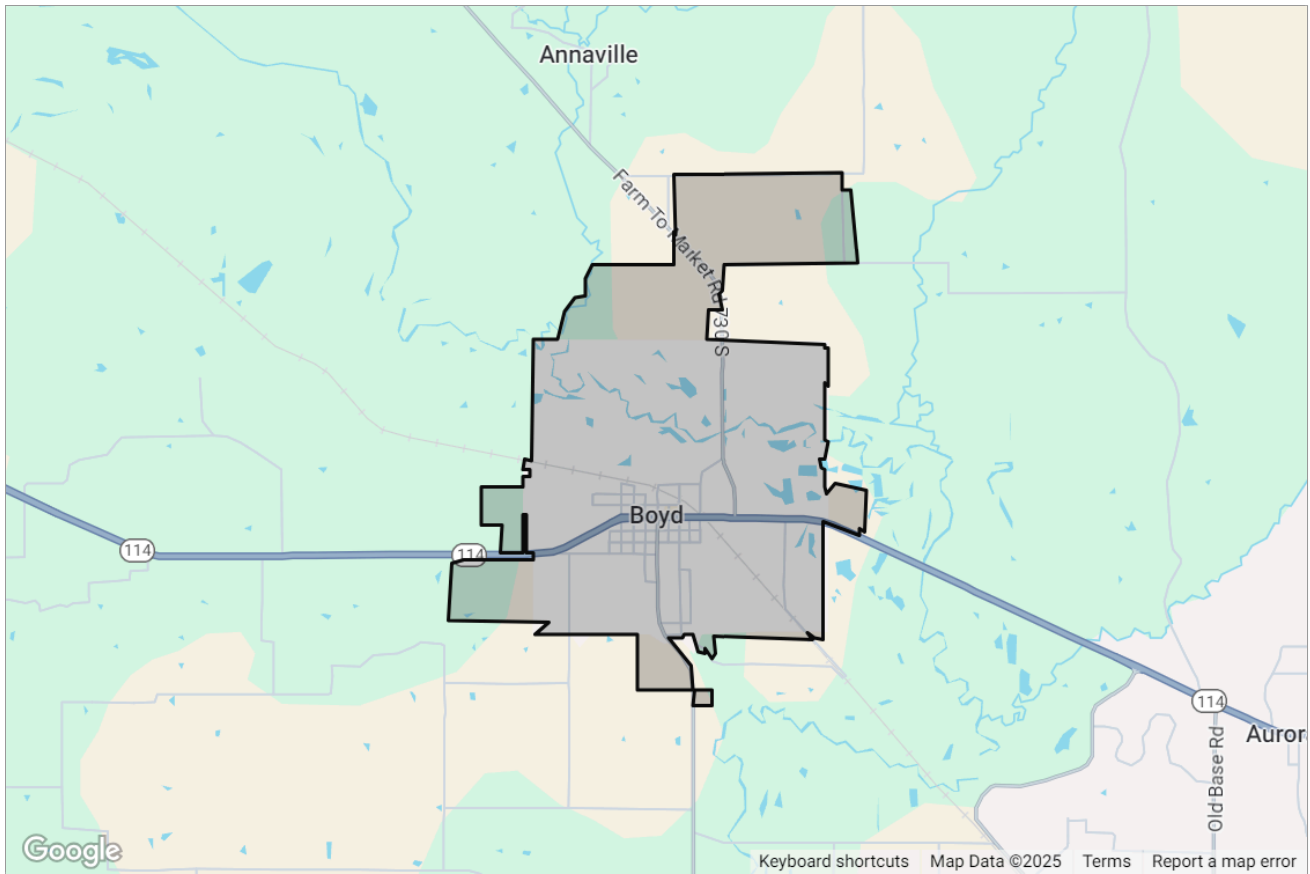


MARKET ACTIVITY REPORT

Boyd, Texas



Presented by
David Peet | Sales Agent
Texas Real Estate License: 0634691

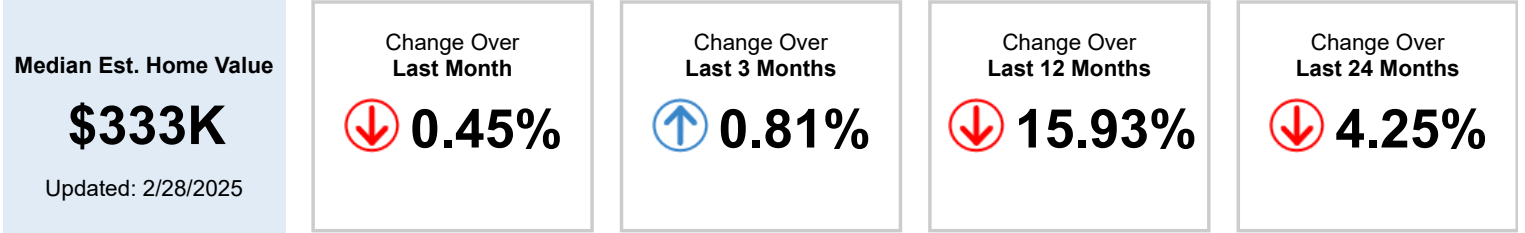


Mobile: (214) 287-0009
Main: david@peetrealty.com
Agent: <http://peetrealty.com>

Peet Realty
PO Box 1748
Decatur, TX 76234

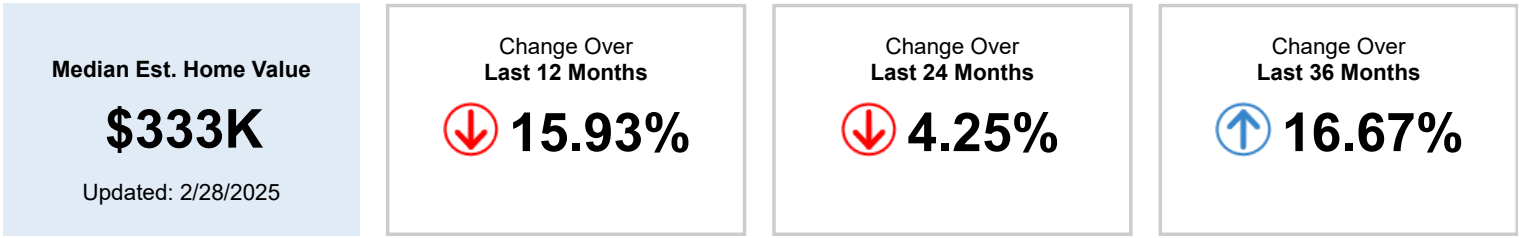
