Comparative Market Analysis

7421 Innisbrook Lane
fort wort, 76179

Thursday, March 12, 2026

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
21196252	03/04/2026	10436 Mituna ST	Single Family	2,161	4	3.0	$375,000	8
21154228	01/20/2026	725 Gray Washington DR	Single Family	1,888	3	2.0	$375,000	51
21202311	03/09/2026	900 Fenway LN	Single Family	2,600	4	3.0	$379,900	3
21183281	02/28/2026	609 Fox Hunt TRL	Single Family	2,912	3	2.1	$383,000	7
21168829	02/02/2026	5616 Broad Bay LN	Single Family	2,657	3	2.1	$385,000	33
21197700	03/06/2026	612 Ravenwood DR	Single Family	2,517	4	3.0	$389,000	6
21187008	02/24/2026	1088 Appaloosa CIR	Single Family	3,358	4	2.1	$389,000	16
21205471	03/11/2026	6200 Cobbetts Pond LN	Single Family	2,142	3	2.0	$390,000	1
21176524	02/12/2026	921 John Kennedy DR	Single Family	2,602	3	3.0	$390,995	28
21180658	02/15/2026	9972 Misty Field RD	Single Family	2,371	4	3.0	$393,999	25
21168808	02/02/2026	5900 Paddlefish DR	Single Family	2,614	4	2.1	$394,500	36
21180544	02/14/2026	5713 Broad Bay LN	Single Family	2,229	4	2.0	$395,000	26
21166742	01/30/2026	5613 Spirit Lake DR	Single Family	2,650	4	3.0	$395,000	32
21171411	02/05/2026	2808 Reuter AVE	Single Family	2,177	4	3.0	$398,999	35
21169659	02/03/2026	10416 Lequoia ST	Single Family	2,315	4	3.0	$399,900	37
21199754	03/05/2026	5629 Surry Mountain TRL	Single Family	3,032	4	3.0	$409,900	7
21180661	02/15/2026	9328 Meadowfield RD	Single Family	2,506	4	2.1	$418,999	25
21201476	03/07/2026	500 Surry CT	Single Family	2,957	3	2.0	$420,000	5
21176222	02/11/2026	640 Mooney DR	Single Family	2,105	4	2.0	$425,000	29
21167764	02/01/2026	5325 Center Hill DR	Single Family	2,773	4	2.1	$427,000	39
21183419	02/18/2026	12276 Ross Calhoun DR	Single Family	1,868	3	2.1	$430,000	22
21186596	02/28/2026	5325 Rye DR	Single Family	2,268	4	2.0	$444,500	12
21179617	02/13/2026	5325 Almanor RD	Single Family	2,467	4	2.1	$450,000	27
21180659	02/15/2026	9968 Misty Field RD	Single Family	3,181	4	3.1	$454,999	25
21160635	01/22/2026	7133 Talon DR	Single Family	2,394	3	2.1	$455,000	18
21196908	03/03/2026	9353 Meadowfield RD	Single Family	3,181	4	3.1	$473,449	9
21204632	03/12/2026	2118 Portwood WAY	Single Family	2,298	3	2.1	$475,000	0
21194689	03/06/2026	6905 Fools Gold DR	Single Family	2,165	4	2.0	$475,000	6
21171429	02/05/2026	2805 Reuter AVE	Single Family	3,181	4	3.1	$475,999	35
21190821	02/25/2026	12259 Ross Calhoun DR	Single Family	2,348	4	2.1	$480,000	15
21177174	03/03/2026	4233 San Pedro CT	Single Family	2,003	3	2.0	$490,000	9
21166780	02/03/2026	5809 Watts Bar CT	Single Family	3,215	4	3.0	$500,000	20
21180365	02/14/2026	7408 Golf Club DR	Single Family	3,028	4	3.0	$599,900	26
21171611	02/05/2026	1304 Rollie Michael LN	Single Family	4,029	4	3.1	$764,786	35
Averages:				**2,594**	**4**	**2/1**	**$438,348**	**21**

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

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Status: Active Contingent

MLS#	Stat Date	Address	Prop Sub Type	SqFt Tot	Bds	Bth	L/S Price	DOM
21183921	03/01/2026	6120 Lamb Creek DR	Single Family	2,434	4	2.0	$450,000	14
Averages:				**2,434**	**4**	**2/1**	**$450,000**	**14**

Status: Active Option Contract

MLS#	Stat Date	Address	Prop Sub Type	SqFt Tot	Bds	Bth	L/S Price	DOM
21190636	03/09/2026	2504 Starwater DR	Single Family	2,225	4	2.1	$375,000	7
21166388	03/09/2026	8805 Hidden Hill DR	Single Family	2,596	4	2.1	$375,000	13
21198529	03/08/2026	6028 The Resort BLVD	Single Family	3,546	4	3.0	$884,999	6
Averages:				**2,789**	**4**	**2/1**	**$545,000**	**9**

Status: Pending

MLS#	Stat Date	Address	Prop Sub Type	SqFt Tot	Bds	Bth	L/S Price	DOM
21180499	03/02/2026	8548 Woodridge CT	Single Family	2,016	3	3.0	$379,900	8
21170873	02/23/2026	7520 Innisbrook LN	Single Family	2,225	4	2.1	$390,000	17
21150984	02/01/2026	7020 Johnny WAY	Single Family	2,220	4	2.1	$424,900	21
21171415	02/08/2026	9320 Meadowfield RD	Single Family	2,371	4	3.0	$428,999	3
21191306	03/04/2026	7505 Gleneagles WAY	Single Family	2,733	3	2.1	$449,900	6
21171321	03/01/2026	5448 Tuxbury Pond DR	Single Family	3,828	4	3.1	$469,000	24
21171422	03/05/2026	9348 Meadowfield RD	Single Family	2,506	4	2.1	$493,999	28
Averages:				**2,557**	**4**	**2/1**	**$433,814**	**15**

Status: Closed

MLS#	Stat Date	Address	Prop Sub Type	SqFt Tot	Bds	Bth	L/S Price	DOM
21154325	02/20/2026	7340 Chambers LN	Single Family	2,327	4	2.1	$400,000	2
21172089	02/05/2026	1720 Staree LN	Single Family	1,890	4	2.1	$500,000	0
Averages:				**2,109**	**4**	**2/1**	**$450,000**	**1**

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

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Summary

Status	Total	Avg Price	Avg $ Per SqFt	Median	Low	High	Avg DOM
ACTIVE	34	$438,348	$172.23	$419,500	$375,000	$764,786	21
Actv Contingent	1	$450,000	$184.88	$450,000	$450,000	$450,000	14
Active Kick Out							
Actv Opt Cntrct	3	$545,000	$187.52	$375,000	$375,000	$884,999	9
CANCELLED							
EXPIRED							
PENDING	7	$433,814	$174.33	$428,999	$379,900	$493,999	15
SOLD	2	$450,000	$218.22	$450,000	$400,000	$500,000	1
TEMP OFF MRKT							
WITHDRAWN							
Total	**47**	**$445,224**	**$175.75**	**$424,900**	**$375,000**	**$884,999**	**18**

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CMA Pro Report

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Active Properties

10436 Mituna ST

MLS #:	21196252	**Status:**	Active	**Beds:**	4	**L Price:**	$375,000
County:	Tarrant			**Baths:**	3/0		
Subdiv:	Cibolo Hill Ph 2			**Yr Blt:**	2022		
Type:	Single Family			**SqFt:**	2,161	**DOM:**	8
Parking:	Garage, Garage Door Opener, Garage Faces Front			**Pool:**	No	**Acres:**	0.201

Rmks: Welcome to your new home, where modern comfort meets everyday convenience. Built in 2022, this beautiful four bedroom, three full bath home offers a spacious open concept design that brings people together while still allowing everyone their own space. The kitchen, dining, and living areas flow seamlessly, creating the perfect setting for hosting friends, celebrating holidays, or enjoying quiet evenings at home.
The layout offers flexibility for today's lifestyle that is ideal for guests, multi generational living, or creating the home office or workout space you have been dreaming about. Large windows allow natural light to fill the living spaces, creating a warm and welcoming atmosphere throughout the home.
Living here also means enjoying everything that makes North Fort Worth such a sought after area. Just minutes away you will find Alliance Town Center, a major shopping and dining destination featuring popular restaurants, coffee shops, retail stores, and entertainment options. Residents can easily grab brunch, enjoy dinner with friends, or spend the afternoon shopping without traveling far from home. ?
Outdoor lovers will appreciate the nearby parks, trails, and green spaces throughout the area, perfect for morning walks, weekend bike rides, or simply enjoying time outside. Fort Worth itself offers an incredible lifestyle with access to vibrant entertainment districts, cultural attractions, and a thriving dining scene that continues to grow each year. ?
Whether you are relaxing at home, exploring nearby restaurants and shopping, or enjoying all the experiences the Fort Worth area has to offer, this home places you right in the middle of it all.

Direct: Please use GPS

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Active Properties

725 Gray Washington DR

MLS #:	21154228	**Status:**	Active	**Beds:**	3	**L Price:**	$375,000
County:	Tarrant			**Baths:**	2/0		
Subdiv:	Saginaw Spgs			**Yr Blt:**	2016		
Type:	Single Family			**SqFt:**	1,888	**DOM:**	51
Parking:	Alley Access, Attached Carport, Converted Garage, Electric Gate,			**Pool:**	No	**Acres:**	0.149

Rmks: Stunning Single-Story Living , Lillian Custom Home in Prime Location

Experience the perfect blend of quality and comfort in this 2016-built Lillian Custom Home. Spanning 1,895 sq. ft. of thoughtfully designed space, this 3-bed, 2-bath residence features a sought-after open floor plan and high-end finishes throughout.

Highlights You'll Love:

Chef-Ready Kitchen: Granite countertops, massive center island, gas cooktop, and tall custom cabinetry.

Designer Living: Rich wood flooring, architectural detailing, and a cozy fireplace anchor the heart of the home.

Primary Retreat: Private ensuite featuring a soaking tub, separate shower, dual vanities, and a massive walk-in closet.

Flex Space: A formal dining room that easily converts to a home office or creative studio.

Outdoor Oasis: Relax on the oversized covered patio overlooking a beautifully landscaped backyard.

Located just minutes from top-rated schools, shopping, and the community pool. Move-in ready! Schedule your tour today!

Direct: From NE Loop I-820, take exit 13 and go north on US-287 Bus N.
Continue to Longhorn Rd and turn left.
Go to S Knowles Dr and turn right.
Go to Seabourne Dr and turn left. ?
Go to Gray Washington Dr and turn right.
725 Gray Washington Dr will be around the bend and on the left.

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Active Properties

900 Fenway LN

MLS #:	21202311	**Status:**	Active	**Beds:**	4	**L Price:**	$379,900
County:	Tarrant			**Baths:**	3/0		
Subdiv:	Parks Add			**Yr Blt:**	2000		
Type:	Single Family			**SqFt:**	2,600	**DOM:**	3
Parking:	Garage Door Opener			**Pool:**	Yes	**Acres:**	0.253

Rmks: Beautifully updated and truly move in ready! This well designed 4-bedroom, 3-bath home offers a fantastic floor plan with 3 bedrooms and 2 full bathrooms downstairs, plus an upstairs retreat featuring a bedroom, full bathroom, and spacious game room perfect for additional living space.

The main level includes a welcoming living room with a fireplace, a dining room, and a kitchen that has been recently refreshed with a new sink, garbage disposal, and dishwasher. The home including all 3 bathrooms have been updated throughout with fresh paint, hardware, and LVP flooring making it completely turnkey for the new owner.

