth bedroom. You will also find a deck on the second level with freshly installed railing, overlooking the pool and lake. Vinyl plank flooring throughout the first level. Optional HOA includes playground, tennis court, and basketball court, and the boat ramp and waterfront park pavilion, as well as the hosting of many events throughout the year to promote community relationships! New roof in 2021. Fresh paint inside and out. 2025 pool remodel with PebbleTec system, new pump and lighting. Newly poured driveway. New water heaters. Freshly landscaped.

**Direct:** See GPS

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### Active Properties

#### 12259 Ross Calhoun DR



|                 |                                                                             |                |        |                |           |                 |           |
|-----------------|-----------------------------------------------------------------------------|----------------|--------|----------------|-----------|-----------------|-----------|
| <b>MLS #:</b>   | 21036348                                                                    | <b>Status:</b> | Active | <b>Beds:</b>   | 4         | <b>L Price:</b> | \$480,000 |
| <b>County:</b>  | Tarrant                                                                     | <b>Baths:</b>  | 2/1    | <b>Yr Blt:</b> | 2025      |                 |           |
| <b>Subdiv:</b>  | The Resort on Eagle Mountain                                                | <b>SqFt:</b>   | 2,348  | <b>DOM:</b>    | 70        |                 |           |
| <b>Type:</b>    | Single Family                                                               | <b>Pool:</b>   | Yes    | <b>Acres:</b>  | 4,119.000 |                 |           |
| <b>Parking:</b> | Garage Faces Front, Garage Single Door                                      |                |        |                |           |                 |           |
| <b>Rmks:</b>    | The Ruby Floor Plan – Jewel Collection at The Resort at Eagle Mountain Lake |                |        |                |           |                 |           |

The Ruby floor plan, part of the exclusive Jewel Collection by OCH, is thoughtfully designed for both comfort and style within the gated community of The Resort at Eagle Mountain Lake.

The first floor highlights a spacious open-concept living, dining, and kitchen area, perfect for entertaining or relaxing with family. The primary suite offers a private retreat with dual sinks, a walk-in shower, and a generously sized walk-in closet. The living space seamlessly flows to a covered patio and backyard with golf course views, creating the perfect indoor-outdoor connection.

Upstairs, you'll find three secondary bedrooms and a full bath, providing ample space for family or guests.

**Direct:** From Fort Worth 35W N exit 287 to Bonds Ranch right on Morris Dido left on Resort Blvd, Continue on The Resort Blvd to Palmer. Take a right on Palmer. Homes will be ahead on the left side of street.

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### Active Properties

#### 5644 Salt Springs DR



|                 |                               |                |        |                |       |                 |           |
|-----------------|-------------------------------|----------------|--------|----------------|-------|-----------------|-----------|
| <b>MLS #:</b>   | 21061238                      | <b>Status:</b> | Active | <b>Beds:</b>   | 4     | <b>L Price:</b> | \$515,000 |
| <b>County:</b>  | Tarrant                       | <b>Baths:</b>  | 3/1    | <b>Yr Blt:</b> | 2018  |                 |           |
| <b>Subdiv:</b>  | Marine Creek Ranch Add        | <b>SqFt:</b>   | 3,506  | <b>DOM:</b>    | 43    |                 |           |
| <b>Type:</b>    | Single Family                 | <b>Pool:</b>   | No     | <b>Acres:</b>  | 0.131 |                 |           |
| <b>Parking:</b> | Driveway, Garage, Garage Door |                |        |                |       |                 |           |

**Rmks:** Opener, Garage Faces Front  
Welcome to 5644 Salt Springs Drive, a beautifully maintained two-story residence nestled in the desirable Marine Creek Ranch community of Fort Worth. Built in 2018, this spacious 3,506 sq ft home offers a perfect blend of modern design and comfortable living.

Step inside to discover expansive living areas filled with natural light, ideal for both relaxing and entertaining. The open-concept layout features a gourmet kitchen with sleek cabinetry, ample counter space, and a large island that flows seamlessly into the dining and family rooms.

Upstairs, you'll find generously sized bedrooms and versatile spaces perfect for a home office, media room, wet bar, or play area. The primary suite is a true retreat, complete with a luxurious en-suite bath and walk-in closet.

Outside, enjoy a low-maintenance 5,706 sq ft lot with a private backyard—perfect for weekend gatherings or quiet evenings. The home also includes an attached garage, a huge shed, a Tesla charging plug, and access to community amenities such as walking trails, parks, and a neighborhood pool.

Located just minutes from shopping, dining, and top-rated schools, this property offers the ideal balance of convenience and tranquility.

**Direct:** Take Loop 820 to Marine Creek Parkway. Turn left onto Huffines Blvd. Turn right onto Salt Springs Dr. 5644 will be on the left.

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### Active Properties

#### 7408 Rocky Ford RD



|                 |                                    |                |        |                |       |                 |           |
|-----------------|------------------------------------|----------------|--------|----------------|-------|-----------------|-----------|
| <b>MLS #:</b>   | 21063270                           | <b>Status:</b> | Active | <b>Beds:</b>   | 4     | <b>L Price:</b> | \$529,000 |
| <b>County:</b>  | Tarrant                            | <b>Baths:</b>  | 3/0    | <b>Yr Blt:</b> | 2004  |                 |           |
| <b>Subdiv:</b>  | Ranch At Eagle Mountain Add        | <b>SqFt:</b>   | 2,771  | <b>DOM:</b>    | 32    |                 |           |
| <b>Type:</b>    | Single Family                      | <b>Pool:</b>   | No     | <b>Acres:</b>  | 0.270 |                 |           |
| <b>Parking:</b> | Garage, Garage Door Opener, Garage |                |        |                |       |                 |           |

**Faces Side**  
**Rmks:** Truly the most hidden gem in Fort Worth, it's a must see. Nestled at the end of a serene cul-de-sac, this stunning 4-bed, 3-bath home is a masterpiece of modern updates on a quarter-acre lot, bordered by a tranquil creek and lush greenbelt. Step inside to gleaming hardwood floors and a fully remodeled kitchen featuring custom cabinets with Flemish glass, shadow storm marble countertops with a matte leather finish, and a Bertazzoni commercial gas range with convection oven. New custom windows frame breathtaking views of trees, wildlife, and vibrant sunsets. Upgrades include a 2023 HVAC, 2019 water heater, 2021 category 4 roof, and chic light fixtures. The eat-in kitchen boasts added square footage, while the Romabio-painted brick fireplace and custom TV built-in elevate the living space. Crystal door knobs with sideplates add timeless elegance. Upstairs, enjoy vistas of Eagle Mountain Lake in winter. Next to 83 acres of trails, disc golf, and Eagle Ranch Park with a duck pond, playground, and pavilion, this home offers luxury and nature in perfect harmony.

**Direct:** Going N on Boat Club Road from Azle Ave. Turn Left on Eagle Ranch Blvd. and then immediate Right on Rocky Ford Rd. The home is at the end of the cul de sac on the right.

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### Active Properties

#### 2725 Purple Sage CT



|                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                |        |                |       |                 |           |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|----------------|-------|-----------------|-----------|
| <b>MLS #:</b>   | 21069057                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>Status:</b> | Active | <b>Beds:</b>   | 4     | <b>L Price:</b> | \$750,000 |
| <b>County:</b>  | Tarrant                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>Baths:</b>  | 2/1    | <b>Yr Blt:</b> | 2005  |                 |           |
| <b>Subdiv:</b>  | Prairie Ridge Estates Add                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>SqFt:</b>   | 2,568  | <b>DOM:</b>    | 32    |                 |           |
| <b>Type:</b>    | Single Family                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>Pool:</b>   | Yes    | <b>Acres:</b>  | 1.063 |                 |           |
| <b>Parking:</b> | Additional Parking, Electric Gate, Garage Door Opener                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                |        |                |       |                 |           |
| <b>Rmks:</b>    | **No HOA - No City Taxes - Workshop with Apartment** Enjoy the freedom of country living just minutes from town! This property features 4 bedrooms, a game room, an updated kitchen, and 2 outbuildings (1 including an apartment) on an acre lot. Enjoy the sparkling swimming pool with large patio and deck areas—perfect for entertaining or relaxing at home. The 30x50 outbuilding with 200 amp service, has double doors, one is 12 foot and the other 10 foot. The building also includes a separate apartment, ideal for guests, rental income, or extended family. An additional storage building, 16x35, with an 11 foot door gives plenty of extra parking or storage. And finally, a storm shelter provides extra convenience and peace of mind. Best of all, this home is out of city limits with no HOA, giving you the space and flexibility you've been looking for. This property combines modern updates, recreational features, and practical amenities all in one. Don't miss your chance to make it yours! |                |        |                |       |                 |           |
| <b>Direct:</b>  | GPS Friendly. Make sure you are on Purple Sage COURT and not Purple Sage TRAIL. Look for sign in yard.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                |        |                |       |                 |           |