Boyd, Texas

Market Snapshot: Estimated Home Values



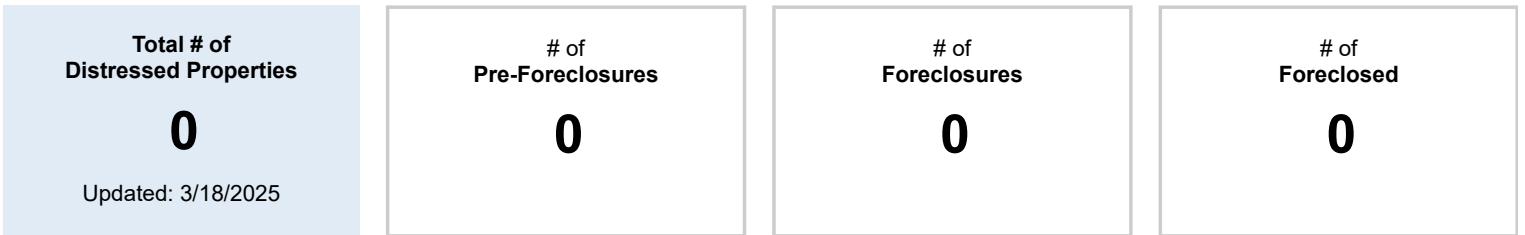
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Market Snapshot: 12-Month Change in Estimated Value



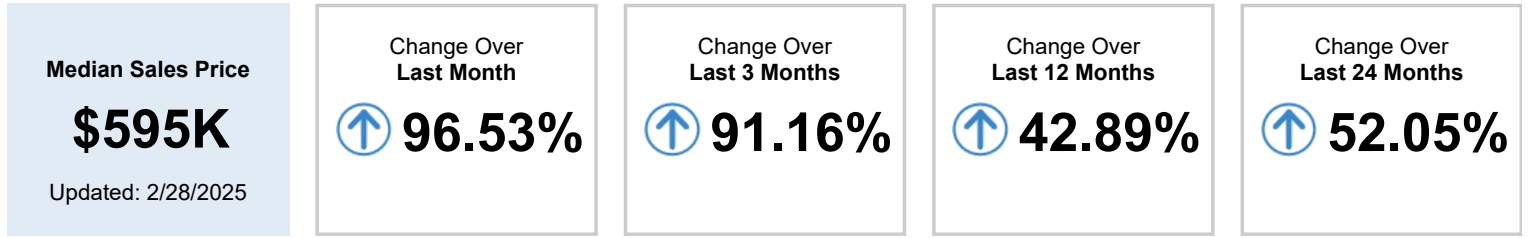
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Market Snapshot: Concentration of Distressed Properties