Step outside to an oversized backyard that was upgraded in 2024 and is ideal for entertaining or relaxing. Enjoy a 25x13 covered back porch with power solar screens, a beautifully landscaped yard featuring decomposed granite, stone walkways, motion-activated LED lighting, and a custom putting green. The backyard also includes a 9x11 storage shed with electricity, a covered grilling area, and a 21ft above ground swimming pool that is 4.5 ft deep with a new pump and hoses.

Additional highlights include an HVAC system replaced in 2022 with an active service plan. With its great layout, extensive updates, and incredible outdoor living area, this home truly has it all!

Direct: Off Old Decatur and WJ Boaz. Use GPS.

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Active Properties

609 Fox Hunt TRL

MLS #:	21183281	**Status:**	Active	**Beds:**	3	**L Price:**	$383,000
County:	Tarrant			**Baths:**	2/1		
Subdiv:	Remington Point Add			**Yr Blt:**	2004		
Type:	Single Family			**SqFt:**	2,912	**DOM:**	7
Parking:	Concrete, Driveway, Garage Door Opener, Garage Faces Front			**Pool:**	Yes	**Acres:**	0.160

Rmks: Backyard oasis! Enjoy your own private retreat featuring a sparkling pool with stunning rocked waterfall — the perfect setting for summer gatherings or peaceful evenings at home. Impeccably maintained and beautifully updated, this 3 bedroom, 2.5 bath home sits on a premium corner lot with charming front porch and dormers. Inside offers three spacious living areas plus a dedicated office, providing flexibility for work, play, and entertaining. The remodeled kitchen features new cabinetry, quartz countertops, and an island with storage on both sides, along with exceptional built-in organization. Upgraded flooring downstairs, custom automated blinds, fresh interior paint throughout, an updated primary bath with enhanced vanity storage, and thoughtfully designed mudroom and pantry spaces with Elfa shelving showcase the pride of ownership. Major improvements include newly replaced energy-efficient windows,siding, new front door, owned solar panels with battery backup, and integrated smart home features. A rare blend of resort-style living, extensive updates, impeccable care, and an incredible price — this home truly stands out.

Direct: From Loop 820 North at I-35W, continue on Loop 820 North and exit for Marine Creek Parkway. Head north on Marine Creek Parkway, then turn left onto Longhorn Road. Proceed 0.7 miles and turn right onto Fox Hunt Trail. Continue straight to 609 Fox Hunt Trail, property on right.

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Active Properties

5616 Broad Bay LN

MLS #:	21168829	**Status:**	Active	**Beds:**	3	**L Price:**	$385,000
County:	Tarrant			**Baths:**	2/1		
Subdiv:	Marine Creek Ranch Add			**Yr Blt:**	2017		
Type:	Single Family			**SqFt:**	2,657	**DOM:**	33
Parking:	Driveway, Garage Double Door, Garage Faces Front			**Pool:**	No	**Acres:**	0.131

Rmks: Welcome home to 5616 Broad Bay Lane, a thoughtfully designed residence nestled in the heart of the family-friendly Marine Creek Ranch Addition. Known for its community pool, walking trails, green spaces, welcoming neighbors, and close proximity to highly desirable Eagle Mountain ISD schools, this neighborhood also offers convenient access to child care, shopping, dining, and everyday essentials—making life here both comfortable and connected.

Perfectly positioned for both local convenience and regional travel, this home offers easy access to major North Texas destinations: it's approximately 30–35 minutes to Dallas Fort Worth, DFW International Airport , about 15–20 minutes to Downtown Fort Worth, and roughly 15–20 minutes to the Historic Fort Worth Stockyards District depending on traffic and route — making travel and city outings effortless.

Inside, the home was designed with families in mind. Two spacious living areas on the main level provide flexibility for entertaining, relaxing, or keeping an eye on little ones, while the expansive upstairs flex space is perfect for a kids' playroom, media room, or game area. A dedicated office just off the primary suite offers an ideal work-from-home setup and could easily serve as a nursery or private retreat.
This home has been lovingly cared for and it shows—warm, welcoming, and ready for its next chapter. If you're looking for space to grow, room to gather, and a neighborhood that truly feels like home, this one is not to be missed.

Direct: Please use any GPS of your choice. From 820 Exit Huffines BLVD. Follow down to Salt Springs Rd. Turn Right. Right again on Broad Bay Ln.

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Active Properties

612 Ravenwood DR

MLS #:	21197700	**Status:**	Active	**Beds:**	4	**L Price:**	$389,000
County:	Tarrant			**Baths:**	3/0		
Subdiv:	Saginaw Spgs Ph 2			**Yr Blt:**	2015		
Type:	Single Family			**SqFt:**	2,517	**DOM:**	6
Parking:	Concrete, Garage, Garage Door Opener, Garage Faces Front, Garage			**Pool:**	No	**Acres:**	0.164

Rmks: Beautifully maintained 4-bedroom, 3-bath home offering a versatile floor plan and thoughtful updates throughout. Recent improvements include a Class 4 impact-resistant roof installed in 2023, stainless steel kitchen appliances installed in 2025, and carpet replaced throughout much of the home in 2025. The open-concept living area is filled with natural light and centered around a stone wood-burning fireplace with gas starter, creating a warm and inviting space ideal for relaxing or entertaining while overlooking the backyard. The kitchen features granite countertops, a gas cooktop, tile flooring, stainless steel appliances installed in 2025, abundant cabinetry, a large pantry, breakfast bar, and a convenient butler's area or coffee bar, all opening to the main living and dining areas. The spacious primary suite is privately located at the back of the home and offers large windows with backyard views and a generous walk-in closet. The primary bathroom includes dual sinks, a garden tub, separate shower, and tile flooring. Two additional guest bedrooms and a full bath are conveniently located downstairs in a split-bedroom layout designed for comfort and privacy. Upstairs you will find a large private retreat featuring a second living area or that can be a game room, a bedroom with walk-in closet, and a full bathroom, making it ideal for guests, a home office, or multi-generational living. Enjoy relaxing mornings on the covered front porch with room for rocking chairs or unwind on the covered back patio overlooking the spacious backyard with an 8-foot privacy fence. Conveniently located near shopping, dining, and major commuting routes, this home offers flexible living space, recent updates, and comfortable everyday living.

Direct: GPS friendly

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Active Properties

1088 Appaloosa CIR

MLS #:	21187008	**Status:**	Active	**Beds:**	4	**L Price:**	$389,000
County:	Tarrant			**Baths:**	2/1		
Subdiv:	Remington Point Add			**Yr Blt:**	2004		
Type:	Single Family			**SqFt:**	3,358	**DOM:**	16
Parking:	Driveway, Garage, Garage Door Opener, Garage Faces Front			**Pool:**	No	**Acres:**	0.126

Rmks: Your Next Chapter Starts Here. A dedicated theater room. A primary suite on the main floor. And it's all been freshly updated and ready for you to walk right in. This two-story Fort Worth home doesn't just offer space - it offers the kind of space that changes how your family lives. The moment you step inside, rich hardwood-style floors and a freshly painted interior set the tone: warm, clean, and completely move-in ready. The living room anchors the main level with a cozy brick fireplace and a layout that makes everyday life feel effortless. The kitchen is the heart of it all and it looks the part. Freshly painted Whisper White cabinetry reaches the ceiling, a center island creates the perfect gathering spot, and stainless steel appliances tie it all together. The breakfast nook and dining room give you the flexibility to host everything from casual weeknight dinners to holiday celebrations. The primary suite is a true retreat on the main floor, featuring a spacious walk-in closet and a beautifully updated en suite with a dual-sink white quartz vanity, and sleek black faucets. Upstairs, additional bedrooms offer room for everyone, and the dedicated theater room is ready for movie nights, game days, or whatever your family needs it to be. Every wall, trim piece, door, and baseboard has been professionally painted to a flawless finish. new carpet runs through all the bedrooms and stairs. Outside, the covered patio with a ceiling fan is perfect for Texas evenings, with a fully fenced backyard and storage shed included. No projects. No compromises. Just a beautifully refreshed home in a location close to top schools, shopping, dining, and major highways. Schedule your private tour today. Texas living at its finest.

Direct: See GPS

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6200 Cobbetts Pond LN

MLS #:	21205471	**Status:**	Active	**Beds:**	3	**L Price:**	$390,000
County:	Tarrant			**Baths:**	2/0		
Subdiv:	Marine Creek Ranch Add			**Yr Blt:**	2022		
Type:	Single Family			**SqFt:**	2,142	**DOM:**	1
Parking:	Driveway, Garage Door Opener, Garage Faces Front, Garage Single Door			**Pool:**	No	**Acres:**	0.129

Rmks: Why wait for New Construction? This move in ready, just under 3-year-old, 3 bed 2 bath single-family home with a dedicated home office, offers the perfect blend of modern design, comfort, and convenience without the wait. Nestled in a quiet, family-friendly neighborhood, this beautifully maintained home has been freshly painted and boasts stylish upgrades throughout. Enjoy the inviting open concept layout that seamlessly connects the kitchen, dining, and living areas ideally for both everyday living and entertaining. The kitchen is a standout, featuring ample counter space, generous cabinetry, and a smart, functional design with clear sightlines to the main living areas. Updated shutters and carefully selected finishes add to the home's fresh, contemporary charm. The spacious primary suite includes a private en-suite bathroom and large primary closet. While two additional bedrooms and a versatile home office provide flexibility for guests, remote work, or hobbies. Outside, enjoy a well-maintained backyard that backs up to a school offering no rear neighbors, enhanced privacy, and peaceful open views.

*Additional highlights include: Attached 2-car garage and long driveway. Indoor laundry room Energy-efficient systems Covered Back Patio The peace of mind that comes with a nearly new home Located just minutes from lakes, parks, schools, shopping, and major commuter routes, this home truly checks all the boxes.

**Don’t miss out—schedule your private showing today!

Direct: Use GPS - From Downtown Fort Worth; I-35 North, Exit 820 West, West on Interstate 820 approx. 2.5 miles. Exit Marine Creek Parkway, turn Left at Marine Creek, Right on Huffines Blvd., Right on Salt Springs Dr. Left on Hickory Hls, Right on Surry Mountain Trail - Home is straight ahead.

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921 John Kennedy DR

MLS #:	21176524	**Status:**	Active	**Beds:**	3	**L Price:**	$390,995
County:	Tarrant			**Baths:**	3/0		
Subdiv:	Commons At Willow Creek			**Yr Blt:**	2011		
Type:	Single Family			**SqFt:**	2,602	**DOM:**	28
Parking:	Garage Faces Front, Garage Single Door			**Pool:**	No	**Acres:**	0.171

Rmks: IMMACULATE 3-bedroom, 3 full-bath home! Offering thoughtful design and modern upgrades throughout. Enjoy mornings on the covered front porch before stepping inside to a light-filled study with French doors facing the front of the home, ideal for working from home or a quiet retreat. The main level features two bedrooms, including a private full bath, with the spacious primary suite tucked at the end of the home for added privacy. The primary bedroom boasts vaulted ceilings and a decorative ceiling light with color-changing and Bluetooth features, creating a relaxing, customizable atmosphere. The ensuite bath is your personal retreat with a walk-in shower and soaking tub. Designed for both everyday living and entertaining, the home offers two dining spaces, formal and informal, alongside a spacious open-concept living room. The large kitchen island, granite countertops, and new flooring and fresh paint throughout elevate the space with a clean, modern feel. Upstairs, you'll find a second living area, perfect for a game room or media space, along with a private bedroom and full bath, ideal for guests or multigenerational living. Additional highlights include solar panels providing built-in energy savings. The irrigation system features new sprinkler heads and a Wi-Fi compatible controller, allowing the system to be conveniently managed and adjusted directly from your smartphone. Plus access to community amenities such as a pool, parks, and walking trails. All of this in a conveniently located neighborhood close to shopping, dining, and everyday essentials. This home truly has it all! Style, space, and smart living!