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### Active Properties

#### 12432 Dido Vista CT



|                 |                                   |                |        |                |       |                 |           |
|-----------------|-----------------------------------|----------------|--------|----------------|-------|-----------------|-----------|
| <b>MLS #:</b>   | 21067423                          | <b>Status:</b> | Active | <b>Beds:</b>   | 4     | <b>L Price:</b> | \$859,500 |
| <b>County:</b>  | Tarrant                           | <b>Baths:</b>  | 4/0    | <b>Yr Blt:</b> | 2004  |                 |           |
| <b>Subdiv:</b>  | Resort On Eagle Mountain Lake     | <b>SqFt:</b>   | 4,117  | <b>DOM:</b>    | 34    |                 |           |
| <b>Type:</b>    | Single Family                     | <b>Pool:</b>   | Yes    | <b>Acres:</b>  | 0.572 |                 |           |
| <b>Parking:</b> | Covered, Driveway, Garage, Garage |                |        |                |       |                 |           |

**Rmks:** Double Door, Garage Single Door  
Welcome to The Resort on Eagle Mountain Lake. A prestigious 24-hour secure, gated golf course community where everyday living feels like a getaway. This exclusive neighborhood features an 18-hole championship golf course, two community pools, a restaurant, basketball and tennis courts, private boat ramp and dock, and a workout fitness center. This beautifully 4-bedroom, 4-bath home has recently been updated with new kitchen cabinets, marble backsplash, Stainless Steel Appliances, engineered hardwood flooring, elegant light fixtures and much more. An open-concept layout flowing into the large living area with 20 feet ceilings. Two dining spaces offer versatility for both formal gatherings and casual meals. The main floor includes the primary bedroom with beautiful walk in shower, and a well-appointed office with French doors. Upstairs, three additional bedrooms each having bathrooms. A bonus room that could be used a upstairs living room or game room. Enjoy your movie nights in the upstairs media room quipped with mini fridge, sconce lights and cabinets. Step outside into your large deck and relax or enjoy a nice swim in the four to five foot pool. There is also no shortage of parking with a fabulous three car garage and extended driveway. This home blends comfort, elegance, and lifestyle in one of the most desirable neighborhoods on Eagle Mountain Lake.

**Direct:** Please use GPS

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#### 12428 Eagle Narrows DR



|                 |                                  |                |        |                |       |                 |           |
|-----------------|----------------------------------|----------------|--------|----------------|-------|-----------------|-----------|
| <b>MLS #:</b>   | 21064416                         | <b>Status:</b> | Active | <b>Beds:</b>   | 5     | <b>L Price:</b> | \$865,000 |
| <b>County:</b>  | Tarrant                          | <b>Baths:</b>  | 4/0    | <b>Yr Blt:</b> | 2018  |                 |           |
| <b>Subdiv:</b>  | Resort On Eagle Mountain Lake    | <b>SqFt:</b>   | 4,251  | <b>DOM:</b>    | 40    |                 |           |
| <b>Type:</b>    | Single Family                    | <b>Pool:</b>   | No     | <b>Acres:</b>  | 0.224 |                 |           |
| <b>Parking:</b> | Garage Door Opener, Garage Faces |                |        |                |       |                 |           |

**Rmks:** Front, Garage Single Door  
Elegant residence located at the first hole of the golf course in The Resort on Eagle Mountain Lake. The Resort provides a prestigious lifestyle with a 24-hour gated and guarded community, an 18-hole championship golf course, a private boat ramp and dock, a beach area, two community pools, a clubhouse featuring a restaurant and bar, basketball and tennis courts, pickleball courts, and a fitness center. This well-maintained property boasts five bedrooms and four full bathrooms, including a media room and a mother-in-law suite with a full bath conveniently located just outside for guests, along with a backyard oasis designed for relaxation on the first hole of the golf course. The spacious kitchen is equipped with an island, ample prep space, and an open layout connecting the kitchen, living room, and breakfast area. The living room features a gas fireplace and a wall of windows that allow natural light to flood the space. The master suite overlooks the backyard and the spa like bath includes dual vanities, a large separate shower, a soaking tub, and a walk-in closet. Upstairs are three additional bedrooms, a family room with a dedicated desk area, a media room, and two full bathrooms. The backyard offers a beautifully landscaped, tranquil setting perfect for unwinding on the expansive patio or using the home's gate to access the golf course.

**Direct:** See GPS. Enter at the main gate where security will check you in.

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#### 6137 Lakeside DR



|                 |                               |                |        |                |       |                 |           |
|-----------------|-------------------------------|----------------|--------|----------------|-------|-----------------|-----------|
| <b>MLS #:</b>   | 21043658                      | <b>Status:</b> | Active | <b>Beds:</b>   |       | <b>L Price:</b> | \$899,000 |
| <b>County:</b>  | Tarrant                       | <b>Baths:</b>  |        | <b>Yr Blt:</b> |       |                 |           |
| <b>Subdiv:</b>  | RESORT ON EAGLE MOUNTAIN LAKE | <b>SqFt:</b>   |        | <b>DOM:</b>    | 61    |                 |           |
| <b>Type:</b>    | Unimproved Land               | <b>Pool:</b>   |        | <b>Acres:</b>  | 0.461 |                 |           |
| <b>Parking:</b> |                               |                |        |                |       |                 |           |

**Rmks:** Discover the perfect canvas for your dream home on this rare .46-acre waterfront lot in one of Eagle Mountain Lake's most prestigious gated communities. With sweeping views of the open water, direct access from the canal, and surrounded by custom luxury estates, this homesite offers an unmatched blend of elegance, privacy, and recreation. This expansive lot provides plenty of space for a custom build with room for a pool, outdoor living, and a private dock, allowing you to enjoy lake life to the fullest with boating, fishing, and water sports right from your backyard. The level topography makes it ideal for bringing your vision to life, whether you dream of a modern masterpiece or a timeless lakeside retreat. You'll enjoy easy access to nearby dining, shopping, and entertainment while still experiencing the tranquility of a private lakeside escape. Opportunities like this are rare—come see for yourself and start planning your dream home on Eagle Mountain Lake. Enjoy resort-style living in the 24-7 gated & guarded Resort on Eagle Mountain Lake with access to premier community amenities, including a 19-hole golf course, clubhouse with restaurant & bar, two pools, a fitness center, pickleball & basketball courts, private beach area, boat dock, boat ramp, and more.

**Direct:** Drive from I-20 W, I-820 N, Boat Club Rd and Morris Dido Newark Rd to Pecan Acres  
Drive to Lakeside Dr

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Researched and prepared by **LaAngela Harris**

Oakmont & Associates, LLC





# Comparative Market Analysis

5208 Deep Creek Drive  
Fort Worth, 76179

Tuesday, October 28, 2025

## CMA Pro Report

These pages give a general overview of the selected properties.

### Active Properties

#### 9549 Dickson RD



|                 |                                   |                |        |                |       |                 |           |
|-----------------|-----------------------------------|----------------|--------|----------------|-------|-----------------|-----------|
| <b>MLS #:</b>   | 21067207                          | <b>Status:</b> | Active | <b>Beds:</b>   | 3     | <b>L Price:</b> | \$899,500 |
| <b>County:</b>  | Tarrant                           | <b>Baths:</b>  | 3/1    | <b>Yr Blt:</b> | 2005  |                 |           |
| <b>Subdiv:</b>  | Morgan Creek                      | <b>SqFt:</b>   | 3,443  | <b>DOM:</b>    | 36    |                 |           |
| <b>Type:</b>    | Single Family                     | <b>Pool:</b>   | Yes    | <b>Acres:</b>  | 1.516 |                 |           |
| <b>Parking:</b> | Garage, Garage Door Opener, Gated |                |        |                |       |                 |           |

**Rmks:** Luxurious ranch style home set upon over an acre and a half on Eagle Mountain Lake! This elegant 3-bedroom, 3.5-bathroom ranch-style residence is a masterpiece of comfort and style, designed for those who appreciate the finer things in life. Upon entering, you'll be greeted by vaulted ceilings that elevate the spacious living areas adorned with exquisite travertine and wood flooring, and built in cabinets throughout. The gourmet island kitchen, with its granite countertops and gorgeous wood cabinets, is a chef's delight. The office equipped with built-in cabinets is ideal for working from home. For those who revel in entertainment, this home is your haven. A game room with wet bar and a media room ensure endless amusement. Step outside to find your private paradise: a saltwater stone pool with a spa and waterfall, enveloped by a sprawling patio. Under a charming cedar arbor, the outdoor kitchen with a commercial grill awaits your culinary creations, while the fire pit and gazebo beckon for tranquil evenings under the stars. The master suite offers a Greek-style marble sanctuary with his and hers sinks and a massive walk-in closet —a perfect retreat at day's end. Approximately 25 ft of water frontage with lake access!

**Direct:** Follow GPS

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# Comparative Market Analysis

5208 Deep Creek Drive  
Fort Worth, 76179

Tuesday, October 28, 2025

## CMA Pro Report

These pages give a general overview of the selected properties.

