



# Comparative Market Analysis

Friday, May 30, 2025

## Summary of Comparable Listings

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

### Active Listings

Address	Price	Beds	Bth F	Bth H	Ttl HLA	\$/SqFt	List Date
3401 Muleshoe Lane	\$299,999	2	2	0	1,397	214.75	05/29/2025
6709 Chalk River Drive	\$319,500	3	2	0	1,859	171.87	04/03/2025
6532 Sierra Madre Drive	\$325,000	3	2	0	1,826	177.98	09/20/2024
5928 Dunnlevy Drive	\$337,500	3	2	0	1,868	180.67	03/24/2025
6517 Sierra Madre Drive	\$339,000	4	2	1	2,148	157.82	04/13/2025
7636 Northumberland Drive	\$345,000	3	2	0	1,861	185.38	04/22/2025
7513 Gairlock Drive	\$350,000	3	2	1	2,439	143.50	02/27/2025
7525 Rothbury Drive	\$369,900	4	2	0	2,077	178.09	04/24/2025
6001 Scottsdale Lane	\$370,000	3	2	0	1,874	197.44	04/03/2025
6020 Harwich Lane	\$374,000	3	2	0	2,138	174.93	05/27/2025
6925 Cattle Drive	\$420,000	5	3	0	2,600	161.54	04/01/2025
7132 Denver City Drive	\$425,000	5	2	1	2,603	163.27	05/13/2025
7112 Ten Bears Court	\$439,000	4	2	1	2,390	183.68	04/01/2025
7113 Sundance Lane	\$449,000	4	2	1	3,093	145.17	05/23/2025
6164 Lochmoor Drive	\$465,000	3	2	1	2,458	189.18	10/09/2024
Averages:	\$375,193	3.5	2.1	0.4	2,175	175.02	

### Active Contingent Listings

Address	Price	Beds	Bth F	Bth H	Ttl HLA	\$/SqFt	Contract Date
7216 Denver City Drive	\$409,000	4	2	1	2,913	140.41	04/29/2025
Averages:	\$409,000	4.0	2.0	1.0	2,913	140.41	

### Active Option Contract Listings

Address	Price	Beds	Bth F	Bth H	Ttl HLA	\$/SqFt	Contract Date
7745 Northumberland Drive	\$439,900	5	2	1	2,609	168.61	05/22/2025
Averages:	\$439,900	5.0	2.0	1.0	2,609	168.61	

### Closed Listings

Address	Price	Beds	Bth F	Bth H	Ttl HLA	\$/SqFt	Sold Date
7005 Cattle Drive	\$259,500	3	2	0	1,441	180.08	08/01/2024
6737 Sierra Madre Drive	\$278,000	3	2	0	1,410	197.16	04/23/2025
7208 Silver City	\$281,000	3	2	0	1,403	200.29	12/30/2024
7340 Silver City Drive	\$285,000	3	2	1	1,600	178.13	08/30/2024
6720 Chalk River Drive	\$285,000	3	2	0	1,558	182.93	12/31/2024
7021 Cattle Drive	\$293,700	3	2	0	1,845	159.19	02/19/2025
6861 Fools Gold Drive	\$295,000	4	2	0	2,221	132.82	01/21/2025
6621 Sierra Madre Drive	\$310,000	3	2	0	1,585	195.58	07/08/2024
6525 Chalk River Drive	\$310,000	4	2	0	2,175	142.53	09/25/2024
6925 Canyon Rim Drive	\$319,900	4	2	0	1,799	177.82	09/05/2024
6948 Rio Salado Drive	\$320,000	3	2	0	1,746	183.28	06/11/2024
7221 Tin Star Drive	\$323,500	3	2	1	2,057	157.27	07/30/2024
6929 Big Wichita Drive	\$324,600	3	2	0	1,685	192.64	09/09/2024

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Researched and prepared by **LaAngela Harris**

Oakmont & Associates, LLC





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6932 Big Wichita Drive	\$325,000	4	2	0	1,864	174.36	10/30/2024
7433 Errandale Drive	\$327,000	3	2	0	1,793	182.38	01/21/2025
6956 Big Wichita Drive	\$329,300	4	2	0	1,850	178.00	09/04/2024
7025 Cattle Drive	\$330,000	3	2	0	2,051	160.90	10/01/2024
6536 Sierra Madre Drive	\$330,000	4	2	1	2,350	140.43	02/19/2025
7425 Errandale Drive	\$330,000	3	2	0	1,767	186.76	03/17/2025
7621 Rothbury Drive	\$355,000	3	2	0	1,894	187.43	03/27/2025
7429 Durness Drive	\$359,900	4	2	0	2,483	144.95	02/19/2025
7421 Innisbrook Lane	\$360,000	4	2	0	2,014	178.75	07/01/2024
7632 Bellingham Road	\$360,000	3	2	0	1,981	181.73	09/24/2024
6000 Harwich Lane	\$360,000	4	2	0	2,162	166.51	04/11/2025
7501 Innisbrook Lane	\$370,000	3	2	0	2,012	183.90	06/25/2024
7632 Northumberland Drive	\$370,000	4	2	0	1,953	189.45	11/18/2024
7529 Innisbrook Lane	\$374,900	4	2	0	2,005	186.98	07/18/2024
6021 Dunnlevy Drive	\$375,000	4	2	0	2,005	187.03	11/25/2024
7109 Bunk House Drive	\$385,000	5	3	0	3,153	122.11	12/27/2024
6805 White River Drive	\$387,000	4	2	0	2,294	168.70	04/28/2025
Averages:	\$330,443	3.5	2.0	0.1	1,939	173.34	

## Pending Listings

Address	Price	Beds	Bth F	Bth H	Ttl HLA	\$/SqFt	Contract Date
6808 Sierra Madre Drive	\$289,900	3	2	0	1,673	173.28	05/20/2025
7445 Durness Drive	\$336,500	3	2	0	1,870	179.95	05/02/2025
6953 Bent Spur Drive	\$485,000	4	2	1	2,623	184.90	05/21/2025
Averages:	\$370,467	3.3	2.0	0.3	2,055	179.38	

	Low	Median	Average	High	Count
Comparable Price	\$259,500	\$338,250	\$350,030	\$485,000	50
Adjusted Comparable Price	\$259,500	\$338,250	\$350,030	\$485,000	50

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Researched and prepared by **LaAngela Harris**

Oakmont & Associates, LLC





## CMA Pro Report

These pages give a general overview of the selected properties.

### Active Properties

#### 3401 Muleshoe LN



<b>MLS #:</b>	20950868	<b>Status:</b>	Active	<b>Beds:</b>	2	<b>L Price:</b>	\$299,999
<b>County:</b>	Tarrant	<b>Baths:</b>	2/0	<b>Yr Blt:</b>	2000	<b>DOM:</b>	1
<b>Subdiv:</b>	Ranch At Eagle Mountain Add	<b>SqFt:</b>	1,397	<b>Pool:</b>	No	<b>Acres:</b>	0.150
<b>Type:</b>	Single Family						
<b>Parking:</b>	Garage						

**Rmks:** Welcome to your inviting retreat!  
This well-maintained home features a cozy living room with a gas log fireplace—ideal for relaxing or entertaining. The kitchen is equipped with new appliances, and built-in cabinetry, and opens to both the dining area and breakfast bar, offering a seamless flow for everyday living.  
The private primary suite includes a spacious walk-in closet and an ensuite bath with a separate shower. Step outside to enjoy a covered patio overlooking a lush backyard, perfect for outdoor dining or play.

Bonus features in the home EV Charger in the garage, and Solar panels!!

Located near a scenic lake—great for picnics and leisure—and just minutes from local dining, Starbucks, and convenient airport access. This property offers comfort, location, and lifestyle in one.

Don't miss out—schedule your showing today

**Direct:** N on Boat Club from Lake Worth, L on Eagle Ranch Blvd, L on Denver City, R on Muleshoe. Home on the left.

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### Active Properties

#### 6709 Chalk River DR



<b>MLS #:</b>	20890887	<b>Status:</b>	Active	<b>Beds:</b>	3	<b>L Price:</b>	\$319,500
<b>County:</b>	Tarrant	<b>Baths:</b>	2/0	<b>Yr Blt:</b>	2004		
<b>Subdiv:</b>	Ranch At Eagle Mountain Add	<b>SqFt:</b>	1,859	<b>DOM:</b>	57		
<b>Type:</b>	Single Family	<b>Pool:</b>	No	<b>Acres:</b>	0.119		
<b>Parking:</b>	Garage, Garage Door Opener, Garage Double Door, Garage Faces Front						
<b>Rmks:</b>	Move-In Ready!						