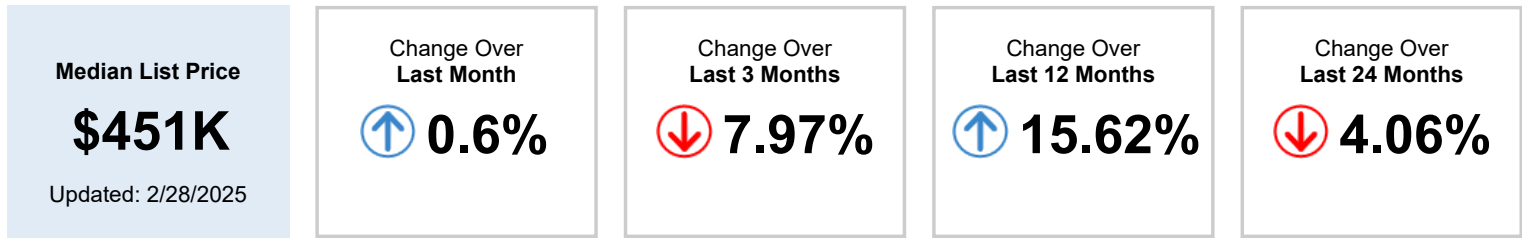
About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 3/18/2025.

Market Snapshot: Sales Price



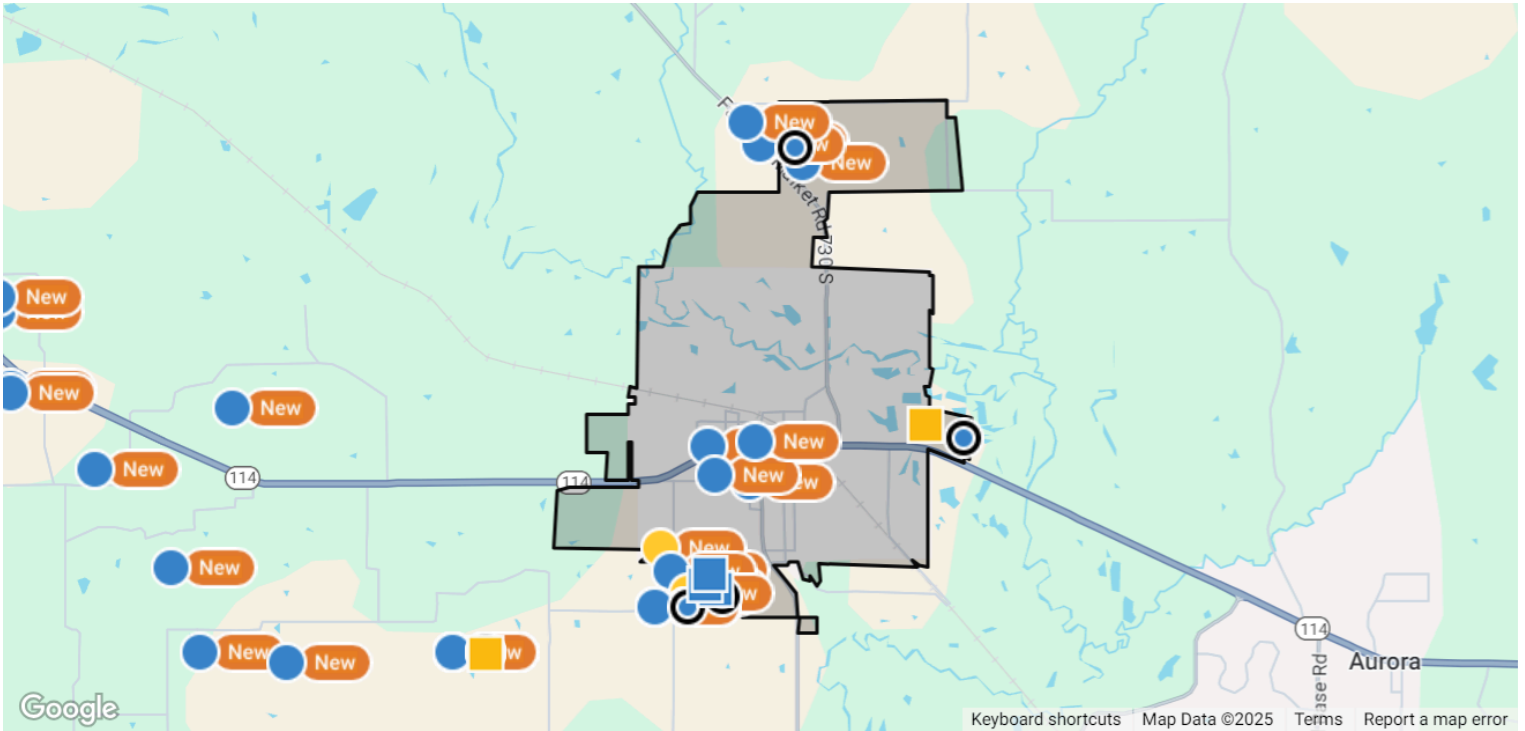
About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

Market Snapshot: List Price






About this data: The Metrics displayed here reflect median list price for **All Residential Properties** using **MLS listing** data.