### Active Properties

#### 9008 Crosswind DR



|                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                |        |                |       |                 |           |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|----------------|-------|-----------------|-----------|
| <b>MLS #:</b>   | 21055458                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>Status:</b> | Active | <b>Beds:</b>   | 5     | <b>L Price:</b> | \$950,000 |
| <b>County:</b>  | Tarrant                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>Baths:</b>  | 3/0    | <b>Yr Blt:</b> | 2025  |                 |           |
| <b>Subdiv:</b>  | Lake Country Estates Add                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>SqFt:</b>   | 3,553  | <b>DOM:</b>    | 47    |                 |           |
| <b>Type:</b>    | Single Family                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>Pool:</b>   | No     | <b>Acres:</b>  | 0.247 |                 |           |
| <b>Parking:</b> | Driveway, Garage, Garage Faces Side,                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                |        |                |       |                 |           |
| <b>Rmks:</b>    | Inside Entrance, Kitchen Level, Lighted Lake living at its finest! Nestled across the street from the tranquil waters of Eagle Mountain Lake, this beautiful new construction home is move-in ready with exquisite finishes throughout. Step inside to be greeted by vaulted ceilings, creating a grand entrance with eye-catching cascading chandeliers. The desirable open floorplan allows for seamless living from kitchen to dining to living. The heart of the home is the gourmet kitchen, featuring luxurious waterfall quartz countertops, large kitchen island with a high end sink workstation, double ovens, and a 5-burner gas cooktop. Huge pantry room is located next to the separate laundry room, both offering multiple shelves for storage and organizing. Downstairs not only features a luxurious primary suite with a jaw dropping bathroom and huge closet, but also a guest suite - the most desirable floorplan. While upstairs features a large open gameroom with a long balcony for doing sunset, and 3 bedrooms, plus a large guest bathroom with gorgeous tile work. From the downstairs slider doors, enjoy a large covered patio facing East, creating additional shade for those backyard BBQs. Enjoy the community's rich amenities, including access to the gated private boat ramp - boat launch located just a few steps at the end of the street, fishing docks, parks, and green belts, all part of a voluntary HOA. Embrace the serene lifestyle with easy lake access (just down the road) and the comfort and efficiency of a brand-new home. Don't miss this opportunity to own a piece of paradise at Eagle Mountain Lake! |                |        |                |       |                 |           |
| <b>Direct:</b>  | This property is GPS friendly!                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                |        |                |       |                 |           |

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# Comparative Market Analysis

5208 Deep Creek Drive  
Fort Worth, 76179

Tuesday, October 28, 2025

## CMA Pro Report

These pages give a general overview of the selected properties.

### Active Properties

#### 132 W Mcleroy BLVD



|                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                |        |                |       |                 |             |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|----------------|-------|-----------------|-------------|
| <b>MLS #:</b>   | 21070146                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>Status:</b> | Active | <b>Beds:</b>   |       | <b>L Price:</b> | \$1,325,000 |
| <b>County:</b>  | Tarrant                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                |        | <b>Baths:</b>  |       |                 |             |
| <b>Subdiv:</b>  | Midair Add                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                |        | <b>Yr Blt:</b> | 1997  |                 |             |
| <b>Type:</b>    | Warehouse                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                |        | <b>SqFt:</b>   | 5,950 | <b>DOM:</b>     | 33          |
| <b>Parking:</b> | Additional Parking, Common, Driveway,<br>Off Street, On Site, Outside,                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                |        | <b>Pool:</b>   |       | <b>Acres:</b>   | 0.493       |
| <b>Rmks:</b>    | This fully remodeled office-warehouse facility with a new 2024 addition is designed to meet the needs of today's growing businesses. Located just 1.7 miles from IH-820 and only .1 miles off Saginaw Main Street, this property offers exceptional visibility and accessibility along one of the city's main arteries. The office space features 8 private offices, a welcoming reception area, a large conference room or open common area, a breakroom, and 2 restrooms. Every detail of the remodel was crafted with functionality and modern business use in mind. The insulated metal addition provides seamless expansion into the warehouse, complete with mezzanine storage for added efficiency. The warehouse is equipped with two 10' x 10' drive-in roll-up doors, allowing direct and convenient access for operations. Outside, tenants will benefit from concrete parking, ensuring ample space for staff and visitors. This versatile facility is ideal for companies seeking a professional office environment combined with efficient warehouse capabilities in the heart of Saginaw. |                |        |                |       |                 |             |
| <b>Direct:</b>  | GPS FRIENDLY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                |        |                |       |                 |             |

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





# Comparative Market Analysis

5208 Deep Creek Drive  
Fort Worth, 76179

Tuesday, October 28, 2025

## CMA Pro Report

These pages give a general overview of the selected properties.

### Active Properties

#### 12527 Palmer DR



|                 |                                   |                |        |                |       |                 |             |
|-----------------|-----------------------------------|----------------|--------|----------------|-------|-----------------|-------------|
| <b>MLS #:</b>   | 21058435                          | <b>Status:</b> | Active | <b>Beds:</b>   | 4     | <b>L Price:</b> | \$1,799,999 |
| <b>County:</b>  | Tarrant                           | <b>Baths:</b>  | 3/1    | <b>Yr Blt:</b> | 2022  |                 |             |
| <b>Subdiv:</b>  | Resort on Eagle Mountain Lake Add | <b>SqFt:</b>   | 3,915  | <b>DOM:</b>    | 46    |                 |             |
| <b>Type:</b>    | Single Family                     | <b>Pool:</b>   | No     | <b>Acres:</b>  | 0.471 |                 |             |
| <b>Parking:</b> | Covered, Driveway, Garage Faces   |                |        |                |       |                 |             |

**Rmks:** Side, Inside Entrance, Kitchen Level  
Beautifully maintained, one-owner, single-story home on the water in The Resort—the only 24-7 gated & guarded golf course community on Eagle Mountain Lake! Built in 2022, this former model home offers 4 beds, 3.5 baths, dedicated office, media room, and flex space. Hardwood floors throughout NO carpet! Open-concept design with soaring ceilings, custom beam, floor to ceiling fireplace, rich wood floors, and large windows showcasing canal views. The chef's kitchen is a dream, with quartz countertops and backsplash, a built-in commercial-grade refrigerator, gas range, oversized walk-in pantry, extensive cabinetry, and custom touches like under and over cabinet lighting, two reverse osmosis systems, and a whole-house water softener. Enjoy entertaining with the media room and additional flex room right off the living area. Spacious primary suite overlooks the canal and features spa-like en-suite bath and separate his & hers walk-in closets. Three guest bedrooms with two full guest baths + powder bath for visitors. The designated office space overlooks the canal and has French doors. The backyard has plenty of space to build your dream outdoor oasis - a pool, extended patio, or anything you envision! Enjoy your own private boat dock with 2 PWC slips and a lift, lakeside living has never been easier. Additional upgrades include: 41 paid-off solar panels (seller will remove if undesired), HVAC serviced biannually, soft-start units on both systems for extended life., and custom plantation shutters throughout. Community amenities include: 19 hole golf course, clubhouse with restaurant & bar, 2 pools, fitness center, playground, sports courts, private beach with pergolas, boat ramp, and more! Don't miss this rare waterfront gem in one of Eagle Mountain Lake's most exclusive communities!

**Direct:** Please use GPS.

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# Comparative Market Analysis

5208 Deep Creek Drive  
Fort Worth, 76179

Tuesday, October 28, 2025

## CMA Pro Report

These pages give a general overview of the selected properties.

### Active Properties

#### 5808 Lakeside DR



|                 |                                        |                |        |                |       |                 |             |
|-----------------|----------------------------------------|----------------|--------|----------------|-------|-----------------|-------------|
| <b>MLS #:</b>   | 21069560                               | <b>Status:</b> | Active | <b>Beds:</b>   | 4     | <b>L Price:</b> | \$2,250,000 |
| <b>County:</b>  | Tarrant                                | <b>Baths:</b>  | 4/1    | <b>Yr Blt:</b> | 2005  |                 |             |
| <b>Subdiv:</b>  | Resort On Eagle Mountain Lake          | <b>SqFt:</b>   | 4,353  | <b>DOM:</b>    | 33    |                 |             |
| <b>Type:</b>    | Single Family                          | <b>Pool:</b>   | Yes    | <b>Acres:</b>  | 0.617 |                 |             |
| <b>Parking:</b> | Additional Parking, Circular Driveway, |                |        |                |       |                 |             |

**Rmks:** Direct Access, Driveway, Garage, This beautifully maintained, one-owner home sits on just under an acre of open waterfront in the exclusive 24-7 gated and guarded golf course community, The Resort. Enjoy breathtaking north-facing lake views (no harsh evening sun) while mature trees create a truly private and serene oasis.