Direct: From I-820 W take exit 13 to merge onto US-287 BUS N, N Main St toward Saginaw, Turn Left onto W J Boaz Rd, Turn Right onto Robbins Way, Turn Left onto Leatherman Dr, Leatherman Dr turns right and becomes John Kennedy Dr, House will be on the Left.

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Active Properties

9972 Misty Field RD

MLS #:	21180658	**Status:**	Active	**Beds:**	4	**L Price:**	$393,999
County:	Tarrant			**Baths:**	3/0		
Subdiv:	Northpointe			**Yr Blt:**	2025		
Type:	Single Family			**SqFt:**	2,371	**DOM:**	25
Parking:	Garage Single Door			**Pool:**	No	**Acres:**	0.138

Rmks: LENNAR - Northpointe - This single-story home has everything the modern family needs with three bedrooms at the front of the home and an owner's suite in the back, for added privacy. There is an open concept living area in the center with a back patio, as well as a flexible study down the hall.

Prices, dimensions and features may vary and are subject to change. Photos are for illustrative purposes only.

Direct: Coming north on Business 287, Saginaw Main, Left turn on Heritage Trace Pkwy. Keep straight on Heritage Trace Pkwy.

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Active Properties

5900 Paddlefish DR

MLS #:	21168808	**Status:**	Active	**Beds:**	4	**L Price:**	$394,500
County:	Tarrant			**Baths:**	2/1		
Subdiv:	Marine Creek Ranch Add			**Yr Blt:**	2014		
Type:	Single Family			**SqFt:**	2,614	**DOM:**	36
Parking:	Garage			**Pool:**	No	**Acres:**	0.150

Rmks: Beautifully Maintained First Texas Home in Highly Desirable Marine Creek Ranch!

This spacious and well-cared-for 4-bedroom, 2.5-bath home offers an exceptional blend of comfort, functionality, and style. The thoughtfully designed floor plan features an inviting eat-in kitchen, formal dining room, private office, and an upstairs game room — perfect for both everyday living and entertaining.

The chef-inspired kitchen showcases granite countertops, a center island, a gas cooktop, and upgraded 42-inch cabinetry, providing both elegance and ample storage space.

Step outside to enjoy the extended covered patio, ideal for relaxing or hosting gatherings, along with a storage shed and a generously sized corner lot offering additional outdoor space.

Major updates include a new roof and a new fence installed in July 2025, providing added value and peace of mind. This home truly reflects pride of ownership throughout.

Seller is willing to include appliances and select furniture with a full-price offer.

Bring your buyers — this home is a must-see!

Direct: From 820 N exit Azle Avenue and turn left at the light. Make a right on Boat Club Road, Turn right on Lea Crest Ln, Right on Ten Mile Bridge, left on Bowman Roberts Rd, right on Bluegill Dr, and Right on Paddlefish Drive. The house is the last house on the left 5900 Paddlefish Dr.

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CMA Pro Report

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Active Properties

5713 Broad Bay LN

MLS #:	21180544	**Status:**	Active	**Beds:**	4	**L Price:**	$395,000
County:	Tarrant			**Baths:**	2/0		
Subdiv:	Marine Creek Ranch Add			**Yr Blt:**	2021		
Type:	Single Family			**SqFt:**	2,229	**DOM:**	26
Parking:	Garage, Garage Double Door, Garage Faces Front			**Pool:**	No	**Acres:**	0.131

Rmks: Welcome to this beautiful, like-new home located in a fantastic neighborhood within the highly sought-after Eagle Mountain-Saginaw ISD. This meticulously maintained property offers the perfect combination of modern design and functional living, making it the ideal place to call home. Step inside and immediately be greeted by the expansive, open floor plan that makes this home feel bright, airy, and spacious. With large windows throughout, natural light floods the living spaces, creating an inviting atmosphere for both relaxing and entertaining. The spacious living room flows seamlessly into the dining area and kitchen, providing a perfect space for gatherings and holidays.

The chef's kitchen is a standout feature, complete with a gas cooktop, sleek granite countertops, and stainless steel appliances. Whether you're preparing everyday meals or hosting dinner parties, this kitchen is both stylish and functional. The ample counter space, cabinetry, and large pantry provide plenty of room for all your cooking essentials, making meal prep a breeze.

This home boasts four bedrooms, with the fourth currently being used as an office—perfect for those working from home or in need of a dedicated study space. The other three bedrooms are generously sized, offering plenty of room for rest and relaxation. The primary suite is particularly impressive, featuring a spacious layout and a private en-suite bathroom with modern finishes and a walk in closet.

Step outside to the large covered patio, ideal for enjoying the outdoors in any season. The expansive, grassy backyard provides plenty of space for children, pets, or gardening enthusiasts, offering a private retreat for relaxation or play. With great schools, parks, and easy access to major roads, this home is perfectly positioned for convenience and quality living.

Direct: see gps

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Active Properties

5613 Spirit Lake DR

MLS #:	21166742	**Status:**	Active	**Beds:**	4	**L Price:**	$395,000
County:	Tarrant			**Baths:**	3/0		
Subdiv:	Marine Creek Ranch Add			**Yr Blt:**	2013		
Type:	Single Family			**SqFt:**	2,650	**DOM:**	32
Parking:	Garage Faces Front			**Pool:**	No	**Acres:**	0.142

Rmks: Gorgeous Home in Marine Creek Ranch. This stunning 4-bedroom, 3-bathroom home with a 2-car garage offers modern living in a beautifully upgraded open-concept floor plan. From the elegant granite countertops, to the gorgeous wood flooring, to the spacious media room, every detail of this home is designed for comfort, functionality, and style. Enjoy the covered backyard porch, perfect for entertaining or relaxing outdoors. Located in Marine Creek Ranch, residents enjoy private access to Marine Creek Lake, a spring-fed lake offering boating, fishing, swimming, and gorgeous views of downtown Fort Worth. The community includes: Private lake access & shaded fishing dock. Over 7 miles of Trinity Trails for biking, running, and walking. Resort-style community pool and playground. Outdoor stone patios with fire pits & barbecue grills. Peaceful green spaces and park-like settings. Whether you're watching the stars from the fire pit, enjoying a picnic under the trees, or casting a line at the dock, Marine Creek Ranch offers a lifestyle like no other. Don't miss this opportunity — schedule your private showing today!

Direct: From Azle Ave North on Boat Club rd. Right on Cromwell-Marine Creek Rd, Right on Huffines Blvd. Left on Center Hill,
Left on El Capitan and Left on Spirit Lake. 4 house on left

2808 Reuter AVE

MLS #:	21171411	**Status:**	Active	**Beds:**	4	**L Price:**	$398,999
County:	Tarrant			**Baths:**	3/0		
Subdiv:	Northpointe			**Yr Blt:**	2025		
Type:	Single Family			**SqFt:**	2,177	**DOM:**	35
Parking:	Garage Single Door			**Pool:**	No	**Acres:**	0.138

Rmks: LENNAR - Northpointe - This single-story home has a versatile layout that is great for families who need space. The front door leads to a foyer with three bedrooms and a retreat attached. At the end of the hall is the open living area, which leads to the owner’s suite in the back of the home.

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Active Properties

10416 Lequoia ST

MLS #:	21169659	**Status:**	Active	**Beds:**	4	**L Price:**	$399,900
County:	Tarrant			**Baths:**	3/0		
Subdiv:	Cibolo Hill			**Yr Blt:**	2021		
Type:	Single Family			**SqFt:**	2,315	**DOM:**	37
Parking:	Garage, Garage Door Opener			**Pool:**	No	**Acres:**	0.154

Rmks: This isn’t just a home it’s a lifestyle centered on family, fun, and community. In Cibolo Hills you'll enjoy access to a community pool, scenic fishing pond, walking trails, parks, playgrounds, and open green space where kids can play and neighbors connect. From weekend pool days to evening strolls, this is a place designed for making memories. Built in 2021 by Trophy Signature Homes this residence offers four bedrooms, three full baths, and a large open floor plan where natural light fills every corner creating a peaceful and relaxing atmosphere. The flexible layout provides room for everyday living, play, homework, work-from-home spaces, and memorable gatherings. Families will appreciate being part of the Eagle Mountain-Saginaw Independent School District, with nearby public options such as Lake Pointe Elementary, Wayside Middle, and Eagle Mountain High School making school routines easier and keeping education close to home. Conveniently located with easy access in and out of the neighborhood and right by the amenities, you’re just minutes from Alliance Town Center for shopping, dining, entertainment, and everyday conveniences. Outdoor enthusiasts will love being close to Eagle Mountain Lake a local favorite for boating, fishing, picnics, and waterfront recreation. You’ll also enjoy quick connections to Fort Worth, the historic Stockyards, and Dallas, giving you the perfect balance of suburban living and city accessibility.

Direct: From 287 BUS turn onto Cibolo Hills Pkwy, Turn right onto Shoshoni Drive, Turn tight onto Algoma Street, then right onto Peoria Drive, and left onto Lequoia Street

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Active Properties

5629 Surry Mountain TRL

MLS #:	21199754	**Status:**	Active	**Beds:**	4	**L Price:**	$409,900
County:	Tarrant			**Baths:**	3/0		
Subdiv:	Marine Creek Ranch Add			**Yr Blt:**	2021		
Type:	Single Family			**SqFt:**	3,032	**DOM:**	7
Parking:	Garage, Garage Faces Front			**Pool:**	No	**Acres:**	0.132

Rmks: The price has been dropped $10K for this lovely home in Marine Creek Ranch, kept and updated to meet this most discerning buyer's expectations, making this the craziest deal of the day! No, the week!! No, the month!!! Stunning stone accented front elevation greets your arrival, leading through the custom designed front door to the front foyer featuring your first glimpse of the wood look, easy-care tile flooring which leads you to the inviting great room and expansive dining area, perfect for family gatherings! The gourmet kitchen opens across a spacious breakfast bar-work island to the dining and family rooms and features granite c'tops, upper end SS appliances, an abundance of cabinet space and a walk in pantry to delight the family chef! The split primary suite downstairs features dual sinks, a glass enclosed stand up shower, a huge walk in closet and a soaking tub for those precious few moments of peaceful solitude. Upstairs is an oversized multi-use game-play-media room, three oversized secondary bedrooms plus a full bath to accommodate your growing family needs! Out back is an inviting covered patio with an extended canvas covered patio overlooking the large backyard perfect for the kids to run and play of for those Sunday afternoon BBQs!! Priced to sell and a short closing time is not a problem!!!

Direct: East on Salt Springs Dr from Huffines Blvd to Broad Bay Ln, left to Surry Mountain Trl, the right to the home on the right.

9328 Meadowfield RD

MLS #:	21180661	**Status:**	Active	**Beds:**	4	**L Price:**	$418,999
County:	Tarrant			**Baths:**	2/1		
Subdiv:	Northpointe			**Yr Blt:**	2025		
Type:	Single Family			**SqFt:**	2,506	**DOM:**	25
Parking:	Garage Single Door			**Pool:**	No	**Acres:**	0.138

Rmks: LENNAR - Northpointe - Buxton Floorplan-3 Car Garage
This new two-story home design combines comfort and elegance. The first floor features an open-plan layout among a family room with a fireplace, a kitchen with a center island and a breakfast nook with a door to a covered patio. A private study is situated near three secondary bedrooms, while the owner’s suite is tucked into a back corner for added privacy. Upstairs is a versatile bonus room.