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

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

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

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

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### Active Properties

#### 6532 Sierra Madre DR



<b>MLS #:</b>	20734970	<b>Status:</b>	Active	<b>Beds:</b>	3	<b>L Price:</b>	\$325,000
<b>County:</b>	Tarrant	<b>Baths:</b>	2/0	<b>Yr Blt:</b>	2003		
<b>Subdiv:</b>	Ranch At Eagle Mountain Add	<b>SqFt:</b>	1,826	<b>DOM:</b>	251		
<b>Type:</b>	Single Family	<b>Pool:</b>	No	<b>Acres:</b>	0.120		
<b>Parking:</b>	Garage Door Opener						

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

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

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### Active Properties

#### 5928 Dunnlevy DR



<b>MLS #:</b>	20880211	<b>Status:</b>	Active	<b>Beds:</b>	3	<b>L Price:</b>	\$337,500
<b>County:</b>	Tarrant	<b>Baths:</b>	2/0	<b>Yr Blt:</b>	2017		
<b>Subdiv:</b>	Innisbrook Place	<b>SqFt:</b>	1,868	<b>DOM:</b>	67		
<b>Type:</b>	Single Family	<b>Pool:</b>	No	<b>Acres:</b>	0.126		
<b>Parking:</b>	Concrete, Covered, Garage Door						

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

**Direct:** GPS works well.

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### Active Properties

#### 6517 Sierra Madre DR



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

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

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

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

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

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

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

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

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### Active Properties

#### 7636 Northumberland DR



<b>MLS #:</b>	20898181	<b>Status:</b>	Active	<b>Beds:</b>	3	<b>L Price:</b>	\$345,000
<b>County:</b>	Tarrant	<b>Baths:</b>	2/0	<b>Yr Blt:</b>	2021		
<b>Subdiv:</b>	Innisbrook Place Ph 3b	<b>SqFt:</b>	1,861	<b>DOM:</b>	38		
<b>Type:</b>	Single Family	<b>Pool:</b>	No	<b>Acres:</b>	0.125		
<b>Parking:</b>	Driveway, Garage, Garage Faces Front						

**Rmks:** This newer-build single-story home is move-in ready and offers an ideal open-concept layout with stylish modern features throughout. The main living areas are bright, open, and incredibly inviting—perfect for both relaxing and entertaining. The spacious living room is equipped with built-in surround sound and even includes two outdoor speakers on the back porch, creating a seamless indoor-outdoor experience. The large kitchen boasts a center island, built-in appliances, ample cabinet storage, and a charming coffee station located in the adjacent dining area. With 3 comfortable bedrooms, including a sizable primary suite featuring a double vanity, relaxing tub, and separate shower, there's space for everyone. You'll also love the dedicated home office—perfect for working from home or a creative studio. Conveniently located near all the activities and amenities of Saginaw, Lake Worth, and Keller, this home is the perfect blend of comfort, convenience, and modern living. Discounted rate options and no lender fee future refinancing may be available for qualified buyers of this home.

**Direct:** Head southwest on I-820 W. Take exit 12A. Merge onto Jim Wright Fwy. Turn right onto Huffines Blvd. Continue onto Bob Hanger St. Turn right onto W J Boaz Rd. Turn left onto Bellingham Rd. Turn left onto Scottsdale Ln. Turn right onto Northumberland Dr. Home on right.

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#### 7513 Gairlock DR



<b>MLS #:</b>	20856224	<b>Status:</b>	Active	<b>Beds:</b>	3	<b>L Price:</b>	\$350,000
<b>County:</b>	Tarrant	<b>Baths:</b>	2/1	<b>Yr Blt:</b>	2012		
<b>Subdiv:</b>	Innisbrook Place	<b>SqFt:</b>	2,439	<b>DOM:</b>	84		
<b>Type:</b>	Single Family	<b>Pool:</b>	No	<b>Acres:</b>	0.173		
<b>Parking:</b>	Driveway, Garage, Garage Door						

**Rmks:** Opener, Garage Faces Front, On Welcome home to this charming 3 bedroom 2.5 bathroom home in the highly sought out Innisbrook Place community. When you first enter the home you're going to automatically feel the coziness and warmth this home offers. You'll be greeted by the large living room that opens up to the kitchen that provides so much cabinet space storage will never be a problem. Along with tons of cabinet space, you'll enjoy plenty of counter space for all your decor and cooking gadgets. The kitchen also offers a beautiful island with more storage space and a built in desk area. As soon as you head upstairs you'll immediately be greeted with a large family game room 2 bedrooms, a full bathroom and double doors that lead you to your primary bedroom. The primary bathroom has two separate closets, so no sharing required with your significant other, separate vanities, garden tub and a large walk in shower. This unique and charming home has so much to offer. So schedule your showing today to make this home yours.

**Direct:** From Boat Club Rd, turn east on WJ Boat. Make a left on Innisbrook Ln. Turn right on Lochshire Dr and Left on Gairlock Dr. The house will be on left.

#### 7525 Rothbury DR



<b>MLS #:</b>	20912149	<b>Status:</b>	Active	<b>Beds:</b>	4	<b>L Price:</b>	\$369,900
<b>County:</b>	Tarrant	<b>Baths:</b>	2/0	<b>Yr Blt:</b>	2020		
<b>Subdiv:</b>	Innisbrook Place	<b>SqFt:</b>	2,077	<b>DOM:</b>	36		
<b>Type:</b>	Single Family	<b>Pool:</b>	No	<b>Acres:</b>	0.150		
<b>Parking:</b>	Epoxy Flooring, Garage, Workshop in Garage						

**Rmks:** Welcome to this beautifully maintained home nestled in a desirable Fort Worth neighborhood. Featuring a modern open-concept layout, this residence offers both style and functionality for comfortable everyday living and effortless entertaining. The heart of the home is the spacious kitchen, equipped with sleek stainless steel appliances, stunning granite countertops, and a large kitchen island perfect for meal prep or casual dining. The open flow into the dining and living areas ensures you'll never miss a moment with family or guests. Step outside to enjoy the covered back patio, ideal for relaxing evenings or weekend barbecues, with plenty of backyard space for pets, play, or gardening. Additional highlights include generous bedroom sizes, ample storage, and elegant finishes throughout. Don't miss the opportunity to make this beautiful house your new home!

**Direct:** Use gps for driving directions.

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#### 6001 Scottsdale LN



<b>MLS #:</b>	20888029	<b>Status:</b>	Active	<b>Beds:</b>	3	<b>L Price:</b>	\$370,000
<b>County:</b>	Tarrant	<b>Baths:</b>	2/0	<b>Yr Blt:</b>	2018		
<b>Subdiv:</b>	Innisbrook Place	<b>SqFt:</b>	1,874	<b>DOM:</b>	57		
<b>Type:</b>	Single Family	<b>Pool:</b>	No	<b>Acres:</b>	0.151		
<b>Parking:</b>	Garage Faces Front						

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

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

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### Active Properties

#### 6020 Harwich LN



<b>MLS #:</b>	20948464	<b>Status:</b>	Active	<b>Beds:</b>	3	<b>L Price:</b>	\$374,000
<b>County:</b>	Tarrant	<b>Baths:</b>	2/0	<b>Yr Blt:</b>	2017		
<b>Subdiv:</b>	Innisbrook Place	<b>SqFt:</b>	2,138	<b>DOM:</b>	3		
<b>Type:</b>	Single Family	<b>Pool:</b>	No	<b>Acres:</b>	0.126		
<b>Parking:</b>	Electric Vehicle Charging Station(s), Garage, Garage Door Opener, Garage						
<b>Rmks:</b>	Come see this beautiful home built in late 2017 in the Innisbrook Place Community. This 3 bedroom, 2 bath home features an open concept in the common areas. Also features a large well upgraded kitchen with granite counter tops, tile back splash, tons of cabinet space, stainless appliances, a large island, a built in desk and a breakfast bar. This floor plan also features a large office with french doors and a formal dining that doubles as a media room or bonus room. Wood look tile throughout house and bedrooms, large ceramic tile in Kitchen-Dining area. Also features a large master bathroom and huge master closet. Located just 3.5 miles from the closest boat ramp on Eagle Mountain Lake. The zoned schools are all accredited and acclaimed Eagle Mountain ISD, as well as Lake Country Private School within 1.5 miles. Come see this house today.						
<b>Direct:</b>	GPS works well. From 820. Exit Azle Ave North. Turn right on Boat Club Rd. Right on WJ Boaz Rd. Left on Innisbrook Ln. Right on Harwich Ln.						

#### 6925 Cattle DR



<b>MLS #:</b>	20888791	<b>Status:</b>	Active	<b>Beds:</b>	5	<b>L Price:</b>	\$420,000
<b>County:</b>	Tarrant	<b>Baths:</b>	3/0	<b>Yr Blt:</b>	2008		
<b>Subdiv:</b>	Ranch At Eagle Mountain Add	<b>SqFt:</b>	2,600	<b>DOM:</b>	59		
<b>Type:</b>	Single Family	<b>Pool:</b>	No	<b>Acres:</b>	0.170		
<b>Parking:</b>	Garage						
<b>Rmks:</b>	Welcome to this exceptional property boasting 5 bedrooms 3 baths, 2 living areas, 2 car garage! This gorgeous home offers 2600 square feet of living space with a versatile floorplan and endless possibilities! Upon entering, you'll be greeted by an openness that creates a seamless flow throughout. Gather around the fireplace in the living room and create cherished memories with loved ones. The kitchen is equipped with SS appliances, granite counters and plenty of hidden storage. The spacious primary bedroom is on the first level along with additional bedroom, perfect for a mother in law suite or nursery. This home also features a formal dining area, 3 upstairs bedrooms and an upstairs living area for the kids or guests. Enjoy a walk on the trails on Eagle Ranch Park, community park, 9 hole disc golf course, fishing on the dock at the community pond. Join Lake Country Association too to access to dock, boat launch, playground and tennis courts. 25 min downtown. Don't miss this opportunity to make this your dream home. Schedule your showing today! WELCOME HOME!						
<b>Direct:</b>	Please use GPS						

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## CMA Pro Report

These pages give a general overview of the selected properties.