Inside, you're welcomed by soaring ceilings that lead into a spacious, open-concept living area. A large picture window provides seamless views of the pool and lake beyond. The main floor features a private office, formal dining room, open living and kitchen area, a luxurious lakeside primary suite, and a guest suite (which also offers water views) and a full bath. Upstairs includes two additional bedrooms, two full bathrooms, a home gym, oversized game room, and a bonus room ideal for crafts, a playroom, or home office. Step outside to your personal retreat: multiple outdoor entertaining areas surround a large pool (heated for year round enjoyment) set against a backdrop of mature trees leading to your private boat dock on open water. An oversized 3 car garage and circle drive provide ample space for vehicles, golf carts, and guest parking. Additional upgrades include two new hot water heaters with a recirculating system for instant hot water throughout the home, smart controls for pool and sprinkler, and leaf guards on the gutters. All of this within the only gated, guarded golf course community on Eagle Mountain Lake, offering an 18 hole golf course, clubhouse with restaurant, bar, and pro shop, fitness center, two community pools, basketball and pickleball courts, beach area with pergolas, and community boat ramp and private boat slips. Don't miss this rare opportunity to own a north-facing lakefront paradise in The Resort, where luxury, comfort, and unforgettable memories await.

**Direct:** Please use GPS

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# Comparative Market Analysis

5208 Deep Creek Drive  
Fort Worth, 76179

Tuesday, October 28, 2025

## CMA Pro Report

These pages give a general overview of the selected properties.

### Active Properties

#### 6124 Lake Shore DR



|                 |                                        |                |        |                |       |                 |             |
|-----------------|----------------------------------------|----------------|--------|----------------|-------|-----------------|-------------|
| <b>MLS #:</b>   | 21037825                               | <b>Status:</b> | Active | <b>Beds:</b>   | 5     | <b>L Price:</b> | \$2,950,000 |
| <b>County:</b>  | Tarrant                                | <b>Baths:</b>  | 5/0    | <b>Yr Blt:</b> | 2000  |                 |             |
| <b>Subdiv:</b>  | Resort On Eagle Mountain Lake          | <b>SqFt:</b>   | 5,211  | <b>DOM:</b>    | 68    |                 |             |
| <b>Type:</b>    | Single Family                          | <b>Pool:</b>   | Yes    | <b>Acres:</b>  | 0.652 |                 |             |
| <b>Parking:</b> | Additional Parking, Circular Driveway, |                |        |                |       |                 |             |

**Rmks:** Covered, Direct Access, Driveway, Every detail has been thoughtfully considered in this stunning down-to-the-studs renovation of a premier 5-bedroom, 5-bathroom waterfront estate, located within the prestigious 24-hour gated and guarded community of The Resort on Eagle Mountain Lake. Set on a generous 0.652-acre lot with 92 feet of prime main-body lake frontage, this exquisite home offers the pinnacle of luxury and the ultimate lakefront lifestyle. through a custom-crafted luxury iron front door into an open-concept design anchored by a chef's kitchen outfitted with professional-grade Thermador appliances, including a built-in refrigerator, double ovens, walk in pantry, and commercial grade range. Custom accordion doors seamlessly connect the living spaces to a brand-new resort-style pool and spa while framing panoramic views of the lake. All but one bedroom are located on the first floor, including a private primary suite with sitting area and spa-inspired bath featuring a walk-in rain shower and custom closet. Upstairs, a bedroom with private balcony and full bath overlooking the lake creates an ideal retreat for guests or family. A mother-in-law suite with separate entrance, living area, kitchenette, and full bath further enhances flexibility for multi-generational living. Additional highlights include a bonus room that could be used as a media or game room, single-story dock with boat lift, hardwood decking, and metal roof. Located in a no wake portion of a cove which creates the most peaceful and serene setting. Residents also enjoy access to the community amenities, featuring an 18-hole golf course, clubhouse restaurant and bar, fitness center, two pools, pickleball and basketball courts and more. This property is a rare opportunity to own a completely re-imagined waterfront estate with world-class finishes, unmatched views, and the resort lifestyle to match.

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# Comparative Market Analysis

5208 Deep Creek Drive  
Fort Worth, 76179

Tuesday, October 28, 2025

## CMA Pro Report

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### Active Properties

#### 9888 Boat Club RD



|                 |                                    |                |        |                |       |                 |             |
|-----------------|------------------------------------|----------------|--------|----------------|-------|-----------------|-------------|
| <b>MLS #:</b>   | 21069448                           | <b>Status:</b> | Active | <b>Beds:</b>   | 4     | <b>L Price:</b> | \$4,750,000 |
| <b>County:</b>  | Tarrant                            | <b>Baths:</b>  | 4/1    | <b>Yr Blt:</b> | 1998  |                 |             |
| <b>Subdiv:</b>  | H Garcia Surv Abs #564             | <b>SqFt:</b>   | 6,561  | <b>DOM:</b>    | 33    |                 |             |
| <b>Type:</b>    | Single Family                      | <b>Pool:</b>   | Yes    | <b>Acres:</b>  | 3.092 |                 |             |
| <b>Parking:</b> | Additional Parking, Boat, Circular |                |        |                |       |                 |             |

**Rmks:** Driveway, Direct Access, Driveway, Rising majestically from the shores of Eagle Mountain Lake, this gated, castle-inspired estate spans over 3 private acres of pristine waterfront. Modeled after Scotland's historic Buchanan Castle, this architectural masterpiece encompasses more than 6,500 square feet of refined living space and timeless grandeur. At the heart of the home lies an expansive chef's kitchen with an oversized island, flowing effortlessly into a spacious living room designed for entertaining. Anchored by a grand fireplace and framed by floor to ceiling stone walls and French doors, the space opens to a large patio overlooking the lake, seamlessly blending elegance with functionality. A luxurious owner's suite features dual en suite baths and a private balcony showcasing sweeping lake views. Multiple guest suites with private baths, a spacious game room with access to a rooftop turrit, and an indoor pool and spa offer year-round luxury and comfort. A private elevator connects all four levels of the estate, beginning with an oversized 4 car garage on the ground floor. Every level is thoughtfully designed to provide effortless living and exceptional views. Beyond the main residence, the estate includes a charming carriage house with a full kitchen, bath, private balcony, and additional garage, all overlooking the lake. A separate guest house, privately situated on the South point of the property, offers some of the most breathtaking views on Eagle Mountain Lake. At the water's edge, a rare grandfathered in boathouse with panoramic views and a dock reaching into 15 feet of deep water ensures effortless boating and lakeside recreation. 9888 Boat Club Road is more than a home, it's a legacy property, a destination, and one of the most coveted addresses on Eagle Mountain Lake. Whether envisioned as a private sanctuary, luxury event venue, or short-term rental opportunity, this one-of-a-kind estate offers boundless potential. Owner financing available.

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# Comparative Market Analysis

5208 Deep Creek Drive  
Fort Worth, 76179

Tuesday, October 28, 2025

## CMA Pro Report

These pages give a general overview of the selected properties.

### Active Properties

#### 10501 Fleming Pointe DR



|                 |                                                                                       |                |        |                |            |                 |             |
|-----------------|---------------------------------------------------------------------------------------|----------------|--------|----------------|------------|-----------------|-------------|
| <b>MLS #:</b>   | 21036495                                                                              | <b>Status:</b> | Active | <b>Beds:</b>   | 5          | <b>L Price:</b> | \$5,750,000 |
| <b>County:</b>  | Tarrant                                                                               | <b>Baths:</b>  | 5/2    | <b>Yr Blt:</b> | 2025       |                 |             |
| <b>Subdiv:</b>  | Fleming Pointe                                                                        | <b>SqFt:</b>   | 6,863  | <b>DOM:</b>    | 70         |                 |             |
| <b>Type:</b>    | Single Family                                                                         | <b>Pool:</b>   | Yes    | <b>Acres:</b>  | 96,122.000 |                 |             |
| <b>Parking:</b> | Additional Parking, Garage Door                                                       |                |        |                |            |                 |             |
| <b>Rmks:</b>    | Opener, Garage Double Door, Garage Showcase Home in Fleming Pointe – Luxury Redefined |                |        |                |            |                 |             |

Now available in the exclusive gated community of Fleming Pointe, this stunning custom estate truly has it all. With 5 bedrooms, 5 full baths, 2 half baths, and a 4-car garage, the scale and detail of this home are nothing short of breathtaking.

From the moment you step through the massive pivot glass front door, you're welcomed into a grand foyer. To the left, the executive study features floor-to-ceiling custom cabinetry, while straight ahead, the great room reveals a sweeping view of the home's extraordinary indoor and outdoor living spaces.

The open-concept layout seamlessly connects the great room, formal dining area, and chef's kitchen, which boasts floor-to-ceiling cabinetry, a waterfall-edge island, and top-of-the-line appliances. A butler's pantry adds even more function with in-cabinet refrigeration drawers, glass-front cabinets, a second dishwasher, and custom storage. Nearby, a SAFE room offers peace of mind.

The game room at the rear of the home includes a full wet bar and a passthrough serving window to the outdoor patio—perfect for entertaining. Each of the home's five bedrooms has its own ensuite bath and walk-in closet, while the primary suite overlooks the resort-style pool and offers dual custom closets, a spa-like walk-in shower, and a deep soaking tub.

Step outside to discover the ultimate outdoor living retreat, complete with:

Custom swimming pool

Putting green & fire pit lounge

Full outdoor bar with pizza oven, grill, and TV

Pickleball and basketball courts

Outdoor shower and more

This home was designed for those who demand the best in luxury, comfort,

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# Comparative Market Analysis

5208 Deep Creek Drive  
Fort Worth, 76179

Tuesday, October 28, 2025

## CMA Pro Report

These pages give a general overview of the selected properties.