Direct: Coming north on Business 287, Saginaw Main, Left turn on Heritage Trace Pkwy. Keep straight on Heritage Trace Pkwy.

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Active Properties

500 Surry CT

MLS #:	21201476	**Status:**	Active	**Beds:**	3	**L Price:**	$420,000
County:	Tarrant			**Baths:**	2/0		
Subdiv:	Courts Of Willow Creek Add			**Yr Blt:**	2002		
Type:	Single Family			**SqFt:**	2,957	**DOM:**	5
Parking:	Concrete, Covered			**Pool:**	No	**Acres:**	0.367

Rmks: Welcome to this meticulously maintained 3-bedroom, 2-bath home with a dedicated office, ideally positioned at the end of a quiet cul-de-sac on nearly half an acre. This thoughtfully designed floorplan offers multiple living areas, creating the perfect balance of everyday comfort and space for entertaining. Whether you're hosting holiday gatherings, family game nights, or simply enjoying a peaceful evening at home, this layout adapts beautifully to your lifestyle.
The spacious interior flows effortlessly, providing flexibility for a growing family, work-from-home needs, or multi-purpose living spaces. Natural light and inviting living areas create a warm, welcoming feel throughout the home.
Outside, the expansive lot offers rare space and privacy, giving you room to relax, entertain, garden, or design your dream outdoor retreat. Homes with this combination of location, lot size, and functional layout rarely come available, making this a special opportunity for the next owner.
If you’ve been waiting for a home that offers space, versatility, and a prime cul-de-sac setting, this one is not to be missed.

Direct: Gps Friendly

640 Mooney DR

MLS #:	21176222	**Status:**	Active	**Beds:**	4	**L Price:**	$425,000
County:	Tarrant			**Baths:**	2/0		
Subdiv:	Willow Vista Estates			**Yr Blt:**	2023		
Type:	Single Family			**SqFt:**	2,105	**DOM:**	29
Parking:	Driveway, Garage, Garage Door Opener, Garage Single Door, Storage			**Pool:**	No	**Acres:**	0.177

Rmks: Welcome to this stunning modern style home in the desirable Willow Vista Estates Community. This beautiful 4-Bedroom, 2-Bath features an open concept layout perfect for modern living. Enjoy a spacious living area with a cozy fireplace, a stylish Island kitchen and a large dining area. Home offers a perfect blend of comfort and functionality with its thoughtful design and high-quality finishes. Large newly built shed in the yard and added attic decking for storage. Enjoy the community offers easy access to community pool, walking trails, sports court, parks and dog parks.

Direct: From US-287 Bus N/N Main st. turn left onto Cambridge Dr. then Turn left onto Amber Dr make a right onto Mooney Dr. House will be on the right. Sign in front of the yard.

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Active Properties

5325 Center Hill DR

MLS #:	21167764	**Status:**	Active	**Beds:**	4	**L Price:**	$427,000
County:	Tarrant			**Baths:**	2/1		
Subdiv:	Marine Creek Ranch Add			**Yr Blt:**	2019		
Type:	Single Family			**SqFt:**	2,773	**DOM:**	39
Parking:	Driveway, Garage			**Pool:**	No	**Acres:**	0.165

Rmks: Spacious and beautifully updated property, offering an open-concept layout and endless flex spaces perfect for a home gym, playroom, office, or extra lounge areas. The fully updated kitchen is a true showstopper—featuring stainless steel appliances with a double oven, granite countertops, Butlers pantry and plenty of cabinetry for storage.

Enjoy the grand living room with its impressive floor-to-ceiling fireplace and modern lighting that brightens every corner of the home. The large primary bedroom offers a luxurious retreat with a gorgeous ensuite bathroom complete with two standalone vanities, a relaxing soaking tub, and an oversized walk-in closet.

Step outside to the covered patio—ideal for outdoor dining or entertaining guests. Located in a desirable neighborhood with fantastic amenities, including a community pool and playground.

Some extra features include an oversized laundry room, Gorgeous lighting, and Upstairs playroom.

This home blends comfort, style, and functionality—ready for you to move in and make it yours!

Direct: See GPS

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Active Properties

12276 Ross Calhoun DR

MLS #:	21183419	**Status:**	Active	**Beds:**	3	**L Price:**	$430,000
County:	Tarrant			**Baths:**	2/1		
Subdiv:	The Resort on Eagle Mountain			**Yr Blt:**	2026		
Type:	Single Family			**SqFt:**	1,868	**DOM:**	22
Parking:	Garage Faces Front, Garage Single Door			**Pool:**	Yes	**Acres:**	5,175.000

Rmks: This custom plan is a 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 home 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, soaking tub, and a generously sized walk-in closet. The living space seamlessly flows to a covered patio and backyard, creating the perfect indoor-outdoor connection.
Additionally, you'll find two secondary bedrooms and a full bath, a powder bath for guest, mud room and utility directly off two car garage.

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

5325 Rye DR

MLS #:	21186596	**Status:**	Active	**Beds:**	4	**L Price:**	$444,500
County:	Tarrant			**Baths:**	2/0		
Subdiv:	Twin Mills			**Yr Blt:**	2016		
Type:	Single Family			**SqFt:**	2,268	**DOM:**	12
Parking:	Enclosed, Epoxy Flooring, Garage Door Opener, Garage Faces Front, Garage			**Pool:**	Yes	**Acres:**	187.350

Rmks: LOWERED PRICE TO SELL! JUST FOUND OUT THE COMPANY IS RELOCATING! CHECK IT OUT ! Everything you could desire in home complete with pool, covered patio and pergola! Beautiful 4-bedroom, 2-bath, 2 car garage home featuring an inviting open-concept floor plan designed for comfortable living and entertaining. The spacious living area flows seamlessly into the kitchen and dining space highlighted by beautiful cabinetry with overhead lighting and large formal dining space with convenient butlers pantry storage and granite coffee bar. The primary bedroom offers a relaxing retreat with sitting area creating a perfect space to unwind. Additional bedrooms provide flexibility for family, guests or a home office. Step outside to your own backyard oasis featuring a sparkling pool with waterfall feature, and pergola, ideal for entertaining or enjoying peaceful evenings. The covered patio includes a mounted TV and Bose speaker system, child safety fence if needed making it perfect for outdoor gatherings. Spacious backyard allows for child play area and animals in addition to pool area. Additional features include insulated garage door, epoxy flooring, with airconditioning unit. This house is data wired for telecomunications and infastructure needs.This amazing home combines comfort, style and outdoor living, making it a perfect place to call home! Don't miss your chance for luxury living. This property is not just a house; it is a lifestyle waiting to be embraced. Schedule a viewing today to experience all it has to offer. The listing agent is a relative of the seller.

Direct: Please use GPS for directions

5325 Almanor RD

MLS #:	21179617	**Status:**	Active	**Beds:**	4	**L Price:**	$450,000
County:	Tarrant			**Baths:**	2/1		
Subdiv:	Marine Creek Ranch Add			**Yr Blt:**	2021		
Type:	Single Family			**SqFt:**	2,467	**DOM:**	27
Parking:	Garage Faces Side			**Pool:**	No	**Acres:**	0.165

Rmks: Beautiful single story home! Stunning curb appeal with side garage, stone accent, and glass with iron front door. Tile floors adorn the entry, halls, & family room. Stylish architecture with arches and tray ceilings. Gourmet kitchen with granite counters, center island, butlers pantry, 5 burner cooktop, and stainless appliances. Primary Bedroom with sitting area is perfect for king size furniture. Backyard with covered patio and pergola is perfect for outdoor living & entertaining. This home is a MUST SEE!

Direct: Use GPS

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Active Properties

9968 Misty Field RD

MLS #:	21180659	**Status:**	Active	**Beds:**	4	**L Price:**	$454,999
County:	Tarrant			**Baths:**	3/1		
Subdiv:	Northpointe			**Yr Blt:**	2025		
Type:	Single Family			**SqFt:**	3,181	**DOM:**	25
Parking:	Garage Single Door, Garage Faces Rear			**Pool:**	No	**Acres:**	0.110

Rmks: This two-story home has a unique layout that is perfect for families who need space. There are two bedrooms on the first floor, including the owner's suite in the back of the home and a smaller suite off the foyer. The open living space is beside the owner's suite and has a back patio. Upstairs are two bedrooms and a versatile bonus room loft.

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Direct: Coming north on Business 287 - Saginaw - Main, Left turn on Heritage Trace Pkwy. Keep straight on Heritage Trace Pkwy.

7133 Talon DR

MLS #:	21160635	**Status:**	Active	**Beds:**	3	**L Price:**	$455,000
County:	Tarrant			**Baths:**	2/1		
Subdiv:	Talon Hill Add			**Yr Blt:**	2021		
Type:	Single Family			**SqFt:**	2,394	**DOM:**	18
Parking:	Covered, Driveway, Garage, Garage Door Opener, Garage Faces Front,			**Pool:**	No	**Acres:**	0.179

Rmks: Welcome to this beautifully maintained home in a desirable Fort Worth community! This inviting residence offers a spacious and functional layout, perfect for both everyday living and entertaining. Featuring generous living areas filled with natural light, this home creates a warm and welcoming atmosphere from the moment you step inside. The well-appointed kitchen opens seamlessly to the main living space and includes ample cabinetry, plenty of counter space, and room for casual dining. The primary suite provides a private retreat with a comfortable layout and an en-suite bathroom, while the additional bedrooms offer flexibility for guests, a home office, or growing households. Enjoy outdoor living in the private backyard—ideal for relaxing, hosting gatherings, or creating your own personal oasis. Conveniently located near shopping, dining, major highways, and local schools, this home offers both comfort and accessibility. Whether you're a first-time buyer, downsizing, or investing, this property is a wonderful opportunity to own a home in one of Fort Worth's established neighborhoods. Schedule your showing today and make this home yours!

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Active Properties

9353 Meadowfield RD

MLS #:	21196908	**Status:**	Active	**Beds:**	4	**L Price:**	$473,449
County:	Tarrant			**Baths:**	3/1		
Subdiv:	Northpointe			**Yr Blt:**	2025		
Type:	Single Family			**SqFt:**	3,181	**DOM:**	9
Parking:	Garage Single Door, Garage Faces Rear			**Pool:**	No	**Acres:**	0.110

Rmks: This sophisticated home boasts two floors of modern living space that makes everyday gathering effortless with a central open-concept design, covered patio and soaring ceilings. The owner's suite and walk-in closet enjoys privacy with a flexible study on the first floor as the upper-level enjoys three secondary bedrooms, a breezy game room and media room for endless possibilities.

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Direct: Coming north on Business 287 - Saginaw - Main, Left turn on Heritage Trace Pkwy. Keep straight on Heritage Trace Pkwy.

2118 Portwood WAY

MLS #:	21204632	**Status:**	Active	**Beds:**	3	**L Price:**	$475,000
County:	Tarrant			**Baths:**	2/1		
Subdiv:	Resort On Eagle Mountain Lake			**Yr Blt:**	2006		
Type:	Single Family			**SqFt:**	2,298	**DOM:**	0
Parking:	Direct Access, Driveway, Garage Door Opener, Garage Double Door, Garage			**Pool:**	No	**Acres:**	0.103

Rmks: This 3-bedroom, 2.5-bath home offers a functional two-story layout with the primary suite privately located on the main floor and the secondary bedrooms upstairs. Large windows and a skylight fill the home with natural light, creating a bright and open feel throughout. Recent updates include updated flooring throughout with new carpet and luxury vinyl plank installed in March 2026, along with fresh interior paint completed the same month. The kitchen features appliances updated in February 2021, including an over-the-range microwave, gas stove, and electric dishwasher. Situated on the 9th hole of the Resort Golf Course, the backyard offers peaceful golf course views and a relaxing setting to enjoy the outdoors. This home combines thoughtful updates, a practical layout, and a great location on the course.