### Active Properties

#### 7132 Denver City DR

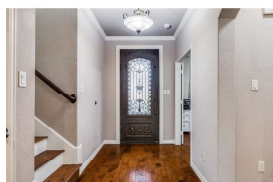


<b>MLS #:</b>	20934214	<b>Status:</b>	Active	<b>Beds:</b>	5	<b>L Price:</b>	\$425,000
<b>County:</b>	Tarrant	<b>Baths:</b>	2/1	<b>Yr Blt:</b>	2002	<b>DOM:</b>	11
<b>Subdiv:</b>	Ranch At Eagle Mountain	<b>SqFt:</b>	2,603	<b>Pool:</b>	Yes	<b>Acres:</b>	2,603.000
<b>Type:</b>	Single Family						
<b>Parking:</b>	Driveway, Garage, Garage Door Opener						

**Rmks:** Welcome to this cozy 5-bedroom, 2.5-bath, 2-car garage home in the heart of Fort Worth! This inviting two-story residence offers a perfect blend of comfort and style, featuring beautiful hardwood floors throughout the main living areas and a charming fireplace that adds warmth and character. The spacious layout includes a bright and open kitchen, generous living and dining areas, and five versatile bedrooms ideal for family, guests, or a home office. Step outside to your private backyard oasis with a sparkling pool—perfect for relaxing or entertaining year-round. Conveniently located near schools, shopping, and dining, this home offers the space you need with the lifestyle you want. Don't miss out on this Fort Worth gem!

**Direct:** 820 West to Exit Azle Ave. turn right, Then a Left on Dalhart Dr. , Right on Denver City Dr. and home is on the right.

#### 7112 Ten Bears CT



<b>MLS #:</b>	20888195	<b>Status:</b>	Active	<b>Beds:</b>	4	<b>L Price:</b>	\$439,000
<b>County:</b>	Tarrant	<b>Baths:</b>	2/1	<b>Yr Blt:</b>	2016	<b>DOM:</b>	59
<b>Subdiv:</b>	Ranch at Eagle Mountain	<b>SqFt:</b>	2,390	<b>Pool:</b>	No	<b>Acres:</b>	0.158
<b>Type:</b>	Single Family						
<b>Parking:</b>	Garage Door Opener, Garage Faces						

**Rmks:** Front, Garage Single Door  
Motivated Seller! This stunning home is nestled in Eagle Ranch community just minutes from Eagle Mountain Lake! This community offers a stocked pond, trails, & a disc golf! Walk through the 10 ft iron door into the foyer where you will find a home office & half bath! The open concept floor plan showcases high ceilings, stone fireplace, spacious kitchen island, & plenty of counter space! There is high ceilings & wood & tile flooring throughout the entire home! The primary bedroom is located on the first floor with LED tray ceilings, separate bathroom vanities, electric fireplace over the bath tub, standing shower, & walk in closet! Step outside to a covered patio that expands 1,200 sq ft! Landscape has a water fountain, new palm trees, backyard privacy wood fence, & pine trees! Upgrade features include a new metal roof, solar panel with Tesla battery, dog wash bath, & more! This home has had one owner who has taken great care of the home!

**Direct:** Gps, Waze, Siri, or Googlemaps

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## CMA Pro Report

These pages give a general overview of the selected properties.

### Active Properties

#### 7113 Sundance LN



<b>MLS #:</b>	20940365	<b>Status:</b>	Active	<b>Beds:</b>	4	<b>L Price:</b>	\$449,000
<b>County:</b>	Tarrant	<b>Baths:</b>	2/1	<b>Yr Blt:</b>	2000		
<b>Subdiv:</b>	Ranch At Eagle Mountain Add	<b>SqFt:</b>	3,093	<b>DOM:</b>	7		
<b>Type:</b>	Single Family	<b>Pool:</b>	Yes	<b>Acres:</b>	0.160		
<b>Parking:</b>	Concrete, Driveway, Garage, Garage						
<b>Rmks:</b>	Door Opener, Garage Faces Front This stunningly updated home in the Ranch at Eagle Mountain community with a spacious 3-car garage truly has it all—modern updates, a functional layout, and an inviting outdoor oasis. Step inside and you'll find multiple living areas, including a versatile upstairs bonus room—ideal for a game room, media room, playroom, home office, or 5th bedroom - whatever suits your needs. The gorgeous kitchen, was updated August 2018, features gleaming marble countertops and modern finishes, creating a bright and elegant space for cooking and entertaining. The expansive primary suite has room for a sitting area and the ensuite bathroom was remodeled in October 2020, offering a serene, spa-inspired retreat. Your upstairs flooring and the stair carpet were both replaced in August 2020, while the downstairs flooring was updated in July 2015, blending style and durability throughout. Step outside and enjoy your own private paradise with a sparkling pool and spa, installed just 4 years ago—perfect for relaxing or entertaining guests. Located near beautiful Eagle Mountain Lake, this home is nestled in a charming community with access to a park and scenic pond where you can fish, combining peaceful surroundings with everyday convenience. Don't miss this rare opportunity—move-in ready, wonderfully and thoughtfully updated!						
<b>Direct:</b>	From Boat Club you can turn onto Dalhart then right on Sundance - but I recommend you take them from the main entrance as it takes you right by the pond and park that's walking distance and close to the home- pretty! Turn on Eagle Ranch, Left on Bunk House, Right on Calgary Ct, Left onto Sundance Ln						

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## CMA Pro Report

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### Active Properties

#### 6164 Lochmoor DR



<b>MLS #:</b>	20750008	<b>Status:</b>	Active	<b>Beds:</b>	3	<b>L Price:</b>	\$465,000
<b>County:</b>	Tarrant	<b>Baths:</b>	2/1				
<b>Subdiv:</b>	Innisbrook Place	<b>Yr Blt:</b>	2007				
<b>Type:</b>	Single Family	<b>SqFt:</b>	2,458	<b>DOM:</b>	233		
<b>Parking:</b>	Garage Door Opener, Garage Faces	<b>Pool:</b>	Yes	<b>Acres:</b>	0.668		
<b>Rmks:</b>	Front, Inside Entrance Beautiful outdoor oasis located at the end of a quiet cul-de sac on approximately two thirds of an acre! This home features 3 bedrooms, 2 and a half baths, an office, and a very oversized 3 car garage with epoxy painted floors. The third bay is very deep and has a door that leads to the backyard. There is an upstairs game room with half bath and wet bar. The outdoor entertaining area includes an in-ground pool and a cozy covered patio with a ceiling fan and a flatscreen. There is also a gazebo, storage shed and a massive yard perfect for entertaining. Also in the backyard is a huge cement slab that is great for entertaining and for keeping feet clean on a rainy day. There are no neighbors on the West side of the home and a large green space on the North side that offers even more privacy. The master bedroom features raised ceilings, glass doors leading to the back patio, lots of natural light from the backyard windows. There is a community pool and park within walking distance.						
<b>Direct:</b>	Please use GPS						

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## CMA Pro Report

These pages give a general overview of the selected properties.

### Active Contingent Properties

#### 7216 Denver City DR



<b>MLS #:</b>	20911232	<b>Status:</b>	Act Cont	<b>Beds:</b>	4	<b>L Price:</b>	\$409,000
<b>County:</b>	Tarrant	<b>Baths:</b>	2/1	<b>Yr Blt:</b>	2001		
<b>Subdiv:</b>	Ranch At Eagle Mountain Add	<b>SqFt:</b>	2,913	<b>DOM:</b>	36		
<b>Type:</b>	Single Family	<b>Pool:</b>	No	<b>Acres:</b>	0.172		
<b>Parking:</b>	Garage Door Opener, Garage Faces Front						

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

**Direct:** Google maps or Apple maps

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## CMA Pro Report

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### Active Option Contract Properties