### Active Properties

and lifestyle. To fully appreciate its richness, you simply must see it in person.

**Direct:** From I-35W, take 287 North, exit Bonds Ranch Road, continue on Bonds Ranch , turn right on Morris Dido Newark Rd. Fleming Pointe community is just ahead on the left.

### Active Contingent Properties

#### 12509 Avondale Ridge DR



|                 |                                                                         |                |          |                |       |                 |           |
|-----------------|-------------------------------------------------------------------------|----------------|----------|----------------|-------|-----------------|-----------|
| <b>MLS #:</b>   | 21037994                                                                | <b>Status:</b> | Act Cont | <b>Beds:</b>   | 4     | <b>L Price:</b> | \$995,000 |
| <b>County:</b>  | Tarrant                                                                 | <b>Baths:</b>  | 3/1      | <b>Yr Blt:</b> | 2003  |                 |           |
| <b>Subdiv:</b>  | Resort On Eagle Mountain Lake                                           | <b>SqFt:</b>   | 4,787    | <b>DOM:</b>    | 68    |                 |           |
| <b>Type:</b>    | Single Family                                                           | <b>Pool:</b>   | No       | <b>Acres:</b>  | 0.403 |                 |           |
| <b>Parking:</b> | Circular Driveway, Covered, Driveway, Garage, Garage Faces Side, Inside |                |          |                |       |                 |           |

**Rmks:** Experience true luxury in this fully remodeled property, perfectly situated in the only 24-7 gated and guarded golf course community on Eagle Mountain Lake. Perched on nearly half an acre, this home captures some of the most stunning golf course and lake views in the neighborhood. Inside, every detail has been thoughtfully designed. The open-concept floor plan is highlighted by new hardwood white oak floors, designer lighting, and timeless finishes throughout. The chef's kitchen is a masterpiece—featuring quartz countertops, a marble backsplash, premium appliances making it the heart of the home for both everyday living and entertaining. The first floor offers multiple living and dining areas with stunning views of the golf course and lake from every angle, and an oversized primary suite with a spa-like en suite bath is truly a retreat, combining sophistication with comfort. Upstairs, three additional bedrooms, two full baths, a versatile flex space, and a media room provide plenty of room for family and guests. Blending elegance with functionality, this home offers 4 bedrooms, 3.5 bathrooms, a media room, office, flex space, and multiple living areas. As part of this exclusive community, you'll enjoy resort-style amenities including an 18-hole golf course, clubhouse with restaurant and bar, two pools, fitness center, basketball and pickleball courts, beachfront area, boat ramp, and private docks. This home is the perfect blend of luxury, lifestyle, and location—a rare opportunity not to be missed

**Direct:** Please use GPS

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







# Comparative Market Analysis

5208 Deep Creek Drive  
Fort Worth, 76179

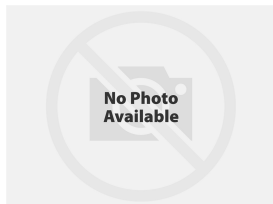
Tuesday, October 28, 2025

## CMA Pro Report

These pages give a general overview of the selected properties.

### Closed Properties

#### 9364 Meadowfield RD



|                 |                                       |                |        |                 |            |                 |           |
|-----------------|---------------------------------------|----------------|--------|-----------------|------------|-----------------|-----------|
| <b>MLS #:</b>   | 21045302                              | <b>Status:</b> | Closed | <b>Beds:</b>    | 4          | <b>L Price:</b> | \$483,199 |
| <b>County:</b>  | Tarrant                               | <b>Baths:</b>  | 3/1    | <b>S Price:</b> | \$481,374  |                 |           |
| <b>Subdiv:</b>  | Northpointe                           | <b>Yr Blt:</b> | 2025   | <b>S Date:</b>  | 10/25/2025 |                 |           |
| <b>Type:</b>    | Single Family                         | <b>SqFt:</b>   | 3,181  | <b>DOM:</b>     | 31         |                 |           |
| <b>Parking:</b> | Garage Single Door, Garage Faces Rear | <b>Pool:</b>   | No     | <b>Acres:</b>   | 0.110      |                 |           |

**Rmks:** This new two-story home is host to an inviting open-concept floorplan on the first level that combines the kitchen, living and dining areas to maximize interior space. A spacious covered porch offers seamless outdoor recreation and leisure. A secondary bedroom and convenient flex space are located off the foyer, and the luxurious owner's suite is tucked away at the back of the home with a full-sized bathroom. Two additional bedrooms share the second floor with a flexible game room.

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Oakmont & Associates, LLC





# Comparative Market Analysis

5208 Deep Creek Drive  
Fort Worth, 76179

Tuesday, October 28, 2025

## CMA Pro Report

These pages give a general overview of the selected properties.

### Closed Properties

#### 6104 Lamb Creek DR



|                 |                            |                |        |                 |           |                 |           |
|-----------------|----------------------------|----------------|--------|-----------------|-----------|-----------------|-----------|
| <b>MLS #:</b>   | 21041216                   | <b>Status:</b> | Closed | <b>Beds:</b>    | 4         | <b>L Price:</b> | \$499,900 |
| <b>County:</b>  | Tarrant                    | <b>Baths:</b>  | 3/0    | <b>S Price:</b> | \$499,900 |                 |           |
| <b>Subdiv:</b>  | Marine Creek Ranch Add     | <b>Yr Blt:</b> | 2014   | <b>S Date:</b>  | 9/30/2025 |                 |           |
| <b>Type:</b>    | Single Family              | <b>SqFt:</b>   | 2,702  | <b>DOM:</b>     | 7         |                 |           |
| <b>Parking:</b> | Garage, Garage Door Opener | <b>Pool:</b>   | Yes    | <b>Acres:</b>   | 0.300     |                 |           |

**Rmks:** Stunning One-Story home with Pool, Spa and Greenbelt Privacy! Discover the perfect blend of luxury and comfort in this beautifully designed 4-bedroom, 3 Full Bath Home featuring crown molding throughout, soaring ceilings, and 8 Ft solid wood doors for a grand custom feel. The inviting living room boasts rich hardwood floors and a cozy fireplace, while the gourmet kitchen is a chef's dream with a gas cooktop, double oven, and large granite island---great for both cooking and entertaining. Enjoy an open layout filled with natural light and plantation shutters for elegance and privacy. The laundry room with sink flows directly into the oversized master closet, adding convenience to your daily routine. Step outside to your own private oasis, a covered patio overlooking a sparkling pool and spa, all set against a tranquil greenbelt backdrop for the ultimate privacy. Additional highlights include a 3 car garage with attic- Community amenities include private lake access, walking & biking trails around Marine Creek Lake and amenity center. This home checks all of the boxes and won't last on the market long!

**Direct:** Take I-35w south for 8.1 mi. Take exit 57C toward I-820 W (NE Loop 820). go 4.5 mi. Take exit 12A toward Marine Creek Parkway onto Jim Wright Frwy. for 1.6 mi. Turn right onto Huffines Blvd. go 1.3 mi. Turn right onto Lamb Creek Dr.

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# Comparative Market Analysis

5208 Deep Creek Drive  
Fort Worth, 76179

Tuesday, October 28, 2025

## CMA Pro Report

These pages give a general overview of the selected properties.

### Closed Properties

#### 9368 Meadowfield RD



|                 |                                       |                |        |                 |            |                 |           |
|-----------------|---------------------------------------|----------------|--------|-----------------|------------|-----------------|-----------|
| <b>MLS #:</b>   | 21045305                              | <b>Status:</b> | Closed | <b>Beds:</b>    | 5          | <b>L Price:</b> | \$524,799 |
| <b>County:</b>  | Tarrant                               | <b>Baths:</b>  | 4/1    | <b>S Price:</b> | \$500,049  |                 |           |
| <b>Subdiv:</b>  | Northpointe                           | <b>Yr Blt:</b> | 2025   | <b>S Date:</b>  | 10/17/2025 |                 |           |
| <b>Type:</b>    | Single Family                         | <b>SqFt:</b>   | 3,357  | <b>DOM:</b>     | 3          |                 |           |
| <b>Parking:</b> | Garage Single Door, Garage Faces Rear | <b>Pool:</b>   | No     | <b>Acres:</b>   | 0.110      |                 |           |

**Rmks:** This new two-story home is host to an inviting open-concept floorplan on the first level that combines the kitchen, living and dining areas to maximize interior space. A spacious covered porch offers seamless outdoor recreation and leisure. A secondary bedroom and convenient flex space are located off the foyer, and the luxurious owner's suite is tucked away at the back of the home with a full-sized bathroom. Three additional bedrooms share the second floor with a flexible game room.

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# Comparative Market Analysis

5208 Deep Creek Drive  
Fort Worth, 76179

Tuesday, October 28, 2025

## CMA Pro Report

These pages give a general overview of the selected properties.