Direct: please use GPS

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Active Properties

6905 Fools Gold DR

MLS #:	21194689	**Status:**	Active	**Beds:**	4	**L Price:**	$475,000
County:	Tarrant			**Baths:**	2/0		
Subdiv:	Ranch At Eagle Mountain Add			**Yr Blt:**	2012		
Type:	Single Family			**SqFt:**	2,165	**DOM:**	6
Parking:	Driveway, Garage, Garage Door Opener, Garage Faces Front			**Pool:**	Yes	**Acres:**	0.160

Rmks: Welcome home to this charming single-story gem with a POOL in Northwest Fort Worth. Located just minutes from beautiful Eagle Mountain Lake make boating convenient! Perfectly suited for first-time buyers, downsizing households or a growing family, this 4-bedroom, 2-bath home offers the ideal blend of comfort, character, and functionality. A spacious covered front porch creates a warm first impression and the perfect spot to enjoy your morning coffee. Inside, plantation shutters throughout add timeless style and privacy. The inviting living room features a stunning brick gas fireplace, recessed lighting, and convenient floor outlets — a thoughtful touch for flexible furniture placement and modern living. The dining room flows seamlessly into the kitchen, creating an easy layout for gatherings and everyday meals. The kitchen is well-appointed with granite countertops, an eat-at island, electric cooktop, and an abundance of beautiful knotty-alder cabinetry for storage and charm. The oversized primary suite offers a relaxing retreat with dual vanities, a soaking tub, and a large separate walk-in shower. Secondary bedrooms feature tall ceilings and ceiling fans, making each space feel open and comfortable. Step outside to your private backyard oasis complete with a covered patio, extended decking, and an in-ground pool — perfect for entertaining or cooling off during Texas summers. With its functional layout, inviting outdoor space, and close proximity to Eagle Mountain Lake, this home delivers both lifestyle and value. Don’t miss your opportunity to make it yours!

Direct: Please use GPS

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Active Properties

2805 Reuter AVE

MLS #:	21171429	**Status:**	Active	**Beds:**	4	**L Price:**	$475,999
County:	Tarrant			**Baths:**	3/1		
Subdiv:	Northpointe			**Yr Blt:**	2025		
Type:	Single Family			**SqFt:**	3,181	**DOM:**	35
Parking:	Garage Single Door, Garage Faces Rear			**Pool:**	No	**Acres:**	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.

Prices, dimensions and features may vary and are subject to change. Photos are for illustrative purposes only.

Direct: Coming north on Business 287 - Saginaw - Main, Left turn on Heritage Trace Pkwy. Keep straight on Heritage Trace Pkwy.

12259 Ross Calhoun DR

MLS #:	21190821	**Status:**	Active	**Beds:**	4	**L Price:**	$480,000
County:	Tarrant			**Baths:**	2/1		
Subdiv:	The Resort on Eagle Mountain			**Yr Blt:**	2026		
Type:	Single Family			**SqFt:**	2,348	**DOM:**	15
Parking:	Garage Faces Front, Garage Single Door			**Pool:**	No	**Acres:**	4,119.000

Rmks: 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.

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

Comparative Market Analysis

7421 Innisbrook Lane
fort wort, 76179

Thursday, March 12, 2026

CMA Pro Report

These pages give a general overview of the selected properties.

Active Properties

4233 San Pedro CT

MLS #:	21177174	**Status:**	Active	**Beds:**	3	**L Price:**	$490,000
County:	Tarrant			**Baths:**	2/0		
Subdiv:	Lago Vista At Bonds Ranch Add			**Yr Blt:**	2004		
Type:	Single Family			**SqFt:**	2,003	**DOM:**	9
Parking:	Additional Parking, Garage, Garage Door Opener, Garage Faces Side			**Pool:**	No	**Acres:**	0.778

Rmks: Enjoy one of the most breathtaking views in Fort Worth! Perched on a hillside overlooking Eagle Mountain Lake and the rolling Fort Worth landscape, this stunning single-story home is located in a gated community featuring a pool, park, playground, and serene ponds. The kitchen offers granite countertops, a walk-in pantry, and abundant storage. Two dining areas include a formal dining room with dual built-in hutches. A secondary living area features a built-in desk, perfect for a home office or study space.

The home boasts a split-bedroom layout, soaring ceilings in the main living area, and a spacious open entry hall. The primary suite is generously sized, with large windows showcasing the beautiful backyard and sweeping views. The en-suite bath includes a relaxing garden tub and separate shower. Two additional bedrooms are situated on the opposite side of the home near the oversized three-car garage. Covered front and back porches provide ideal spaces to enjoy the scenery. Conveniently located just 30 minutes from downtown Fort Worth.

Direct: use GPS Off Bonds Ranch Road

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Comparative Market Analysis

7421 Innisbrook Lane
fort wort, 76179

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CMA Pro Report

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Active Properties

5809 Watts Bar CT

MLS #:	21166780	**Status:**	Active	**Beds:**	4	**L Price:**	$500,000
County:	Tarrant			**Baths:**	3/0		
Subdiv:	Marine Creek Ranch Add			**Yr Blt:**	2019		
Type:	Single Family			**SqFt:**	3,215	**DOM:**	20
Parking:	Driveway, Garage, Garage Door Opener, Garage Faces Front			**Pool:**	No	**Acres:**	0.165

Rmks: Discover this beautifully maintained single-family home situated on a cul-de-sac lot in the highly sought-after Marine Creek Ranch. This home offers a flexible and functional floorplan with 4 bedrooms and 3 baths, along with wonderful curb appeal highlighted by a brick exterior, stone accents, and decorative stone planters.

Built in 2019 and offering over 3,200 square feet of living space per tax records, the interior features wood-look ceramic tile and carpet throughout. The open-concept kitchen, living, and dining areas create one expansive space ideal for entertaining and everyday living. The kitchen is both stylish and functional, featuring gray-toned cabinetry with crown molding, granite countertops, and a full-length white subway tile backsplash. A five-burner gas cooktop with a custom built-in vent hood anchors the space, complemented by stainless steel appliances, including a counter-depth French-door refrigerator (negotiable). The oversized island provides additional storage and seating, making it perfect for casual dining, meal prep, and gatherings.

The primary suite is located on the first floor and features dual sinks, a garden tub, separate shower, granite countertops, and an oversized walk-in closet. A secondary bedroom and full guest bath are also conveniently located on the main level. Just off the entry, a private office or study with French doors and a closet offers flexibility for remote work or additional living space.

Upstairs includes two additional bedrooms, a full bath, and a spacious bonus room. Outdoor living is enhanced by a large covered back porch with a gas hookup, ideal for grilling and relaxing.

Take advantage of the community amenities including a pool, playground, and a scenic six-mile paved walking path around neighborhood lake. Located in Eagle Mountain–Saginaw ISD and conveniently close to schools, Tarrant County College Northwest Campus, Loop 820, and I-35.

Direct: Please use GPS

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CMA Pro Report

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Active Properties

7408 Golf Club DR

MLS #:	21180365	**Status:**	Active	**Beds:**	4	**L Price:**	$599,900
County:	Tarrant			**Baths:**	3/0		
Subdiv:	Lake Country Estates Add			**Yr Blt:**	1975		
Type:	Single Family			**SqFt:**	3,028	**DOM:**	26
Parking:	Driveway			**Pool:**	No	**Acres:**	0.423

Rmks: Welcome to this stunning, fully updated home in the highly sought-after Lake Country Estates community! This beautifully renovated property combines Ranch elegance with timeless charm, offering spacious living areas, designer finishes, and exceptional attention to detail throughout.

Enjoy private access to the neighborhood boat ramp, perfect for weekends on the water or relaxing lakeside sunsets. The home features an open-concept layout, a chef's kitchen with premium appliances, luxurious bathrooms, and an inviting outdoor space ideal for entertaining or unwinding.

With top-rated schools, nearby parks, and easy access to shopping and dining, this home truly has it all — style, comfort, and the ultimate lake lifestyle

Direct: Please see GPS

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Active Properties

1304 Rollie Michael LN

MLS #:	21171611	**Status:**	Active	**Beds:**	4	**L Price:**	$764,786
County:	Tarrant			**Baths:**	3/1		
Subdiv:	Vista Ranch			**Yr Blt:**	2007		
Type:	Single Family			**SqFt:**	4,029	**DOM:**	35
Parking:	Concrete, Driveway, Garage, Garage Door Opener, Garage Double Door,			**Pool:**	No	**Acres:**	1.045

Rmks: NO CITY TAXES, PRIVATE WELL, NO WATER BILL, NORTHWEST ISD, MOVE-IN-READY!! ... Excellent friendly community in Fort Worth. Come visit this clean, custom home on a prime 1-acre lot with large trees and private views located in Vista Ranch. Open floor plan with 4 bedrooms, 3.5 baths. Oak hardwood floors in foyer, study, main suite bedroom & walk-in closet, dining room, hallways, bedrooms 2 & 3. All windows include 2.5-inch white wood shutters. The dining room includes a boxed ceiling, painted case window frame & hand trowel texture. Study with built-in desk & shelves. Large open living area with stone fireplace, breakfast nook with pleasant backyard view. Kitchen opens to living area with brand-new stainless-steel appliances, custom cabinets, granite countertops, large pantry for extra storage with tile floors. Downstairs the Primary bedroom has a large his & her walk-in closet with 2 built-in dressers & a full length mirrors. The Primary bathroom has dual vanities, Jacuzzi Jetted tub and a large tiled walk-in shower. Upstairs, the large game room includes a game table area with a great view of the backyard. Upstairs the large media room is wired for surround sound and lighting fixtures. Upstairs private guest bedroom with a window seat to enjoy the view and access to a full bath. Large utility room with space for washer, dryer, refrigerator with water connections, stainless steel sink wash basin and hide-a-way ironing board. Large L-Shape walk-in storage space under stairwell. 3-car garage with convenient access to the backyard.

Direct: For best directions from your location, please use GPS.

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CMA Pro Report

These pages give a general overview of the selected properties.

Active Contingent Properties

6120 Lamb Creek DR

MLS #:	21183921	**Status:**	Act Cont	**Beds:**	4	**L Price:**	$450,000
County:	Tarrant			**Baths:**	2/0		
Subdiv:	Marine Creek Ranch Add			**Yr Blt:**	2009		
Type:	Single Family			**SqFt:**	2,434	**DOM:**	14
Parking:	Additional Parking, Concrete, Driveway, Garage Faces Front			**Pool:**	No	**Acres:**	0.340

Rmks: Step into this thoughtfully designed home where versatility meets comfort on an amazing greenbelft lot! Featuring four bedrooms—one currently serving as a cozy home office—this layout adapts effortlessly to your needs. The main living areas are dressed in sleek, low-maintenance LVP flooring, while fresh carpet (installed in 2024) adds warmth and comfort to the bedrooms. The heart of the home, the kitchen, has been beautifully refreshed with newly painted cabinets, stylish hardware, and updated lighting—perfect for everything from casual breakfasts to hosting friends. Outside, the charm continues. Nestled on an oversized lot backing to a tranquil greenbelt, you'll enjoy direct access to six scenic miles of Marine Creek Park trails. Whether it's morning jogs, evening strolls, or weekend bike rides, nature is truly at your doorstep. The extended driveway offers extra parking, and the backyard storage shed keeps things neat and organized. And let's not forget the neighborhood perks! The community amenity center boasts a sparkling pool and a playground, making it easy to unwind or entertain close to home. This is the one you have been waiting for! Schedule your showing today.