#### 7745 Northumberland DR



<b>MLS #:</b>	20940216	<b>Status:</b>	Active Option Cor	<b>Beds:</b>	5	<b>L Price:</b>	\$439,900
<b>County:</b>	Tarrant			<b>Baths:</b>	2/1		
<b>Subdiv:</b>	Innisbrook Place			<b>Yr Blt:</b>	2019		
<b>Type:</b>	Single Family			<b>SqFt:</b>	2,609	<b>DOM:</b>	12
<b>Parking:</b>	Covered, Garage, Garage Door Opener,			<b>Pool:</b>	Yes	<b>Acres:</b>	0.155
<b>Rmks:</b>	Garage Faces Front, Garage Single Welcome to this warm and inviting 5-bedroom, 2.5-bath home—flexible as a 4-bed with an office—ideally located in Eagle Mountain-Saginaw ISD and walking distance to Boswell High School. No rear neighbors. The open layout features a beautifully upgraded kitchen with rich espresso cabinets, granite counters, herringbone backsplash, and stainless appliances including a built-in gas cooktop. The primary suite offers dual sinks with extra storage, plus a separate tub and shower. Upstairs you'll find three bedrooms, a full bath, and a spacious game room with projector and projector screen—ideal for movie nights or play. The backyard is a true retreat: sparkling pool, built-in grill, covered patio with string lights, fire pit, and room to play or let pets roam. Built in 2019 by DR Horton, this home stands out with spray foam insulation throughout the entire home—walls and attic—offering superior energy efficiency, year-round comfort, and lower utility costs. The community features a neighborhood pool, walking trails, and stocked fishing ponds—perfect for weekend relaxation. Just minutes from schools, shopping, and dining. Turnkey, well-located, and ready for its next chapter. Schedule your showing today!						
<b>Direct:</b>	From W J Boaz Rd, head north on Bellingham Rd all the way to the end until you run into Northumberland Dr. Turn right, property will be on left						

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## CMA Pro Report

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### Closed Properties

#### 7005 Cattle DR



<b>MLS #:</b>	20650525	<b>Status:</b>	Closed	<b>Beds:</b>	3	<b>L Price:</b>	\$250,000
<b>County:</b>	Tarrant	<b>Baths:</b>	2/0	<b>S Price:</b>	\$259,500		
<b>Subdiv:</b>	Ranch At Eagle Mountain Add	<b>Yr Blt:</b>	2001	<b>S Date:</b>	8/1/2024		
<b>Type:</b>	Single Family	<b>SqFt:</b>	1,441	<b>DOM:</b>	8		
<b>Parking:</b>	Garage Faces Front, Garage Single	<b>Pool:</b>	No	<b>Acres:</b>	0.160		

**Rmks:** Multiple offers, deadline 4 pm Thursday, June 27. Welcome to this charming one-story home near Eagle Mountain Lake! This inviting residence features a spacious living room with large windows, an elegant kitchen with oak cabinetry and modern appliances, and sleek tile flooring throughout. The front yard boasts a mature tree and lush landscaping, while the private backyard is perfect for relaxation and play. With multiple comfortable bedrooms, modern bathrooms, and a two-car garage, this home offers convenience and style. Located in a friendly neighborhood near schools, parks, and shopping, it's the ideal place to call home. Schedule a viewing today and experience its charm firsthand!

**Direct:** From Hwy 820, R on Boat Club Road, L on Robertson Road, R on Salt Fork Drive, L on Sierra Madre Drive, R on Cattle Drive, House on Left

#### 6737 Sierra Madre DR



<b>MLS #:</b>	20875427	<b>Status:</b>	Closed	<b>Beds:</b>	3	<b>L Price:</b>	\$285,000
<b>County:</b>	Tarrant	<b>Baths:</b>	2/0	<b>S Price:</b>	\$278,000		
<b>Subdiv:</b>	Ranch At Eagle Mountain Add	<b>Yr Blt:</b>	2003	<b>S Date:</b>	4/23/2025		
<b>Type:</b>	Single Family	<b>SqFt:</b>	1,410	<b>DOM:</b>	4		
<b>Parking:</b>	Common, Driveway, Garage, Garage	<b>Pool:</b>	No	<b>Acres:</b>	0.115		

**Rmks:** Door Opener, Garage Double Door, On top of the hill sits this beautiful home ready for your family to call home. Well maintained with new HVAC and Water Heater, newer roof and more. Large primary suite with sizeable closet and remodeled spacious shower. Enjoy sunset views on the patio and keep tidy with the storage shed. Sit by your fire in this open layout next to a spacious kitchen with center island. Sought after Fort Worth neighborhood with parks and pond next to Eagle Mountain Lake. Great location close to shopping, major highways and plenty of activities for your family to enjoy for years to come.

**Direct:** West on Robertson from Boat Club. North on Salt Fork. West on Sierra Madre. Home on left on top of hill.

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## CMA Pro Report

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### Closed Properties

#### 7208 Silver City



<b>MLS #:</b>	20778391	<b>Status:</b>	Closed	<b>Beds:</b>	3	<b>L Price:</b>	\$277,000
<b>County:</b>	Tarrant	<b>Baths:</b>	2/0	<b>S Price:</b>	\$281,000		
<b>Subdiv:</b>	Ranch at Eagle Mountain	<b>Yr Blt:</b>	2015	<b>S Date:</b>	12/30/2024		
<b>Type:</b>	Single Family	<b>SqFt:</b>	1,403	<b>DOM:</b>	4		
<b>Parking:</b>	Concrete	<b>Pool:</b>	No	<b>Acres:</b>	0.106		

**Rmks:** Welcome to Eagle Mountain Ranch, a highly sought after subdivision with walking trails and large pond. Top Rated schools. Relax on this charming covered front porch or enjoy the nice size covered back porch with great backyard. A previously model home built by Jeremy Larsen Homes. Many upgrades included, vaulted ceilings in this open concept kitchen, dining and great room. Wood burning fireplace nicely raised with gas starter and beautiful built in shelves on each side. Granite, subway tile, custom cabinets, stainless appliance package with gas cooktop. Ceramic tile floors and luxury vinyl are in the entire home. Pendent lighting and extra tall base boards. Bronze lighting, luxury master as well as sprinkler system front and back with automatic garage door opener.

**Direct:** Follow GPS off boat club road in the Ranch at Eagle Mountain Addition

#### 7340 Silver City DR



<b>MLS #:</b>	20684213	<b>Status:</b>	Closed	<b>Beds:</b>	3	<b>L Price:</b>	\$287,700
<b>County:</b>	Tarrant	<b>Baths:</b>	2/1	<b>S Price:</b>	\$285,000		
<b>Subdiv:</b>	Ranch At Eagle Mountain Add	<b>Yr Blt:</b>	2024	<b>S Date:</b>	8/30/2024		
<b>Type:</b>	Single Family	<b>SqFt:</b>	1,600	<b>DOM:</b>	3		
<b>Parking:</b>	Driveway, Garage, Garage Faces Front	<b>Pool:</b>	No	<b>Acres:</b>	0.130		

**Rmks:** BETTER THAN NEW! This stunning, brand-new 2-story residence is perfectly situated on a desirable corner lot. With 3 spacious bedrooms, 2.5 stylish bathrooms, and an innovative open floor plan, this home is designed for contemporary living. As you step through the front door, you'll be captivated by the expansive open-concept main floor. The seamless flow between the living room, dining area, and gourmet kitchen creates an inviting space ideal for both daily living and entertaining. The thoughtful layout places all three bedrooms upstairs, ensuring privacy and a quiet retreat from the main living areas. The corner lot provides an expansive yard, perfect for outdoor activities, gardening, or simply enjoying your private oasis. This home has never been lived in.

**Direct:** See gps

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## CMA Pro Report

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### Closed Properties

#### 6720 Chalk River DR



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

#### 7021 Cattle DR



<b>MLS #:</b>	20749769	<b>Status:</b>	Closed	<b>Beds:</b>	3	<b>L Price:</b>	\$304,900
<b>County:</b>	Tarrant	<b>Baths:</b>	2/0	<b>S Price:</b>	\$293,700		
<b>Subdiv:</b>	RANCH AT EAGLE MOUNTAIN	<b>Yr Blt:</b>	2001	<b>S Date:</b>	2/19/2025		
<b>Type:</b>	Single Family	<b>SqFt:</b>	1,845	<b>DOM:</b>	97		
<b>Parking:</b>	Garage	<b>Pool:</b>	No	<b>Acres:</b>	6,969.000		
<b>Rmks:</b>	A must see ! . This amazing home located in the community of Eagle Mountain is perfect for the family. This single story home features and amazing floor plan with 3 bedrooms and 2 full baths. The over sized living room is beautiful and relaxing that flows to the dining area and kitchen > The kitchen looks amazing and ready with all appliances. The home also features a bonus sitting room for your enjoyment						
<b>Direct:</b>	Please use GPS for accurate directions						

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## CMA Pro Report

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### Closed Properties

#### 6861 Fools Gold DR



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

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

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

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

#### 6621 Sierra Madre DR



<b>MLS #:</b>	20645327	<b>Status:</b>	Closed	<b>Beds:</b>	3	<b>L Price:</b>	\$310,000
<b>County:</b>	Tarrant	<b>Baths:</b>	2/0	<b>S Price:</b>	\$310,000		
<b>Subdiv:</b>	Ranch At Eagle Mountain Add	<b>Yr Blt:</b>	2004	<b>S Date:</b>	7/8/2024		
<b>Type:</b>	Single Family	<b>SqFt:</b>	1,585	<b>DOM:</b>	13		
<b>Parking:</b>	Garage, Garage Door Opener, Garage	<b>Pool:</b>	No	<b>Acres:</b>	0.115		

**Rmks:** Faces Front, Kitchen Level

Nestled within an established neighborhood, this meticulously maintained 3 bedroom, 2 bath home is a testament to comfort and charm. Stepping inside, hardwood floors gleam underfoot, leading to an open-concept living area. The kitchen, updated with stainless steel appliances and quartz countertops, is a culinary haven for both everyday meals and entertaining guests. Center island for extra eating space or meal preparation. Retreat to the master suite, where a renovated ensuite bath offers a contemporary updated shower. Outside, the meticulously landscaped yard beckons relaxation, featuring a spacious enclosed patio for morning coffee and evening relaxation. You will love this home the minute you walk in!