### Closed Properties

#### 5205 Lake Konawa DR



|                 |                        |                |        |                |       |                 |            |
|-----------------|------------------------|----------------|--------|----------------|-------|-----------------|------------|
| <b>MLS #:</b>   | 21052466               | <b>Status:</b> | Closed | <b>Beds:</b>   | 5     | <b>L Price:</b> | \$524,900  |
| <b>County:</b>  | Tarrant                |                |        | <b>Baths:</b>  | 3/1   | <b>S Price:</b> | \$510,000  |
| <b>Subdiv:</b>  | Marine Creek Ranch Add |                |        | <b>Yr Blt:</b> | 2020  | <b>S Date:</b>  | 10/24/2025 |
| <b>Type:</b>    | Single Family          |                |        | <b>SqFt:</b>   | 3,399 | <b>DOM:</b>     | 21         |
| <b>Parking:</b> | Driveway               |                |        | <b>Pool:</b>   | No    | <b>Acres:</b>   | 0.165      |

**Rmks:** Welcome to this well maintained charming home located in the highly sought-after Marine Creek Ranch community. This spacious 5-bedroom, 3.5-bathroom home offers 3399 sq ft of thoughtfully designed living space. The open-concept floor plan effortlessly blends the kitchen, dining, and living areas, making it ideal for both everyday living and entertaining guests. With ample room for all your storage and organization needs, this home features a custom, extended-length garage, three attic accesses, an extra-large covered porch, and generous walk-in closets throughout. Inside, the living area is highlighted by a cozy gas fireplace and ceiling fans in every room to provide year-round comfort. High ceilings and expansive windows allow natural light to flood the space, creating a bright and welcoming atmosphere. The kitchen is a chef's dream, complete with granite countertops, an oversized island, double ovens, and a walk-in pantry. The private primary bedroom, located on the first floor, offers a peaceful retreat. Upstairs, you'll find a versatile flex space, perfect for a playroom, second living area, or home gym. This home also includes a dedicated office, which can be used for work or converted into additional flex space, depending on your needs. Whether you require a quiet space for productivity or a multi-purpose room, this area offers endless possibilities for customization. Situated within walking distance of the lake, community pool, and a brand-new park, this home enjoys a prime location with easy highway access. Just 10 minutes from downtown Fort Worth, you'll have quick access to shopping, dining, and entertainment. Extended garage offers project workspace in addition to parking! Don't miss your chance to own this stunning home in an unbeatable location.

**Direct:** From 820 exit Marine Creek Pkwy. Take Marine Creek through first round about and then exit third exit on second round about to Cromwell Marine Road. Left on Crystal Lake Drive then left on Almanor Rd and another left on to Lake Konawa Dr. The house will be on your right.

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Oakmont & Associates, LLC





# Comparative Market Analysis

5208 Deep Creek Drive  
Fort Worth, 76179

Tuesday, October 28, 2025

## CMA Pro Report

These pages give a general overview of the selected properties.

### Closed Properties

#### 4264 San Simeon LN



|                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                |        |                 |           |                 |           |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|-----------------|-----------|-----------------|-----------|
| <b>MLS #:</b>   | 21048756                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>Status:</b> | Closed | <b>Beds:</b>    | 4         | <b>L Price:</b> | \$600,000 |
| <b>County:</b>  | Tarrant                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>Baths:</b>  | 3/0    | <b>S Price:</b> | \$588,000 |                 |           |
| <b>Subdiv:</b>  | Lago Vista At Bonds Ranch Add                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>Yr Blt:</b> | 2013   | <b>S Date:</b>  | 10/9/2025 |                 |           |
| <b>Type:</b>    | Single Family                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>SqFt:</b>   | 2,576  | <b>DOM:</b>     | 6         |                 |           |
| <b>Parking:</b> | Garage Double Door, Garage Faces                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>Pool:</b>   | No     | <b>Acres:</b>   | 0.809     |                 |           |
| <b>Rmks:</b>    | Side, Garage Single Door<br>Exceptionally maintained transitional gothic design, 4 Bedroom plus dedicated home office. 3 full bathrooms, situated on a nearly 1 acre corner lot in Eagle Mountain ISD features hand scraped hardwood, granite counters, walk in pantry, split bedroom floor plan, mudroom, indoor and outdoor fireplaces, incredible spa like primary suite bath and Texas sized walk in closet! If you've got boxes to check, this home checks them all and more. Schedule your private showing today and start packing! Some photos may be virtually staged. |                |        |                 |           |                 |           |
| <b>Direct:</b>  | Use GPS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                |        |                 |           |                 |           |

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# Comparative Market Analysis

5208 Deep Creek Drive  
Fort Worth, 76179

Tuesday, October 28, 2025

## CMA Pro Report

These pages give a general overview of the selected properties.

### Closed Properties

#### 9325 Harbour View LN



|                 |                                    |                |        |                 |            |                 |           |
|-----------------|------------------------------------|----------------|--------|-----------------|------------|-----------------|-----------|
| <b>MLS #:</b>   | 21039813                           | <b>Status:</b> | Closed | <b>Beds:</b>    | 4          | <b>L Price:</b> | \$675,000 |
| <b>County:</b>  | Tarrant                            | <b>Baths:</b>  | 2/1    | <b>S Price:</b> | \$675,000  |                 |           |
| <b>Subdiv:</b>  | Harbour View Estates Add           | <b>Yr Blt:</b> | 2001   | <b>S Date:</b>  | 10/24/2025 |                 |           |
| <b>Type:</b>    | Single Family                      | <b>SqFt:</b>   | 3,039  | <b>DOM:</b>     | 18         |                 |           |
| <b>Parking:</b> | Additional Parking, Garage, Garage | <b>Pool:</b>   | Yes    | <b>Acres:</b>   | 1.223      |                 |           |

**Rmks:** Door Opener, Garage Double Door, Welcome home to a perfect blend of tranquility and convenience. Nestled in the highly sought-after gated community of Harbour View Estates, this four-bedroom, brick & stone custom-built home sits on 1.22 acres overlooking the greenbelt & Little Dossier Creek, just across from Eagle Mountain Lake. Outdoor living is where this property really shines. The backyard is a serene oasis, featuring a stunning inground pool with a tanning ledge, tranquil water features, and a cool-to-the-touch salt rock deck, ideal for unwinding on warm days. Adding to the natural abundance, the property also offers three mature fruit trees, two pomegranate trees, and numerous native trees, providing a harvest for both you & local wildlife. Step inside the versatile open floor plan, ideal for both entertaining and comfortable family living. The recently remodeled kitchen features a Thermador five-burner gas cooktop, Zephyr vent hood, & generous island with a massive breakfast bar, all overlooking a beautiful brick fireplace with built-in shelving. The butler's pantry between the kitchen and formal dining room, is conveniently located down the hall from a spacious utility with sink and ample storage for a second refrigerator & freezer. Relax and unwind in an expansive primary suite, where the luxurious ensuite bath has been fully updated with quartz countertops, dual sinks, & oversized shower featuring dual heads & handheld wand. Upstairs, you'll find a versatile game room & additional storage, with the potential to be converted into a fifth bedroom. Ample Parking & Storage with a 3-car garage. This private community is defined by its rolling hills, breathtaking views, and friendly atmosphere. Residents enjoy exclusive amenities, including a walking trail, a community pool, park & playground, Creek lined Greenbelt, & catch-and-release pond. The cherry on top!! Enjoy significant savings of NO City Property Taxes. This is more than a home; it's a lifestyle you won't want to miss.

**Direct:** GPS Friendly

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# Comparative Market Analysis

5208 Deep Creek Drive  
Fort Worth, 76179

Tuesday, October 28, 2025

## CMA Pro Report

These pages give a general overview of the selected properties.

### Pending Properties

#### 9361 Meadowfield RD



|                 |                                       |                |         |                |       |                 |           |
|-----------------|---------------------------------------|----------------|---------|----------------|-------|-----------------|-----------|
| <b>MLS #:</b>   | 21048152                              | <b>Status:</b> | Pending | <b>Beds:</b>   | 5     | <b>L Price:</b> | \$492,049 |
| <b>County:</b>  | Tarrant                               | <b>Baths:</b>  | 4/1     | <b>Yr Blt:</b> | 2025  |                 |           |
| <b>Subdiv:</b>  | Northpointe                           | <b>SqFt:</b>   | 3,357   | <b>DOM:</b>    | 26    |                 |           |
| <b>Type:</b>    | Single Family                         | <b>Pool:</b>   | No      | <b>Acres:</b>  | 0.110 |                 |           |
| <b>Parking:</b> | Garage Single Door, Garage Faces Rear |                |         |                |       |                 |           |

**Rmks:** This new two-story home is host to an inviting open-concept floorplan on the first level that combines the kitchen, living and dining areas to maximize interior space. A spacious covered porch offers seamless outdoor recreation and leisure. A secondary bedroom and convenient flex space are located off the foyer, and the luxurious owner's suite is tucked away at the back of the home with a full-sized bathroom. Three additional bedrooms share the second floor with a flexible game room.