Direct: From 820: Exit Marine Creek Parkway, go South on access road. Turn Right on Huffines Blvd. Turn Right on Westgate Drive. Road ends at house straight ahead on Lamb Creek.

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Comparative Market Analysis

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CMA Pro Report

These pages give a general overview of the selected properties.

Active Option Contract Properties

2504 Starwater DR

MLS #:	21190636	**Status:**	Active Option Cor	**Beds:**	4	**L Price:**	$375,000
County:	Tarrant			**Baths:**	2/1		
Subdiv:	Northpointe Ph 1a			**Yr Blt:**	2022		
Type:	Single Family			**SqFt:**	2,225	**DOM:**	7
Parking:	Driveway, Garage, Garage Door Opener, Garage Faces Front, Garage			**Pool:**	No	**Acres:**	0.138

Rmks: A must see! Beautiful brick and stone home built in 2022 by Lennar Homes, located in the desirable Northpointe community. This bright well-maintained 4-bedroom, 2.5 bath home offers a functional layout with an open floor plan designed for comfortable living and easy entertaining. This Harmony floorplan is the model home floorplan that is hard to find. The spacious living area flows seamlessly into the kitchen and dining spaces, creating a welcoming central gathering place for family and guests. The kitchen features quartz countertops, a large center island, updated hardware on cabinets, under-cabinet lighting, dimmable overhead lighting, and a walk-in pantry. Two dining areas provide flexibility for both casual meals and more formal gatherings. All bedrooms are on the first floor including the spacious primary bedroom with ensuite bath and walk in closet. Upstairs, a versatile bonus room provides additional living space that can be used as a game room, media room, or playroom. The home also includes a walk-in attic offering generous additional storage. Step outside to enjoy the extended back porch with a gazebo, perfect for relaxing evenings or entertaining guests. As part of the Northpointe community, residents enjoy neighborhood amenities including a community pool, green spaces and playground, offering great opportunities to gather, relax, and enjoy time outdoors. This home combines thoughtful features, modern finishes, and a welcoming neighborhood setting in one of the area's growing communities. Bonus! The washer, dryer, and refrigerator will convey with the home.

Direct: From 287 turn west onto Heritage Trace Blvd. Turn left on Newstead drive and left on Starwater Drive. Property is on the left at 2504 Starwater.

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CMA Pro Report

These pages give a general overview of the selected properties.

Active Option Contract Properties

8805 Hidden Hill DR

MLS #:	21166388	**Status:**	Active Option Cor	**Beds:**	4	**L Price:**	$375,000
County:	Tarrant			**Baths:**	2/1		
Subdiv:	Lake Country Estates Add			**Yr Blt:**	1995		
Type:	Single Family			**SqFt:**	2,596	**DOM:**	13
Parking:	Boat, Covered, Driveway, Garage, Garage Door Opener, Garage Faces			**Pool:**	No	**Acres:**	0.358

Rmks: Welcome to this spacious and versatile 4-bedroom, 2.5-bath home designed for modern living and effortless entertaining. With three living areas, the flexible floor plan offers endless possibilities — including a space perfect for a home office, media room, or playroom. Two dining areas provide the ideal setup for both formal gatherings and everyday meals.

The true highlight of this home is the incredible outdoor living space. Enjoy year-round entertaining on the screened-in back porch featuring an outdoor kitchen — perfect for hosting friends and family in comfort. Whether it’s game day, summer cookouts, or quiet evenings outside, this space delivers.

Additional features include convenient boat storage for outdoor enthusiasts and a beautifully landscaped front yard filled with native Texas plants and flowers, offering charming curb appeal with low-maintenance appeal.

The spacious backyard is ready for your creativity, with plenty of room to add a swing set, above-ground pool, or design your own custom outdoor oasis.

This home blends space, flexibility, and lifestyle — don’t miss the opportunity to make it yours!

Direct: GPS Friendly
Located in Lake Country Estates, off Boat Club Road, turn on Lake Country Drive, Hidden Hill Dr is on the left, house is on the right

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CMA Pro Report

These pages give a general overview of the selected properties.

Active Option Contract Properties

6028 The Resort BLVD

MLS #:	21198529	**Status:**	Active Option Cor	**Beds:**	4	**L Price:**	$884,999
County:	Tarrant			**Baths:**	3/0		
Subdiv:	Resort On Eagle Mountain Lake			**Yr Blt:**	2014		
Type:	Single Family			**SqFt:**	3,546	**DOM:**	6
Parking:	Additional Parking, Driveway, Garage Faces Side, Inside Entrance, Kitchen			**Pool:**	Yes	**Acres:**	0.440

Rmks: **ASSUMABLE LOAN AT 2.25%** Welcome to this custom-built, one-owner home in the 24-7 gated and guarded community of The Resort, the only golf course and lake community on Eagle Mountain Lake. This home features an exceptional floor plan with an open kitchen & living area ideal for everyday living and entertaining. The living room showcases built-ins and a large real wood-burning fireplace with double doors and windows that fill the space with natural light. A spacious game room sits just off the living area for additional gathering space. The kitchen features a large island, brand new double ovens, an abundance of cabinet space, and while currently all electric, it is plumbed for gas inside and for the outdoor grill. The private primary suite offers backyard access, a large en-suite bath and oversized walk-in closet that connects to the laundry room. The first floor also includes a guest bedroom & full bath. Throughout the home are 8 ft. doors, extra wide doorways, and large capacity hot water heaters, including a dedicated tank for the primary suite. Upstairs features two bedrooms connected by a Jack & Jill bath plus an office with built-in desk and private balcony overlooking the golf course. Step outside to a backyard designed for entertaining with an expansive 800 sq ft covered patio with built-in gas grill for seamless indoor-outdoor living. The oversized pool overlooks the golf course, creating a relaxing setting for gatherings or quiet evenings. The property also features a double-wide driveway with ample guest parking and a three-car garage including an oversized bay large enough for a boat. Community amenities include an 18-hole golf course, clubhouse with pro shop, restaurant, bar, fitness center, two community pools, playground, pickleball & basketball courts, plus a beach area with pergolas, boat slips and boat ramp. Located just 30 minutes from DFW Airport and downtown Fort Worth.

Direct: Please use GPS

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Comparative Market Analysis

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fort wort, 76179

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CMA Pro Report

These pages give a general overview of the selected properties.

Closed Properties

7340 Chambers LN

MLS #:	21154325	**Status:**	Closed	**Beds:**	4	**L Price:**	$400,000
County:	Tarrant			**Baths:**	2/1	**S Price:**	$400,000
Subdiv:	Club Villa Estates			**Yr Blt:**	2003	**S Date:**	2/20/2026
Type:	Single Family			**SqFt:**	2,327	**DOM:**	2
Parking:	Driveway, Garage Door Opener			**Pool:**	No	**Acres:**	0.175

Rmks: Experience Texas living at its finest in this beautifully updated 4-bedroom, 2.5-bath home located in the sought-after Lake Country Club Villa Estates community of Fort Worth. Offering 2,327 sq ft of thoughtfully designed living space, this home blends modern comfort with timeless charm and is just minutes from Eagle Mountain Lake, shopping, dining, and recreation. The open, flexible floor plan features luxury vinyl plank flooring in the main living areas along with updated lighting and fixtures that create a warm, inviting atmosphere. The open kitchen is the heart of the home, showcasing quartz countertops, stainless steel appliances, white cabinetry, and a designer backsplash, making it ideal for both everyday living and entertaining. The spacious living room is anchored by a stone fireplace, while the private primary suite offers a soaking tub and frameless glass walk-in shower. Secondary bedrooms are generously sized and complemented by beautifully updated bathrooms and abundant natural light throughout. Enjoy morning coffee on the balcony or relax on the covered patio overlooking the large, fenced backyard with mature trees and decorative iron fencing, perfect for outdoor gatherings or quiet evenings at home. Complete with a 2-car garage, low annual HOA, and a quiet, family-friendly setting, this move-in-ready home is a true gem in a fantastic community near Eagle Mountain Lake.

Direct: GPS

1720 Staree LN

MLS #:	21172089	**Status:**	Closed	**Beds:**	4	**L Price:**	$500,000
County:	Tarrant			**Baths:**	2/1	**S Price:**	$500,000
Subdiv:	A F Albright Surv Abs #1849			**Yr Blt:**	1980	**S Date:**	2/5/2026
Type:	Single Family			**SqFt:**	1,890	**DOM:**	0
Parking:	Additional Parking, Carport			**Pool:**	Yes	**Acres:**	1.000

Rmks: go and show

Direct: use gps

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Comparative Market Analysis

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CMA Pro Report

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Pending Properties

8548 Woodridge CT

MLS #:	21180499	**Status:**	Pending	**Beds:**	3	**L Price:**	$379,900
County:	Tarrant			**Baths:**	3/0		
Subdiv:	Woodlake			**Yr Blt:**	1983		
Type:	Single Family			**SqFt:**	2,016	**DOM:**	8
Parking:	Driveway, Garage, Garage Door Opener, Garage Double Door, Garage			**Pool:**	No	**Acres:**	0.000

Rmks: A charming and updated one story home located in award winning Eagle Mountain ISD. 3 bedrooms, 3 full bathrooms, one living area, 2 dining areas, & a 2 car garage. Updates include one water heater replaced (2025), AC & heater replaced (2021), roof replaced (2021), windows replaced (2019). Tastefully decorated so you can just bring your furniture and move in. Ceramic tile floors throughout the home (no carpet). Primary suite with an updated bathroom including 2 vanities, cabinets, separate shower, & garden tub. 2 walk in closets in the primary bedroom, and one has a closet organizer system. One of the secondary bedrooms has an ensuite bathroom (updated). Kitchen is updated with Silestone counters, lots of white cabinets, stainless steel upgraded vent hood, black electric range oven, & stainless steel dishwasher. Family room with raised brick hearth, wood burning fireplace, & built in bookshelves. Enjoy Texas seasons with a screened patio and open patio for outdoor entertaining. Located on a cul-de-sac lot in lake country, minutes from the boat ramps on Eagle Mountain Lake. Move-in ready. Low maintenance. Designed for real life. If you've been waiting for a home that gives you both comfort and confidence, this may be the one.

Direct: please use your GPS.

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Pending Properties

7520 Innisbrook LN

MLS #:	21170873	**Status:**	Pending	**Beds:**	4	**L Price:**	$390,000
County:	Tarrant			**Baths:**	2/1		
Subdiv:	Innisbrook Place			**Yr Blt:**	2008		
Type:	Single Family			**SqFt:**	2,225	**DOM:**	17
Parking:	Garage, Garage Faces Front			**Pool:**	Yes	**Acres:**	0.166

Rmks: Welcome to 7520 Innisbrook Lane, where comfort, relaxation, and everyday convenience come together to create a place you'll truly love coming home to. From the moment you walk in, you'll notice the natural light, inviting layout, and comfortable flow designed for real life — from quiet mornings with coffee to hosting friends and family gatherings. The spacious living area connects seamlessly to the kitchen and dining space, creating the heart of the home where memories are made. The kitchen offers generous cabinet storage, ample counter space, and a layout that keeps you connected to the main living areas, making both daily routines and entertaining easy. The primary suite provides a peaceful retreat at the end of the day, complete with an ensuite bath and spacious closet. Secondary bedrooms offer flexibility for guests, a home office, a workout space, or hobbies. Step outside to your private backyard oasis featuring a pool and spa, perfect for cooling off during Texas summers, hosting weekend gatherings, or unwinding under the evening sky. Whether it's pool days with friends or relaxing in the spa after a long day, this outdoor space is designed for year-round enjoyment. Located in an established neighborhood near parks, shopping, dining, and major commuter routes, this home offers not just a place to live — but a lifestyle of connection and convenience in the heart of DFW. Whether you're buying your first home, relocating, or simply ready for your next chapter, 7520 Innisbrook Lane is ready to welcome you home. Schedule your private showing today and experience it for yourself. While great care is taken to ensure the accuracy of MLS Data, buyers or buyers' agents need to verify measurements, schools, taxes, and all other information.