**Direct:** Boat Club Rd. to left on Robertson Rd. Right on Salt Fork, left on Sierra Madre

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## CMA Pro Report

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### Closed Properties

#### 6525 Chalk River DR



<b>MLS #:</b>	20680454	<b>Status:</b>	Closed	<b>Beds:</b>	4	<b>L Price:</b>	\$319,797
<b>County:</b>	Tarrant	<b>Baths:</b>	2/0	<b>S Price:</b>	\$310,000		
<b>Subdiv:</b>	Ranch At Eagle Mountain Add	<b>Yr Blt:</b>	2012	<b>S Date:</b>	9/25/2024		
<b>Type:</b>	Single Family	<b>SqFt:</b>	2,175	<b>DOM:</b>	39		
<b>Parking:</b>	Concrete, Driveway, Garage, Garage	<b>Pool:</b>	No	<b>Acres:</b>	0.120		

**Rmks:** Door Opener, Garage Faces Front, MOTIVATED SELLERS!!!! BRING ANY AND ALL OFFERS!!!! Cozy and small low maintenance back yard prevents you from spending your weekends hassling with yard work while still providing a nice covered patio area with room to grill and lounge out back. This is a very well appointed 4 bedroom 2 bath open concept home with all the features buyers want. Open concept kitchen with breakfast bar flows into the breakfast nook which flows into the large family living room. Kitchen has tons of cabinets and counterspace. Hardwood floors throughout the house except for in the two bathrooms which have ceramic tile. Separate secluded master suite offers just the right amount of privacy from the rest of the house including the other three bedrooms. The master bedroom has an on suite bath with dual sinks a large garden tub and separate shower. Master bedroom also has a massive walk in closet with all of the shelf space you can possibly image as well as ample space to hang every seasons worth of garments.

**Direct:** GPS

#### 6925 Canyon Rim DR



<b>MLS #:</b>	20636144	<b>Status:</b>	Closed	<b>Beds:</b>	4	<b>L Price:</b>	\$319,900
<b>County:</b>	Tarrant	<b>Baths:</b>	2/0	<b>S Price:</b>	\$319,900		
<b>Subdiv:</b>	Ranch At Eagle Mountain Add	<b>Yr Blt:</b>	2015	<b>S Date:</b>	9/5/2024		
<b>Type:</b>	Single Family	<b>SqFt:</b>	1,799	<b>DOM:</b>	73		
<b>Parking:</b>	Driveway, Garage, Garage Single Door	<b>Pool:</b>	No	<b>Acres:</b>	0.117		

**Rmks:** RARE FIND! METICULOUSLY MAINTAINED WITH SHUTTERS THROUGHOUT! Come home to this nice open floor plan with 4 bedrooms and 2 full baths. the fourth bedroom could be used as an office (it has a nice size closet), flex room or play area for kids. Features include stone on front of home, French drains with landscaped front yard, art niche, gorgeous brick fireplace in the living area, ceiling fans, ss appliances, large pantry, granite countertops with stone backsplash, island in kitchen, upgraded custom wood cabinets with under cabinet lighting, reverse osmosis drinking water, all tile in main living areas - carpet in bedrooms. Primary bath has a garden bathtub with separate shower, dual vanity. There is a fishing pond, walking trails and park for kids in the subdivision. AWARD WINNING SCHOOLS including Boswell High School. Major shopping and Hwy are close by. Floor plan and walk through video are attached.

**Direct:** GPS works well.

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## CMA Pro Report

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### Closed Properties

#### 6948 Rio Salado DR



<b>MLS #:</b>	20606452	<b>Status:</b>	Closed	<b>Beds:</b>	3	<b>L Price:</b>	\$330,000
<b>County:</b>	Tarrant	<b>Baths:</b>	2/0	<b>S Price:</b>	\$320,000		
<b>Subdiv:</b>	Ranch At Eagle Mountain Add	<b>Yr Blt:</b>	2006	<b>S Date:</b>	6/11/2024		
<b>Type:</b>	Single Family	<b>SqFt:</b>	1,746	<b>DOM:</b>	2		
<b>Parking:</b>	Concrete, Covered, Driveway,	<b>Pool:</b>	No	<b>Acres:</b>	0.179		
<b>Rmks:</b>	Enclosed, Garage, Garage Door Lovingly-maintained Enchanting Eagle Mountain traditional! This lovingly maintained 3-BA, 2-BA sits in the coveted Ranch at Eagle Mountain subdivision where lake living is unparalleled! Curb appeal galore with mature oaks and beautiful landscaping. The charming foyer welcomes you with a stunning arched alcove. Living boasts a vaulted ceiling and beautiful brick gas, raised hearth fireplace. Plantation shutters throughout create upscale feel. Kitchen features breakfast bar, walk-in pantry, tile backsplash and eat-in dining. Master suite wows with jetted garden tub, dual sinks and large walk-in closet. Split bedrooms. 3rd bedroom currently being used as office. Relax in the covered patio with enchanting terraced stone retaining wall perfect for entertaining or relaxation. Ideal community with boat dock on the main body of Eagle Mountain Lake, jogging path and playground. Oversized garage with room for storage or work bench! Come discover your dream home today.						
<b>Direct:</b>	From 820: Exit Lake Worth Boulevard heading west. Take a right heading north on Boat Club Road for 3.6 mi. Turn left onto Robertson Road. Turn right on Salt Fork Drive. Turn left on Sierra Madre Drive. Sierra Madre Drive turns right and becomes Rio Salado Drive. Home will be on the right.						

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







## CMA Pro Report

These pages give a general overview of the selected properties.

### Closed Properties

#### 7221 Tin Star DR



<b>MLS #:</b>	20647435	<b>Status:</b>	Closed	<b>Beds:</b>	3	<b>L Price:</b>	\$325,000
<b>County:</b>	Tarrant	<b>Baths:</b>	2/1	<b>S Price:</b>	\$323,500		
<b>Subdiv:</b>	Ranch At Eagle Mountain Add	<b>Yr Blt:</b>	2005	<b>S Date:</b>	7/30/2024		
<b>Type:</b>	Single Family	<b>SqFt:</b>	2,057	<b>DOM:</b>	37		
<b>Parking:</b>	Concrete, Driveway, Garage Faces	<b>Pool:</b>	No	<b>Acres:</b>	0.165		
<b>Rmks:</b>	Front, Garage Single Door, Inside Welcome to the charming Eagle Ranch community. ideally situated near Eagle Mountain Lake. Experience a fishing pond with a dock, picturesque walking trails, a playground-equipped park, and even a frisbee golf course. Nestled on a spacious lot, this move-in ready 3-bedroom, 2.5-bathroom home awaits its new owners. Upstairs, the expansive primary bedroom boasts an ensuite bath and 2 bedrooms and full bath. On the first floor a generously sized kitchen awaits, complete with countertop seating and adjoining formal dining or den. The kitchen seamlessly flows to a cozy living room featuring a wb fireplace perfect for gatherings and relaxation. Adjacent to the living room, an office or versatile flex space offers additional functionality. Convenience is key with a half bath and laundry room located on the main floor, leading to the tandem 3 car garage providing storage and practicality. The oversized backyard provides ample space for pool, gardening, or simply unwinding under covered patio.						
<b>Direct:</b>	North Boat Club Road and turn left on Eagle Ranch (at Shell gas station), left on Tin Star. Home is located at center of curve where street turns. Large tree in front of home.						

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## CMA Pro Report

These pages give a general overview of the selected properties.

### Closed Properties

#### 6929 Big Wichita DR



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

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

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

#### 6932 Big Wichita DR



<b>MLS #:</b>	20656367	<b>Status:</b>	Closed	<b>Beds:</b>	4	<b>L Price:</b>	\$325,000
<b>County:</b>	Tarrant	<b>Baths:</b>	2/0	<b>S Price:</b>	\$325,000		
<b>Subdiv:</b>	Ranch At Eagle Mountain Add	<b>Yr Blt:</b>	2008	<b>S Date:</b>	10/30/2024		
<b>Type:</b>	Single Family	<b>SqFt:</b>	1,864	<b>DOM:</b>	103		
<b>Parking:</b>	Driveway, Garage, Garage Faces Front	<b>Pool:</b>	No	<b>Acres:</b>	0.123		

**Rmks:** Enter into a wide-open entry hall perfect for a photo gallery! To the right of the entry are the three extra bedrooms and a full bathroom. To the left of the entry is the laundry room and spacious primary bedroom. Off of the primary bedroom you have the primary bathroom with double sinks, separate shower and tub and walk in closet. The open living room, kitchen and dining area all focus on a beautiful brick fireplace. Go onto the covered porch to enjoy the extra concrete patio for the perfect outdoor entertaining! All windows have solar screens to help keep your home nice and cool this summer. Neighborhood has great amenities, including, a disk golf course, city-maintained park, and a stocked fishing pond! This home is in a great school district in a quiet neighborhood and ready for its next family!