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#### 5904 Hudson Sail CIR



|                 |                                                                              |                |         |                |       |                 |             |
|-----------------|------------------------------------------------------------------------------|----------------|---------|----------------|-------|-----------------|-------------|
| <b>MLS #:</b>   | 21049245                                                                     | <b>Status:</b> | Pending | <b>Beds:</b>   | 5     | <b>L Price:</b> | \$2,090,000 |
| <b>County:</b>  | Tarrant                                                                      | <b>Baths:</b>  | 4/1     | <b>Yr Blt:</b> | 2022  |                 |             |
| <b>Subdiv:</b>  | Resort on Eagle Mountain Lake Add                                            | <b>SqFt:</b>   | 4,650   | <b>DOM:</b>    | 29    |                 |             |
| <b>Type:</b>    | Single Family                                                                | <b>Pool:</b>   | No      | <b>Acres:</b>  | 0.398 |                 |             |
| <b>Parking:</b> | Additional Parking, Concrete, Covered, Electric Vehicle Charging Station(s), |                |         |                |       |                 |             |

**Rmks:** Unmatched Lakefront Views & Exclusive Contemporary Luxury Experience a remarkable lifestyle just one hour from Dallas and 30 minutes from downtown Fort Worth. This exquisite contemporary estate, located in the prestigious, gated & guarded community of The Resort, offers direct lake access, world-class amenities, and a private golf course, all with breathtaking water views. This custom-built home is in pristine condition. Spanning 4,650 square feet, it features five bedrooms and five and a half bathrooms, all designed for effortless one-story living. The main floor includes a luxurious primary suite, two additional bedrooms, three bathrooms, and expansive living areas, while a versatile home gym can serve as a sixth bedroom. The upper level offers guest accommodations with two bedrooms, a Jack-and-Jill bath, and a spacious game room. This immaculate estate provides stunning waterfront views and front-row access to the beauty of Eagle Mountain Lake. This property is a true sanctuary where luxury and nature converge, making it an exceptional place to call home

**Direct:** Please use GPS

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# Comparative Market Analysis

5208 Deep Creek Drive  
Fort Worth, 76179

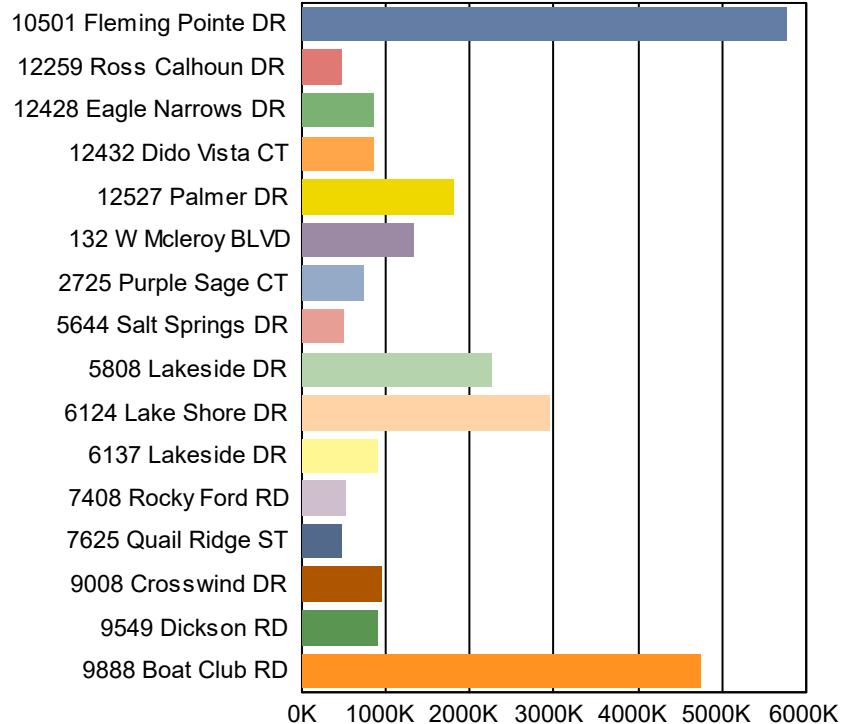
Tuesday, October 28, 2025

## CMA Pro Report

These pages give a general overview of the selected properties.

### Active Properties

|                     |                    |
|---------------------|--------------------|
| Total # of Listings | <b>16</b>          |
| Lowest Price        | <b>\$480,000</b>   |
| Highest Price       | <b>\$5,750,000</b> |
| Average Price       | <b>\$1,628,250</b> |
| Avg. Price/SqFt     | <b>\$348.82</b>    |
| Avg DOM             | <b>46</b>          |



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# Comparative Market Analysis

5208 Deep Creek Drive  
Fort Worth, 76179

Tuesday, October 28, 2025

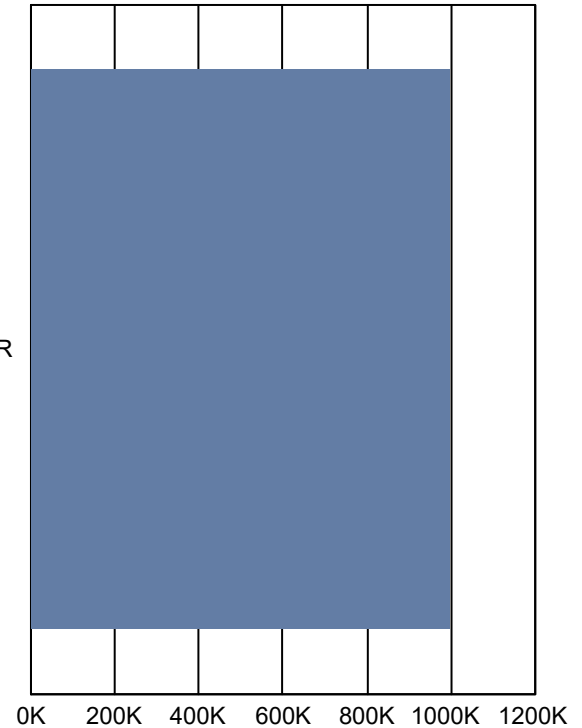
## CMA Pro Report

These pages give a general overview of the selected properties.

### Active Contingent Properties

|                     |                  |
|---------------------|------------------|
| Total # of Listings | <b>1</b>         |
| Lowest Price        | <b>\$995,000</b> |
| Highest Price       | <b>\$995,000</b> |
| Average Price       | <b>\$995,000</b> |
| Avg. Price/SqFt     | <b>\$207.85</b>  |
| Avg DOM             | <b>68</b>        |

12509 Avondale Ridge DR



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# Comparative Market Analysis

5208 Deep Creek Drive  
Fort Worth, 76179

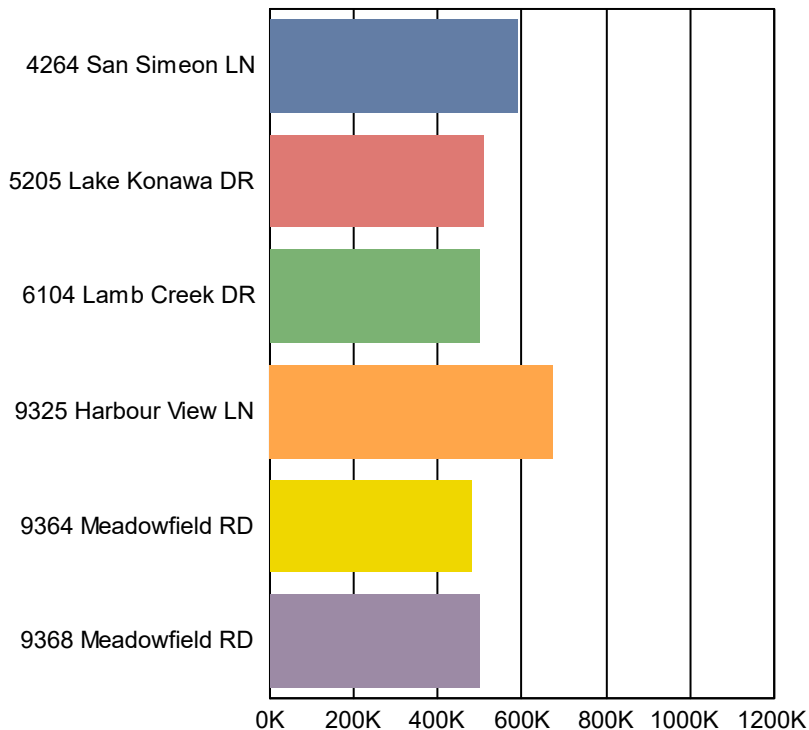
Tuesday, October 28, 2025

## CMA Pro Report

These pages give a general overview of the selected properties.