Direct: Please use GPS

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Pending Properties

7020 Johnny WAY

MLS #:	21150984	**Status:**	Pending	**Beds:**	4	**L Price:**	$424,900
County:	Tarrant			**Baths:**	2/1		
Subdiv:	Talon Hill			**Yr Blt:**	2026		
Type:	Single Family			**SqFt:**	2,220	**DOM:**	21
Parking:	Garage			**Pool:**	No	**Acres:**	5,619.000

Rmks: *Price is dependent upon using builders preferred lender* - This 4-bedroom, 2.5-bathroom home with 2,220 square feet is designed to give families space to live and grow. The open kitchen, dining, and living areas make everyday routines and weekend get-togethers easy and enjoyable. Upstairs, a versatile loft adds even more room—perfect for a play area, movie nights, or a homework spot. The primary suite offers a private retreat, while three additional bedrooms provide space for kids, guests, or a home office. With thoughtful design and flexible living spaces, this home makes family life both comfortable and practical.

Direct: Model Address is 7408 Wayward Wind Drive Fort Worth TX 76179

9320 Meadowfield RD

MLS #:	21171415	**Status:**	Pending	**Beds:**	4	**L Price:**	$428,999
County:	Tarrant			**Baths:**	3/0		
Subdiv:	Northpointe			**Yr Blt:**	2025		
Type:	Single Family			**SqFt:**	2,371	**DOM:**	3
Parking:	Garage Single Door			**Pool:**	No	**Acres:**	0.138

Rmks: LENNAR - Northpointe - This single-story home has everything the modern family needs with three bedrooms at the front of the home and an owner's suite in the back, for added privacy. There is an open concept living area in the center with a back patio, as well as a flexible study down the hall.

Prices, dimensions and features may vary and are subject to change. Photos are for illustrative purposes only.

Direct: Coming north on Business 287, Saginaw Main, Left turn on Heritage Trace Pkwy. Keep straight on Heritage Trace Pkwy.

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Pending Properties

7505 Gleneagles WAY

MLS #:	21191306	**Status:**	Pending	**Beds:**	3	**L Price:**	$449,900
County:	Tarrant			**Baths:**	2/1		
Subdiv:	Gleneagles Add			**Yr Blt:**	1998		
Type:	Single Family			**SqFt:**	2,733	**DOM:**	6
Parking:	Covered, Driveway, Enclosed, Garage, Garage Door Opener, Garage Faces			**Pool:**	No	**Acres:**	0.327

Rmks: Absolutely amazing home located on a super quiet street with huge mature trees, a private creek, a 3-car garage, luxury updates, and outdoor entertaining space. Buyers who searching for value, privacy, and move-in ready condition near Eagle Mountain Lake, don't miss out on this one!

Located in the Gleneagles Addition, this 2,733 sqft brick traditional sits on a 0.327 acre cul-de-sac lot with peaceful creek views. Inside, white oak flooring, a custom marble inlay entry, and an open floorplan create an elevated first impression. The kitchen features granite countertops, a statement Kucht gas range, and brand new stainless oven, microwave, and dishwasher. Two gas fireplaces anchor the living areas both downstairs and upstairs, while the upstairs game room offers flexible space for media, work, or play.

The primary suite has been totally revamped with custom separate vanities, a garden tub, seamless glass enclosed separate shower, and generous walk-in closet. Two additional bedrooms provide versatility for guests, office, or hobbies. The bonus room could be used an office, a dining area, or enclosed to make a 4th bedroom. Don't miss the murpy bed hiding in plain sight! Step outside to a massive deck on the main level overlooking the creek, which would be deal for entertaining or relaxing evenings at home. Upstairs there is a second story balcony that has amazing views of the Eagle Mountain Lake Area and your stunning back yard.

Direct: From Boat Club Road go West on Golf Club Dr, take a left on Gleneagles, home is in the half cul de sac

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CMA Pro Report

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Pending Properties

5448 Tuxbury Pond DR

MLS #:	21171321	**Status:**	Pending	**Beds:**	4	**L Price:**	$469,000
County:	Tarrant			**Baths:**	3/1		
Subdiv:	Marine Creek Ranch Add			**Yr Blt:**	2016		
Type:	Single Family			**SqFt:**	3,828	**DOM:**	24
Parking:	Garage Double Door			**Pool:**	No	**Acres:**	0.154

Rmks: This impressive home offers luxury finishes, a spacious open floor plan, and exceptional flexibility with dual primary suites making it ideal for multigenerational living, guests, or simply choosing whether you want your primary retreat upstairs or down. The first primary suite is conveniently located on the main level, while the oversized upstairs primary suite feels like a true retreat, complete with a spa-like bath featuring a deep soaking tub. Two additional generously sized bedrooms share a full bath upstairs, along with two oversized flex rooms, giving everyone plenty of space to spread out, work, relax, or enjoy added privacy. One flex space is already prewired for sound and video, making it perfect for a media or game room. The kitchen is beautifully appointed with stainless steel appliances, elegant granite countertops, glass-front cabinetry, a walk-in pantry, and additional built-in cabinets in the breakfast nook, offering both style and exceptional storage. Large bedrooms throughout the home provide ample closet space and storage, ensuring comfort and functionality at every turn. Located in a serene and quiet neighborhood with outstanding amenities, residents enjoy access to a community pool, parks, playgrounds, and walking and jogging trails. The home is within walking distance to the elementary school and the Fort Worth Public Library, and just 5 minutes from major grocery stores, restaurants, and shopping. Commuters will appreciate being approximately 20 minutes to downtown Fort Worth and 30 minutes to DFW International Airport. Zoned to a fantastic school network, this home truly offers the perfect blend of space, convenience, and lifestyle.

Direct: Please use GPS

9348 Meadowfield RD

MLS #:	21171422	**Status:**	Pending	**Beds:**	4	**L Price:**	$493,999
County:	Tarrant			**Baths:**	2/1		
Subdiv:	Northpointe			**Yr Blt:**	2025		
Type:	Single Family			**SqFt:**	2,506	**DOM:**	28
Parking:	Garage Single Door			**Pool:**	No	**Acres:**	0.138

Rmks: LENNAR - Northpointe - Buxton Floorplan

Direct: Coming north on Business 287, Saginaw Main, Left turn on Heritage Trace Pkwy. Keep straight on Heritage Trace Pkwy.

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Comparative Market Analysis

7421 Innisbrook Lane
fort wort, 76179

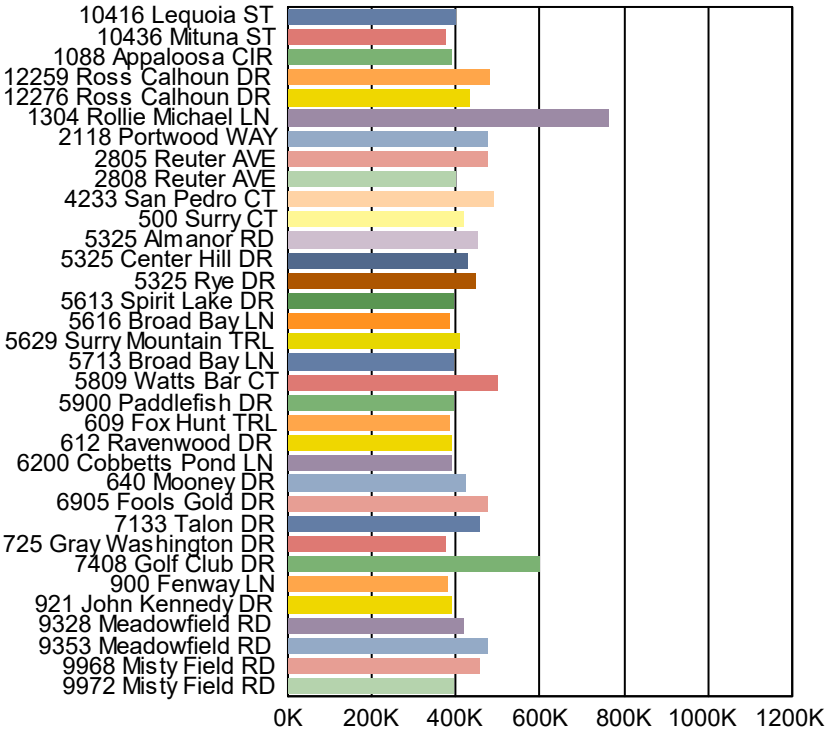
Thursday, March 12, 2026

CMA Pro Report

These pages give a general overview of the selected properties.

Active Properties

Total # of Listings	**34**
Lowest Price	**$375,000**
Highest Price	**$764,786**
Average Price	**$438,348**
Avg. Price/SqFt	**$172.23**
Avg DOM	**21**



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

Comparative Market Analysis

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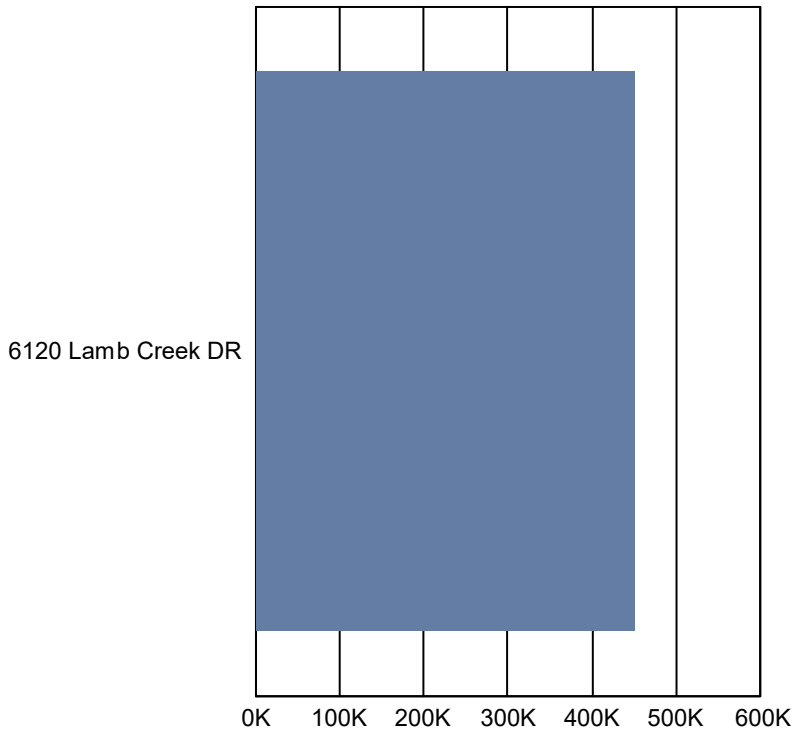
Active Contingent Properties

Total # of Listings	**1**
Lowest Price	**$450,000**
Highest Price	**$450,000**
Average Price	**$450,000**
Avg. Price/SqFt	**$184.88**
Avg DOM	**14**