**Direct:** From Hwy 820 exit 10B to Azle Ave to 1220. Head north on 1220 Azle Ave, make a right on Boat Club road. Make a left on Robertson Rd, then a right on Salt Fork Dr, then left on Sierra Madre Dr, then left on Big Wichita Dr. 6932 Big Wichita will be on the right.

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



## CMA Pro Report

These pages give a general overview of the selected properties.

### Closed Properties

#### 7433 Errandale DR



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

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

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

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## CMA Pro Report

These pages give a general overview of the selected properties.

### Closed Properties

#### 6956 Big Wichita DR



<b>MLS #:</b>	20674222	<b>Status:</b>	Closed	<b>Beds:</b>	4	<b>L Price:</b>	\$344,999
<b>County:</b>	Tarrant	<b>Baths:</b>	2/0	<b>S Price:</b>	\$329,300		
<b>Subdiv:</b>	Ranch at Eagle Mountain Addition	<b>Yr Blt:</b>	2006	<b>S Date:</b>	9/4/2024		
<b>Type:</b>	Single Family	<b>SqFt:</b>	1,850	<b>DOM:</b>	49		
<b>Parking:</b>	Concrete, Covered, Garage Faces	<b>Pool:</b>	No	<b>Acres:</b>	0.123		

**Rmks:** Front, Lighted, On Street Move-In before school starts - This home is in immaculate condition and ready now! Located in the highly sought after Eagle Ranch, just minutes away from Eagle Mountain Lake and Lake Worth shopping and dining. This home features an open concept main area with a gas fireplace, separate dining, and large eat-in kitchen with more than enough counterspace as well as a 5-burner gas range with skillet. The bedrooms are split for ultimate privacy, with the master bedroom on the west wing of the home and the secondary bedrooms on the east. All bedrooms have a large walk-in closet with built-in storage and hard surface flooring. The master suite is expansive- hosting an ensuite with dual sinks, a large garden tub, separate shower, and oversized closet. The back patio is covered, north facing to catch the perfect amount of indirect sunlight. The yard has a newly painted privacy fence and plenty of room for playtime! Enjoy the community offerings: stocked fishing pond, disc golf, & playgrounds!

**Direct:** From 820 W - Take Exit 1220 Azle Hwy. At shopping center, turn right onto Boat Club Rd. Follow Boat Club Rd for 5.7 Miles to Robertson Rd (Race Trac). Take a left. Take a Right onto Prentiss Ave. Take a Right onto Canyon Rim. Take a right onto Fools Gold. Take a Left onto Big Wichita. House on left

#### 7025 Cattle DR



<b>MLS #:</b>	20635679	<b>Status:</b>	Closed	<b>Beds:</b>	3	<b>L Price:</b>	\$325,500
<b>County:</b>	Tarrant	<b>Baths:</b>	2/0	<b>S Price:</b>	\$330,000		
<b>Subdiv:</b>	Ranch At Eagle Mountain Add	<b>Yr Blt:</b>	2000	<b>S Date:</b>	10/1/2024		
<b>Type:</b>	Single Family	<b>SqFt:</b>	2,051	<b>DOM:</b>	79		
<b>Parking:</b>	Driveway, Garage, Garage Door	<b>Pool:</b>	No	<b>Acres:</b>	0.160		

**Rmks:** Opener, Garage Faces Front, Garage Quiet tucked away street in Eagle Ranch. McBee custom-built home, 100% brick. Engineered hardwood floors, carpet in bedrooms. Oversized living area with fireplace, crown moldings, built in glass shelves. Open design. Large kitchen, tile floors, custom cabinets, granite counters, stain steel appliances, walk in pantry, micro, breakfast bar, refrig remains. Spacious dining area. Separate primary suite is oversized, closet in bedroom and large walk in closet in master bath. Dual sinks, separate shower, garden tub, linen closet. Bedroom 2 and 3 adjacent to hall bath. One bedroom is being used as a home office. Covered patio and large extended patio. Oversized Garage is 33x19! HOA includes playground, greenbelt, park, pond and gazebo. Buyers will need to get a new survey.

**Direct:** 820 to Azle Avenue, turn right on Boat Club Road, Left on Eagle Ranch Blvd, L on Bunk House Dr, L on Cattle Dr, home is on the right.

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## CMA Pro Report

These pages give a general overview of the selected properties.

### Closed Properties

#### 6536 Sierra Madre DR



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

**Rmks:** Seller motivated!! Bring all offers!! This beautifully maintained 4-bedroom, 2 ½-bath home offers over 2350 of living space in a fantastic Fort Worth neighborhood. Featuring two large living areas, a modern kitchen with plenty of counter space, and a primary suite with an en-suite bath, this home is designed for comfort and convenience. The additional bedrooms are spacious, and the home's 2 ½-bath layout is perfect for families.

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

**Direct:** Please use GPS.

#### 7425 Errandale DR



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

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

**Direct:** GPS

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## CMA Pro Report

These pages give a general overview of the selected properties.

### Closed Properties

#### 7621 Rothbury DR



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

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

**Direct:** Please use GPS

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## CMA Pro Report

These pages give a general overview of the selected properties.

### Closed Properties

#### 7429 Durness DR



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

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

**Direct:** GPS

#### 7421 Innisbrook LN



<b>MLS #:</b>	20617470	<b>Status:</b>	Closed	<b>Beds:</b>	4	<b>L Price:</b>	\$360,000
<b>County:</b>	Tarrant	<b>Baths:</b>	2/0	<b>S Price:</b>	\$360,000		
<b>Subdiv:</b>	INNISBROOK PLACE	<b>Yr Blt:</b>	2015	<b>S Date:</b>	7/1/2024		
<b>Type:</b>	Single Family	<b>SqFt:</b>	2,014	<b>DOM:</b>	32		
<b>Parking:</b>	Garage, Garage Door Opener	<b>Pool:</b>	No	<b>Acres:</b>	0.142		

**Rmks:** Virtual tour and 3D walkthrough available! Lovely curb appeal with a cozy front porch surrounded by lush landscaping that accents the home's brick and Austin Stone masonry. Open floor plan spans the kitchen, dining, and living room and features graceful arches, niches, and tall ceilings. The kitchen comes equipped with a 4-burner gas range, granite counters, large pantry, tile flooring, and a curved island with bar seating. Crown molding and a beautiful cast stone, wood burning fireplace enhances the living room. Expansive primary suite offers a relaxing soaking tub, separate shower, dual sinks, and walk-in closet with custom Elfa shelving system. Four bedrooms AND a front office with french doors and abundant shelving that will stay with new owners. New carpet just installed this month! Covered back patio overlooks the lush lawn that's maintained with the front and back irrigation system. Truly a great home that's ready for new owners.

**Direct:** GPS Friendly

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## CMA Pro Report

These pages give a general overview of the selected properties.

### Closed Properties

#### 7632 Bellingham RD



<b>MLS #:</b>	20702129	<b>Status:</b>	Closed	<b>Beds:</b>	3	<b>L Price:</b>	\$365,000
<b>County:</b>	Tarrant	<b>Baths:</b>	2/0	<b>S Price:</b>	\$360,000		
<b>Subdiv:</b>	Innisbrook Place Ph 3b	<b>Yr Blt:</b>	2020	<b>S Date:</b>	9/24/2024		
<b>Type:</b>	Single Family	<b>SqFt:</b>	1,981	<b>DOM:</b>	39		
<b>Parking:</b>	Driveway, Garage, Garage Door	<b>Pool:</b>	No	<b>Acres:</b>	0.139		
<b>Rmks:</b>	Opener, Garage Faces Front Welcome to this impeccably maintained corner lot home with a charming stone and cedar facade. Inside, a sophisticated office with glass-front French doors offers an ideal work-from-home space. The open-concept kitchen, dining, and living area feature elegant wood beams and a built-in window seat, creating a warm and inviting atmosphere. The grand family room boasts a stunning fireplace, while the owner's suite provides a luxurious retreat with a spa-like bath and a large bay window overlooking an oversized yard. Step outside to enjoy a covered patio perfect for entertaining and a beautifully designed outdoor space that invites relaxation and play. This energy-efficient home includes features like spray foam insulation and is located in the highly desired Eagle Mountain School District. It seamlessly blends elegance with modern comfort. Don't miss the chance to make it yours!						
<b>Direct:</b>	Take WJ Boaz Road to Bellingham Road and go north on Bellingham Road into the neighborhood. This home will be the second corner on your right.						

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## CMA Pro Report

These pages give a general overview of the selected properties.