### Closed Properties

|                     |                  |
|---------------------|------------------|
| Total # of Listings | <b>6</b>         |
| Lowest Price        | <b>\$481,374</b> |
| Highest Price       | <b>\$675,000</b> |
| Average Price       | <b>\$542,387</b> |
| Avg. Price/SqFt     | <b>\$180.95</b>  |
| Avg DOM             | <b>14</b>        |



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# Comparative Market Analysis

5208 Deep Creek Drive  
Fort Worth, 76179

Tuesday, October 28, 2025

## CMA Pro Report

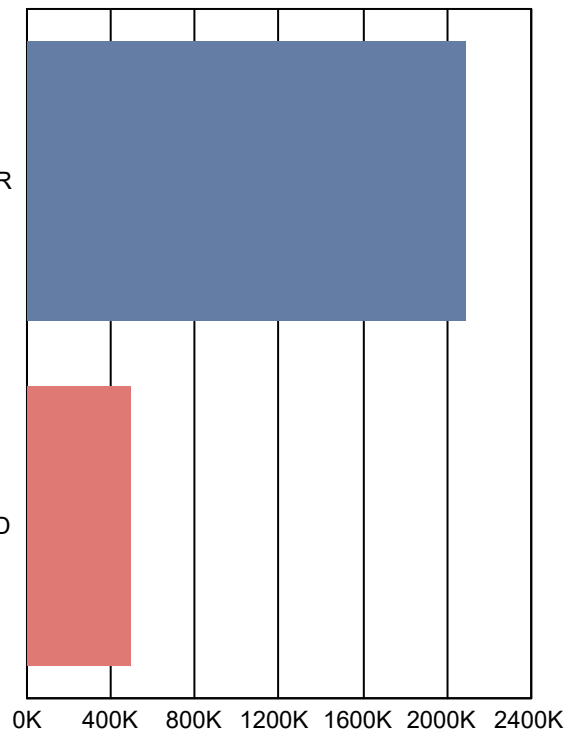
These pages give a general overview of the selected properties.

### Pending Properties

|                     |                    |
|---------------------|--------------------|
| Total # of Listings | <b>2</b>           |
| Lowest Price        | <b>\$492,049</b>   |
| Highest Price       | <b>\$2,090,000</b> |
| Average Price       | <b>\$1,291,025</b> |
| Avg. Price/SqFt     | <b>\$298.02</b>    |
| Avg DOM             | <b>28</b>          |

5904 Hudson Sail CIR

9361 Meadowfield RD



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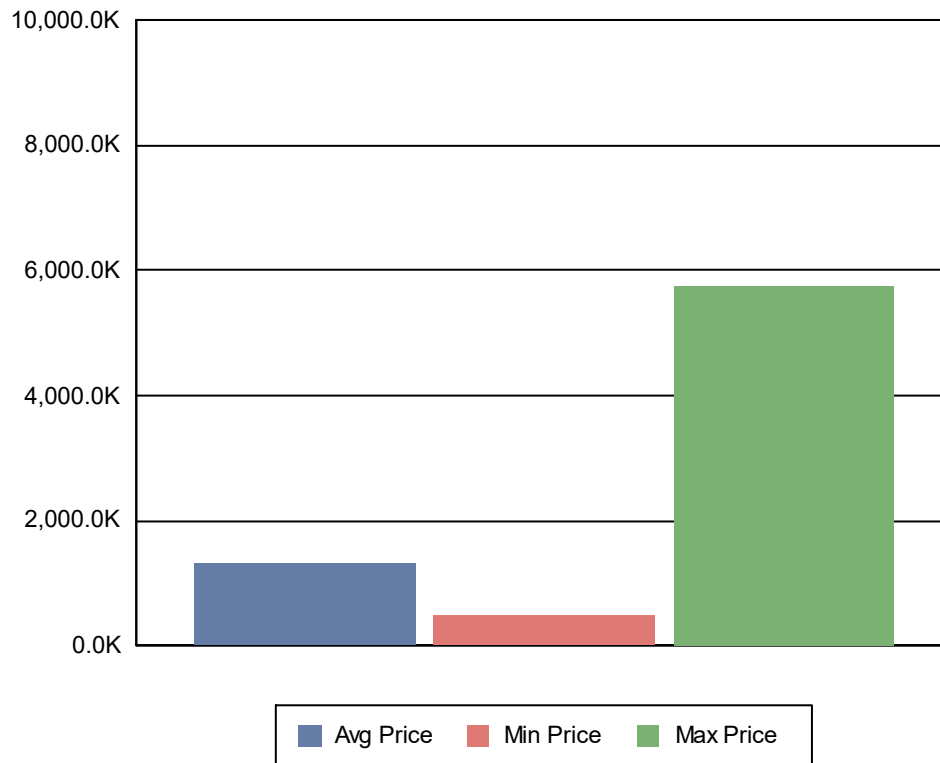
5208 Deep Creek Drive  
Fort Worth, 76179

Tuesday, October 28, 2025

## 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            | \$480,000    | \$5,750,000   | \$1,628,250   | \$348.82      |
| Active Contingent | \$995,000    | \$995,000     | \$995,000     | \$207.85      |
| Closed            | \$481,374    | \$675,000     | \$542,387     | \$180.95      |
| Pending           | \$492,049    | \$2,090,000   | \$1,291,025   | \$298.02      |
| Totals / Averages | \$480,000    | \$5,750,000   | \$1,315,335   | \$296.75      |

### Sold Property Analysis

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

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# Comparative Market Analysis

5208 Deep Creek Drive  
Fort Worth, 76179

Tuesday, October 28, 2025

## 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                        | 7625 Quail Ridge ST     | 3   | 2.1 | 3,694 | \$129.94 | \$480,000   |           |            | 63  |
| A                        | 12259 Ross Calhoun DR   | 4   | 2.1 | 2,348 | \$204.43 | \$480,000   |           |            | 70  |
| A                        | 5644 Salt Springs DR    | 4   | 3.1 | 3,506 | \$146.89 | \$515,000   |           |            | 43  |
| A                        | 7408 Rocky Ford RD      | 4   | 3.0 | 2,771 | \$190.91 | \$529,000   |           |            | 32  |
| A                        | 2725 Purple Sage CT     | 4   | 2.1 | 2,568 | \$292.06 | \$750,000   |           |            | 32  |
| A                        | 12432 Dido Vista CT     | 4   | 4.0 | 4,117 | \$208.77 | \$859,500   |           |            | 34  |
| A                        | 12428 Eagle Narrows DR  | 5   | 4.0 | 4,251 | \$203.48 | \$865,000   |           |            | 40  |
| A                        | 6137 Lakeside DR        |     | .   |       |          | \$899,000   |           |            | 61  |
| A                        | 9549 Dickson RD         | 3   | 3.1 | 3,443 | \$261.25 | \$899,500   |           |            | 36  |
| A                        | 9008 Crosswind DR       | 5   | 3.0 | 3,553 | \$267.38 | \$950,000   |           |            | 47  |
| A                        | 132 W Mcleroy BLVD      |     | .   | 5,950 | \$222.69 | \$1,325,000 |           |            | 33  |
| A                        | 12527 Palmer DR         | 4   | 3.1 | 3,915 | \$459.77 | \$1,799,999 |           |            | 46  |
| A                        | 5808 Lakeside DR        | 4   | 4.1 | 4,353 | \$516.88 | \$2,250,000 |           |            | 33  |
| A                        | 6124 Lake Shore DR      | 5   | 5.0 | 5,211 | \$566.11 | \$2,950,000 |           |            | 68  |
| A                        | 9888 Boat Club RD       | 4   | 4.1 | 6,561 | \$723.98 | \$4,750,000 |           |            | 33  |
| A                        | 10501 Fleming Pointe DR | 5   | 5.2 | 6,863 | \$837.83 | \$5,750,000 |           |            | 70  |
| <b>Active Contingent</b> |                         |     |     |       |          |             |           |            |     |
| AC                       | 12509 Avondale Ridge DR | 4   | 3.1 | 4,787 | \$207.85 | \$995,000   |           |            | 68  |
| <b>Closed</b>            |                         |     |     |       |          |             |           |            |     |
| C                        | 9364 Meadowfield RD     | 4   | 3.1 | 3,181 | \$151.33 | \$483,199   | \$481,374 | 10/25/2025 | 31  |
| C                        | 6104 Lamb Creek DR      | 4   | 3.0 | 2,702 | \$185.01 | \$499,900   | \$499,900 | 09/30/2025 | 7   |
| C                        | 9368 Meadowfield RD     | 5   | 4.1 | 3,357 | \$148.96 | \$524,799   | \$500,049 | 10/17/2025 | 3   |
| C                        | 5205 Lake Konawa DR     | 5   | 3.1 | 3,399 | \$150.04 | \$524,900   | \$510,000 | 10/24/2025 | 21  |
| C                        | 4264 San Simeon LN      | 4   | 3.0 | 2,576 | \$228.26 | \$600,000   | \$588,000 | 10/09/2025 | 6   |
| C                        | 9325 Harbour View LN    | 4   | 2.1 | 3,039 | \$222.11 | \$675,000   | \$675,000 | 10/24/2025 | 18  |
| <b>Pending</b>           |                         |     |     |       |          |             |           |            |     |
| P                        | 9361 Meadowfield RD     | 5   | 4.1 | 3,357 | \$146.57 | \$492,049   |           |            | 26  |
| P                        | 5904 Hudson Sail CIR    | 5   | 4.1 | 4,650 | \$449.46 | \$2,090,000 |           |            | 29  |

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