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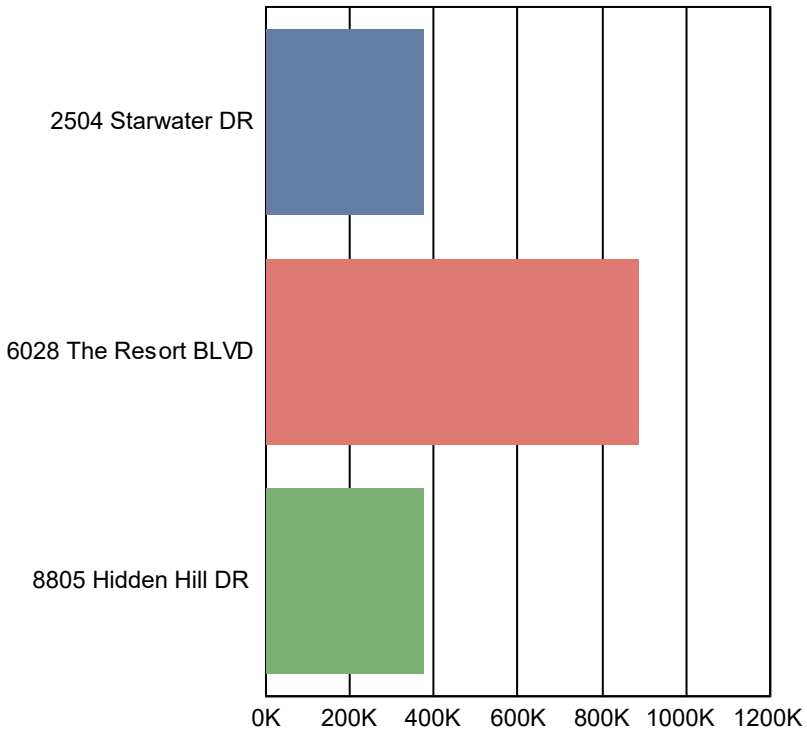
Active Option Contract Properties

Total # of Listings	**3**
Lowest Price	**$375,000**
Highest Price	**$884,999**
Average Price	**$545,000**
Avg. Price/SqFt	**$187.52**
Avg DOM	**9**



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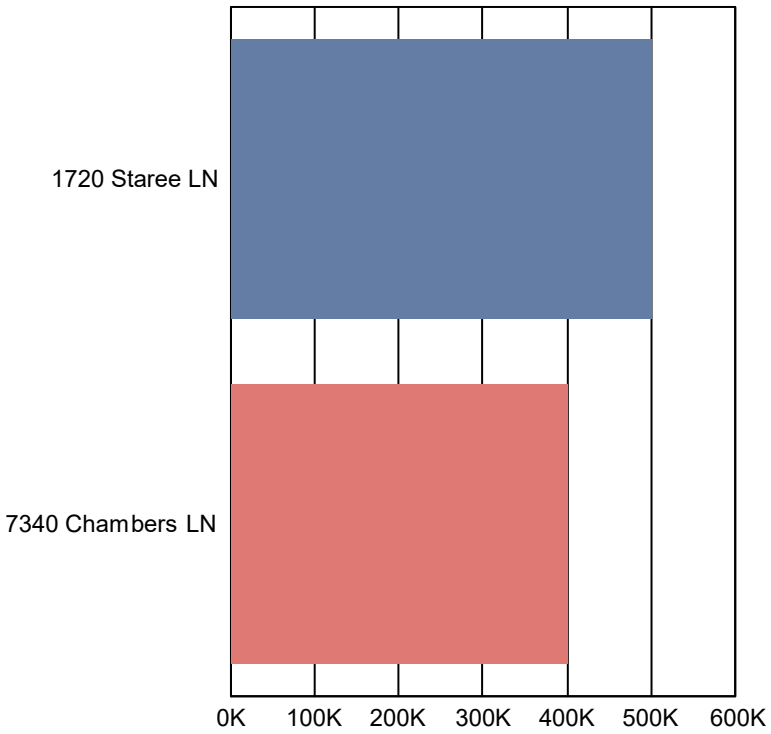
Closed Properties

Total # of Listings	**2**
Lowest Price	**$400,000**
Highest Price	**$500,000**
Average Price	**$450,000**
Avg. Price/SqFt	**$218.22**
Avg DOM	**1**



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CMA Pro Report

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Pending Properties

Total # of Listings	**7**
Lowest Price	**$379,900**
Highest Price	**$493,999**
Average Price	**$433,814**
Avg. Price/SqFt	**$174.33**
Avg DOM	**15**

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Comparative Market Analysis

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Thursday, March 12, 2026

CMA Pro Report

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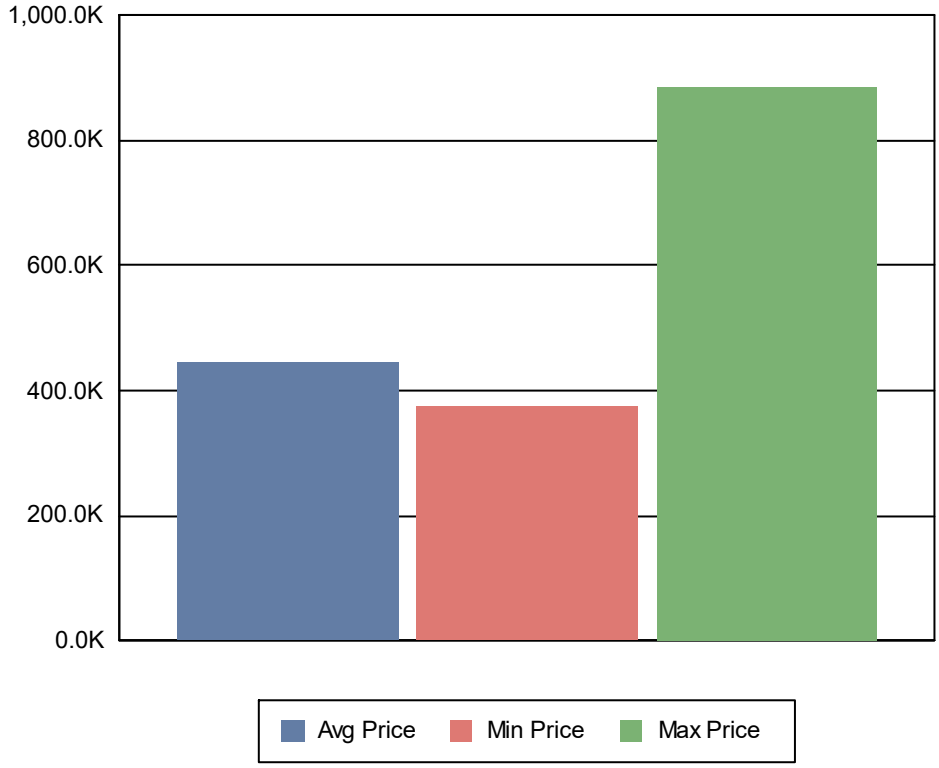
Summary Graph/Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg $ Per SF
Active	$375,000	$764,786	$438,348	$172.23
Active Contingent	$450,000	$450,000	$450,000	$184.88
Active Option Contract	$375,000	$884,999	$545,000	$187.52
Closed	$400,000	$500,000	$450,000	$218.22
Pending	$379,900	$493,999	$433,814	$174.33
Totals / Averages	**$375,000**	**$884,999**	**$445,224**	**$175.75**

Sold Property Analysis

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

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Comparative Market Analysis

7421 Innisbrook Lane
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Thursday, March 12, 2026

CMA Pro Report

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Property Summary

S	Street Address	Bds	Bth	Sqft	$/SF	L Price	S Price	Sold Date	DOM
Active									
A	10436 Mituna ST	4	3.0	2,161	$173.53	$375,000			8
A	725 Gray Washington DR	3	2.0	1,888	$198.62	$375,000			51
A	900 Fenway LN	4	3.0	2,600	$146.12	$379,900			3
A	609 Fox Hunt TRL	3	2.1	2,912	$131.52	$383,000			7
A	5616 Broad Bay LN	3	2.1	2,657	$144.90	$385,000			33
A	612 Ravenwood DR	4	3.0	2,517	$154.55	$389,000			6
A	1088 Appaloosa CIR	4	2.1	3,358	$115.84	$389,000			16
A	6200 Cobbetts Pond LN	3	2.0	2,142	$182.07	$390,000			1
A	921 John Kennedy DR	3	3.0	2,602	$150.27	$390,995			28
A	9972 Misty Field RD	4	3.0	2,371	$166.17	$393,999			25
A	5900 Paddlefish DR	4	2.1	2,614	$150.92	$394,500			36
A	5713 Broad Bay LN	4	2.0	2,229	$177.21	$395,000			26
A	5613 Spirit Lake DR	4	3.0	2,650	$149.06	$395,000			32
A	2808 Reuter AVE	4	3.0	2,177	$183.28	$398,999			35
A	10416 Lequoia ST	4	3.0	2,315	$172.74	$399,900			37
A	5629 Surry Mountain TRL	4	3.0	3,032	$135.19	$409,900			7
A	9328 Meadowfield RD	4	2.1	2,506	$167.20	$418,999			25
A	500 Surry CT	3	2.0	2,957	$142.04	$420,000			5
A	640 Mooney DR	4	2.0	2,105	$201.90	$425,000			29
A	5325 Center Hill DR	4	2.1	2,773	$153.98	$427,000			39
A	12276 Ross Calhoun DR	3	2.1	1,868	$230.19	$430,000			22
A	5325 Rye DR	4	2.0	2,268	$195.99	$444,500			12
A	5325 Almanor RD	4	2.1	2,467	$182.41	$450,000			27
A	9968 Misty Field RD	4	3.1	3,181	$143.04	$454,999			25
A	7133 Talon DR	3	2.1	2,394	$190.06	$455,000			18
A	9353 Meadowfield RD	4	3.1	3,181	$148.84	$473,449			9
A	2118 Portwood WAY	3	2.1	2,298	$206.70	$475,000			0
A	6905 Fools Gold DR	4	2.0	2,165	$219.40	$475,000			6
A	2805 Reuter AVE	4	3.1	3,181	$149.64	$475,999			35
A	12259 Ross Calhoun DR	4	2.1	2,348	$204.43	$480,000			15
A	4233 San Pedro CT	3	2.0	2,003	$244.63	$490,000			9
A	5809 Watts Bar CT	4	3.0	3,215	$155.52	$500,000			20
A	7408 Golf Club DR	4	3.0	3,028	$198.12	$599,900			26
A	1304 Rollie Michael LN	4	3.1	4,029	$189.82	$764,786			35
Active Contingent									
AC	6120 Lamb Creek DR	4	2.0	2,434	$184.88	$450,000			14

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S	Street Address	Bds	Bth	Sqft	$/SF	L Price	S Price	Sold Date	DOM
Active Option Contract									
AOC	2504 Starwater DR	4	2.1	2,225	$168.54	$375,000			7
AOC	8805 Hidden Hill DR	4	2.1	2,596	$144.45	$375,000			13
AOC	6028 The Resort BLVD	4	3.0	3,546	$249.58	$884,999			6
Closed									
C	7340 Chambers LN	4	2.1	2,327	$171.90	$400,000	$400,000	02/20/2026	2
C	1720 Staree LN	4	2.1	1,890	$264.55	$500,000	$500,000	02/05/2026	0
Pending									
P	8548 Woodridge CT	3	3.0	2,016	$188.44	$379,900			8
P	7520 Innisbrook LN	4	2.1	2,225	$175.28	$390,000			17
P	7020 Johnny WAY	4	2.1	2,220	$191.40	$424,900			21
P	9320 Meadowfield RD	4	3.0	2,371	$180.94	$428,999			3
P	7505 Gleneagles WAY	3	2.1	2,733	$164.62	$449,900			6
P	5448 Tuxbury Pond DR	4	3.1	3,828	$122.52	$469,000			24
P	9348 Meadowfield RD	4	2.1	2,506	$197.13	$493,999			28

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