### Closed Properties

#### 6000 Harwich LN



<b>MLS #:</b>	20867501	<b>Status:</b>	Closed	<b>Beds:</b>	4	<b>L Price:</b>	\$360,000
<b>County:</b>	Tarrant	<b>Baths:</b>	2/0	<b>S Price:</b>	\$360,000		
<b>Subdiv:</b>	Innisbrook Place Ph II	<b>Yr Blt:</b>	2017	<b>S Date:</b>	4/11/2025		
<b>Type:</b>	Single Family	<b>SqFt:</b>	2,162	<b>DOM:</b>	14		
<b>Parking:</b>	Driveway, Garage, Garage Door	<b>Pool:</b>	No	<b>Acres:</b>	0.163		
<b>Rmks:</b>	Opener, Garage Faces Front, Garage Charming 4-2-2 Zoned for LAKE COUNTRY ELEMENTARY! Located on a CORNER LOT, this Well-Loved Home Features Designer Touches Throughout. The Glass Storm Door Helps Flood the Entry with Natural Light. Front Flex Room Includes Giant Sliding Barn Door Making This a Great Formal Sitting Room, Home Office, or Play Space! The Open Concept Layout Allows For Easy Hosting. Central Gourmet Kitchen Features Eat-At Island with Shiplap Accents, Granite Counters, SS Appliances including Gas Cooktop, Pantry & Pendant Lighting. The Dining Space Sits Right Off Kitchen Making Family Dinners Easy to Serve! The Cozy Living Room Centers Around a WB Fireplace Accented with Black Shiplap. Enjoy Feature Walls in each Secondary Bedroom and a Hollywood-Style Guest Bath. Spacious Primary Bedroom Includes Dual Sinks, Garden Tub, Separate Shower and Walk-in Closet. Entertain with Ease and Shaded From the Texas Sun on the Big Covered Back Patio which Includes Safety Railing & Ceiling Fan! Located a Quick Drive to Eagle Mountain Lake. This Home is a MUST SEE!						
<b>Direct:</b>	From I-820 W, Exit NORTH on Marine Creek Pkwy. Follow traffic circle to Cromwell-Marine Creek Road. RIGHT on Bob Hanger Street. LEFT on W J Boaz Road. RIGHT on Innisbrook Lane. RIGHT on Harwich Lane. Home will be on LEFT.						

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## CMA Pro Report

These pages give a general overview of the selected properties.

### Closed Properties

#### 7501 Innisbrook LN



<b>MLS #:</b>	20604246	<b>Status:</b>	Closed	<b>Beds:</b>	3	<b>L Price:</b>	\$394,000
<b>County:</b>	Tarrant	<b>Baths:</b>	2/0	<b>S Price:</b>	\$370,000		
<b>Subdiv:</b>	Innisbrook Place	<b>Yr Blt:</b>	2017	<b>S Date:</b>	6/25/2024		
<b>Type:</b>	Single Family	<b>SqFt:</b>	2,012	<b>DOM:</b>	20		
<b>Parking:</b>	Driveway, Garage, Kitchen Level	<b>Pool:</b>	No	<b>Acres:</b>	0.158		

**Rmks:** Stunning 3 bed, 2 bath home with custom features & upgrades throughout! 10 ft. ceilings, 5 in. baseboards, custom shaker cabinets, granite countertops, granite composite farm sink, upgraded Anderson Low E windows, & the list goes on! Walking in you have beautiful tile throughout the dining, kitchen, mud room & laundry areas. Large formal dining with butlers pantry leading you into the kitchen. The main living area has a beautiful brick fireplace & plenty of room for seating. Two large bedrooms with a full bath are separate from the large master suite. The master has a beautiful en-suite bath with walk in shower, separate tub & huge closet with a built in dresser. HOA features swimming pool & occasional food truck nights for neighbors to enjoy. Located in close proximity everything! Schools, shopping & restaurants less than 2 miles away! Downtown Ft Worth 12 miles away!

**Direct:** Please use GPS

#### 7632 Northumberland DR



<b>MLS #:</b>	20736945	<b>Status:</b>	Closed	<b>Beds:</b>	4	<b>L Price:</b>	\$374,900
<b>County:</b>	Tarrant	<b>Baths:</b>	2/0	<b>S Price:</b>	\$370,000		
<b>Subdiv:</b>	Innisbrook Place	<b>Yr Blt:</b>	2021	<b>S Date:</b>	11/18/2024		
<b>Type:</b>	Single Family	<b>SqFt:</b>	1,953	<b>DOM:</b>	33		
<b>Parking:</b>	Covered, Driveway, Garage, Garage	<b>Pool:</b>	No	<b>Acres:</b>	0.125		

**Rmks:** Door Opener, Garage Faces Front, This immaculate open concept floor plan in Innesbrook Place is ready for its new owners. Like new in Saginaw ISD; the home hosts 4 bedrooms, 2 baths with tons of upgrades. Modern quartz countertops in all the bathrooms with under-mount sinks, large farmhouse sink in kitchen, gas cooktop and built in microwave that vents to the outside. Beautiful subway tile accentuates the character in the home. Spacious dining area, kitchen and living room with a gas fireplace has a warm & inviting ambiance perfect for entertaining or the cozy home feel. The master bedroom has tray ceilings, lots of natural light and the in suite master bathroom showcases a large soaking tub with separate shower and large walk in closet. Engineered hardwood floors sprawl the home from the entryway to rear & upgraded carpeting in bedrooms are plush on the feet. Separate utility room with shelving, large entryway & mudroom. Lovely outdoor living space as well with covered patio & spacious backyard complete this beauty.

**Direct:** Use GPS for best route

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## CMA Pro Report

These pages give a general overview of the selected properties.

### Closed Properties

#### 7529 Innisbrook LN



<b>MLS #:</b>	20629094	<b>Status:</b>	Closed	<b>Beds:</b>	4	<b>L Price:</b>	\$374,900
<b>County:</b>	Tarrant	<b>Baths:</b>	2/0	<b>S Price:</b>	\$374,900		
<b>Subdiv:</b>	Innisbrook Place	<b>Yr Blt:</b>	2016	<b>S Date:</b>	7/18/2024		
<b>Type:</b>	Single Family	<b>SqFt:</b>	2,005	<b>DOM:</b>	14		
<b>Parking:</b>	Garage, Garage Door Opener, Garage	<b>Pool:</b>	No	<b>Acres:</b>	0.190		
<b>Rmks:</b>	Double Door, Garage Faces Front Welcome to your dream home at Innisbrook Place! Just minutes away from Eagle Mountain Lake. Step inside to discover a spacious and open-concept layout boasting four bedrooms, with the primary suite away from the other 3 bedrooms allowing you to have your own special retreat. The stunning hardwood floors that flow seamlessly through the living spaces, leading you to the heart of the home. A chef's kitchen adorned with a large granite island, perfect for entertaining. Equipped with stainless steel appliances and a large pantry. Retreat to your luxurious master suite featuring, a large standalone tub, offering an oasis to unwind after a long day. The front two bedrooms and bathrooms allow the perfect size rooms. Nestled on a corner lot, this property boasts a sprawling backyard, providing ample space for outdoor activities and gatherings. This home has been meticulously maintained. Conveniently located across from the community pool.						
<b>Direct:</b>	come check it out						

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## CMA Pro Report

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### Closed Properties

#### 6021 Dunnlevy DR



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

**Rmks:** Opener, Garage Double Door, Garage Owner's have 3% Assumable FHA loan. This beautifully appointed corner-lot home offers light, bright, and easy care living. You'll love the curb appeal, featuring lovely landscaping and a mix of 8' and 6' board-on-board capped cedar fencing for added privacy.

Inside, the layout includes two cozy bedrooms and a bath at the front, while the primary suite with an ensuite is tucked away at the back for added tranquility. The fourth bedroom, currently serving as a home office, is located down a short hall past the laundry room, providing extra privacy. The kitchen is a chef's dream, boasting ample granite countertop space, elegant over and under cabinet lighting, a gas cooktop, and a cobalt blue built-in oven with WiFi capabilities for remote control. The large island, complete with a granite composite farmhouse sink, overlooks the living area, which features soaring 14' ceilings, a charming brick fireplace, and expansive windows that fill the space with natural light.

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

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## CMA Pro Report

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### Closed Properties

#### 7109 Bunk House DR



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

#### 6805 White River DR



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

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## CMA Pro Report

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### Pending Properties

#### 6808 Sierra Madre DR



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

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

**Direct:** See GPS:)

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## CMA Pro Report

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### Pending Properties

#### 7445 Durness DR



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

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

**Direct:** Please use GPS

#### 6953 Bent Spur DR



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

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

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

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

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

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

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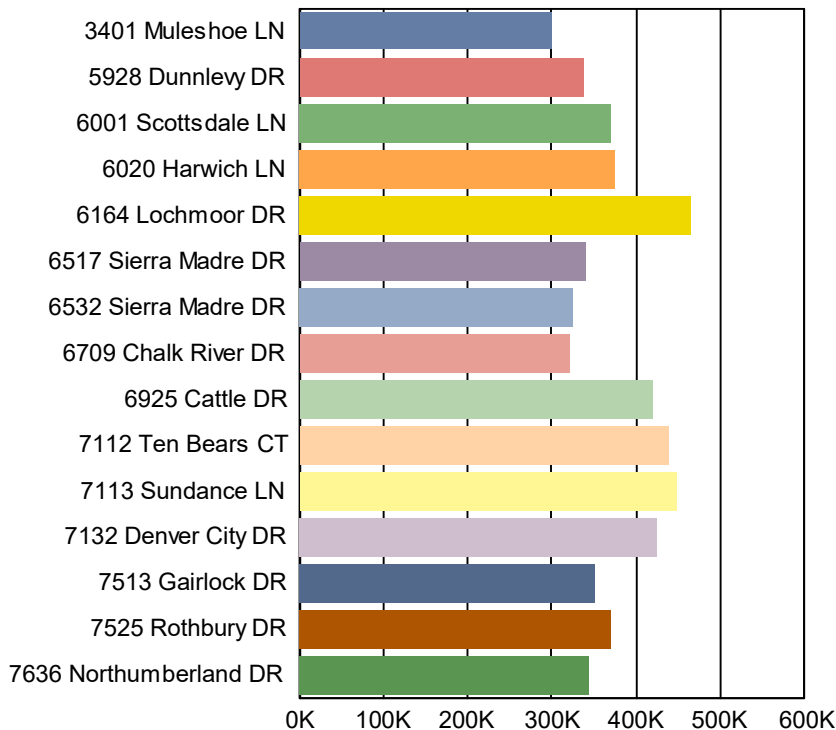


## CMA Pro Report

These pages give a general overview of the selected properties.

### Active Properties

Total # of Listings	<b>15</b>
Lowest Price	<b>\$299,999</b>
Highest Price	<b>\$465,000</b>
Average Price	<b>\$375,193</b>
Avg. Price/SqFt	<b>\$175.02</b>
Avg DOM	<b>67</b>



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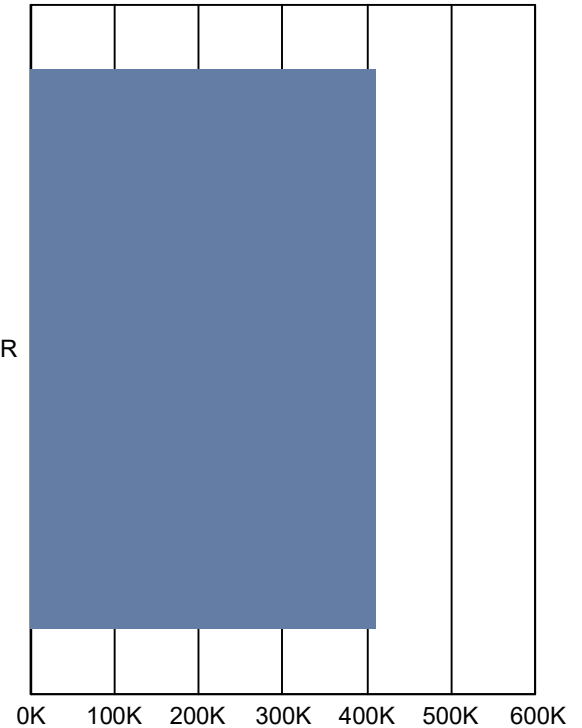
## CMA Pro Report

These pages give a general overview of the selected properties.

### Active Contingent Properties

Total # of Listings	<b>1</b>
Lowest Price	<b>\$409,000</b>
Highest Price	<b>\$409,000</b>
Average Price	<b>\$409,000</b>
Avg. Price/SqFt	<b>\$140.41</b>
Avg DOM	<b>36</b>

7216 Denver City DR



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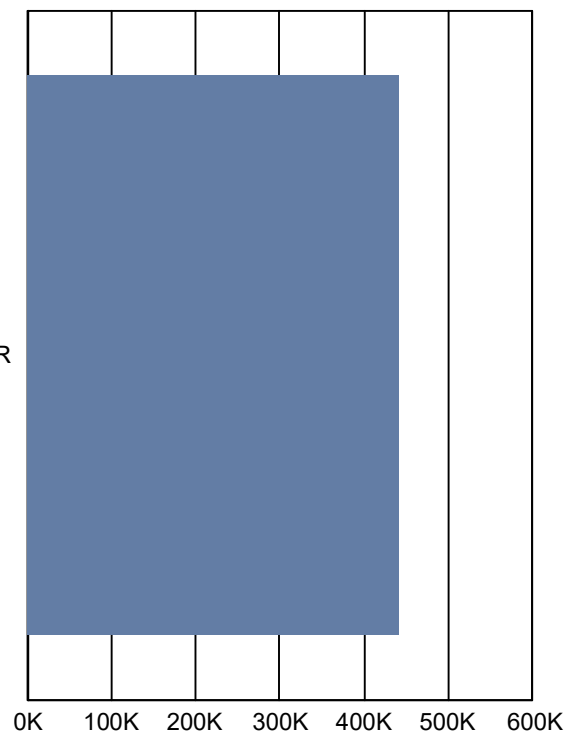
## CMA Pro Report

These pages give a general overview of the selected properties.

### Active Option Contract Properties

Total # of Listings	<b>1</b>
Lowest Price	<b>\$439,900</b>
Highest Price	<b>\$439,900</b>
Average Price	<b>\$439,900</b>
Avg. Price/SqFt	<b>\$168.61</b>
Avg DOM	<b>12</b>

7745 Northumberland DR



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# Comparative Market Analysis

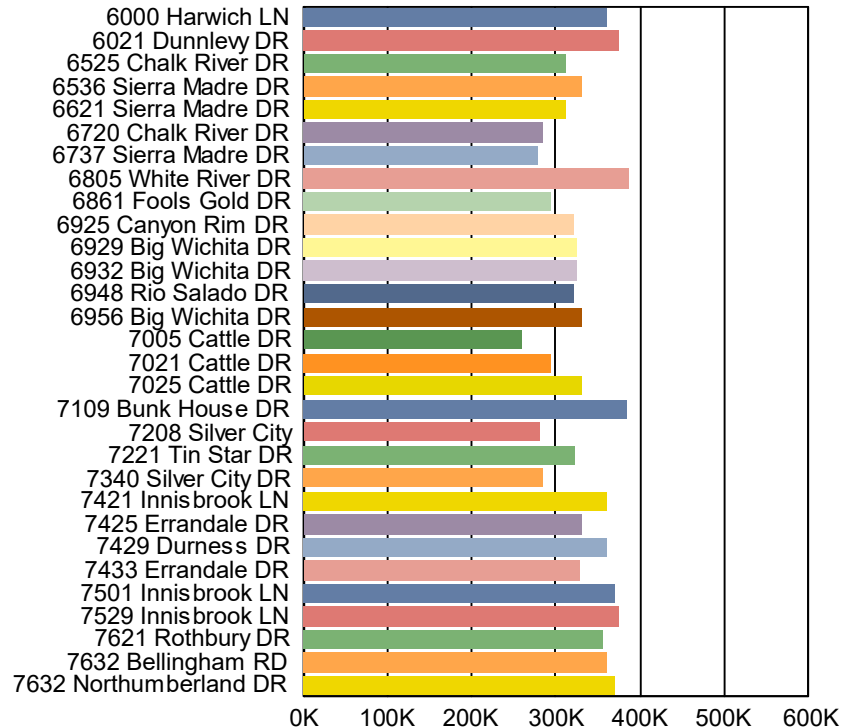
Friday, May 30, 2025

## CMA Pro Report

These pages give a general overview of the selected properties.

### Closed Properties

Total # of Listings	<b>30</b>
Lowest Price	<b>\$259,500</b>
Highest Price	<b>\$387,000</b>
Average Price	<b>\$330,443</b>
Avg. Price/SqFt	<b>\$173.34</b>
Avg DOM	<b>38</b>



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Researched and prepared by **LaAngela Harris**

Oakmont & Associates, LLC





## CMA Pro Report

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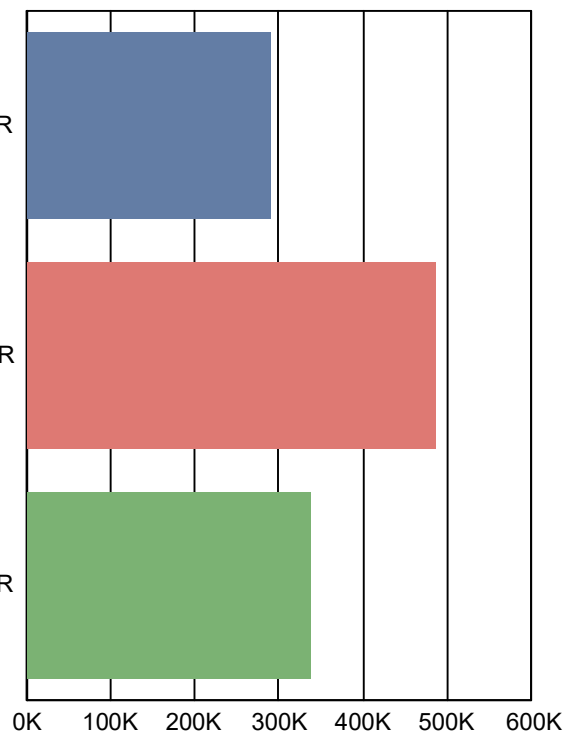
### Pending Properties

Total # of Listings	<b>3</b>
Lowest Price	<b>\$289,900</b>
Highest Price	<b>\$485,000</b>
Average Price	<b>\$370,467</b>
Avg. Price/SqFt	<b>\$179.38</b>
Avg DOM	<b>32</b>

6808 Sierra Madre DR

6953 Bent Spur DR

7445 Durness DR



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