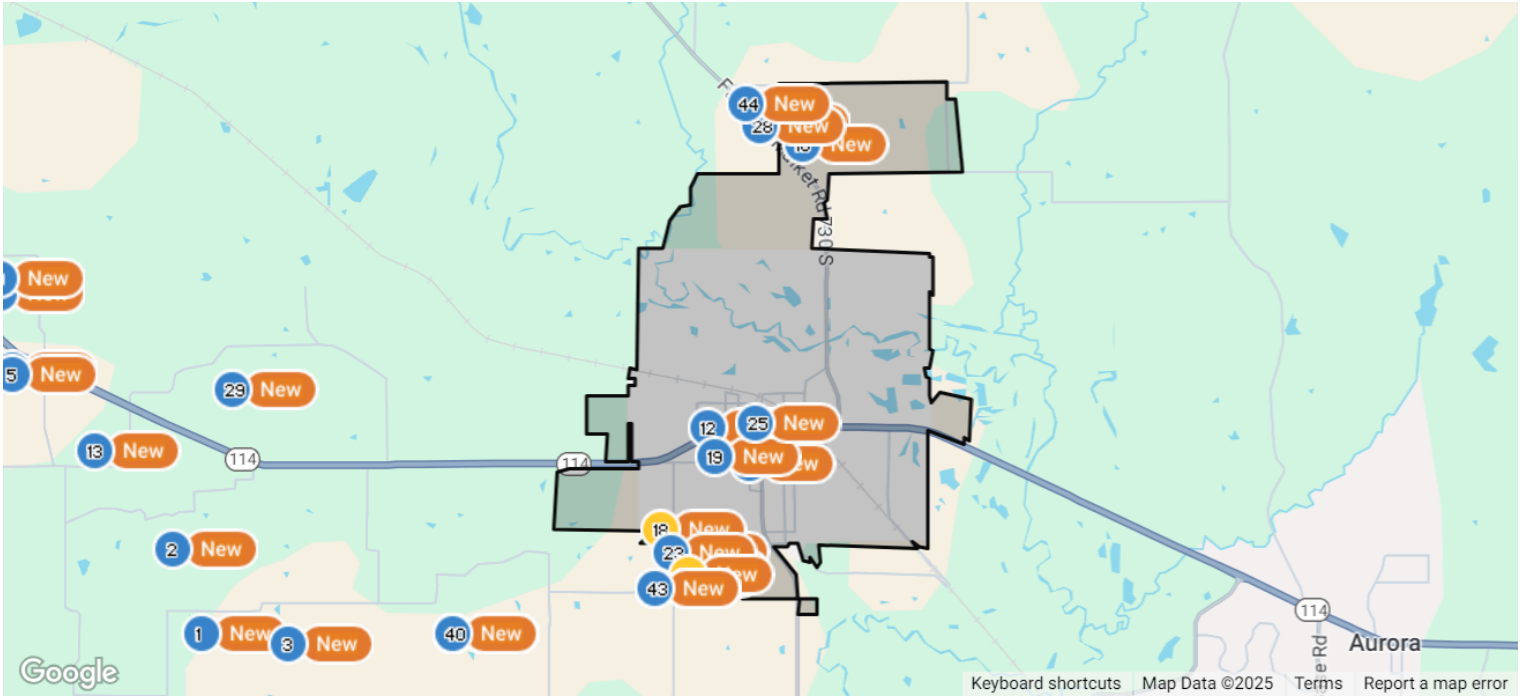
Market Activity Summary Stats



Search Criteria | **Location:** Boyd, Texas; **Date:** Changes in the Last 3 Months; **Transaction Types:** For Sale, For Lease; **Change Types:** New Listings, Pending, Closed, Distressed; **Property Types:** Single Family, Condo/Townhouse/Apt., CoOp; **Beds:** 3 – No Max; **Baths:** 2 – No Max; **Maximum Properties per Change Type:** 50; **Sort Order:** Recently updated

	 New Listings	 Pending	 Closed
Number of Properties	44	10	12
Low Price / Value	\$1,500	\$270,990	\$1,500
Median Price / Value	\$339,515	\$351,995	\$291,500
High Price / Value	\$3,000,000	\$750,000	\$800,000
Average Price / Sq. Ft.	\$211	\$204	\$156
Median Price / Sq. Ft.	\$183	\$184	\$173
Average Days in RPR	42	75	93
Median Days in RPR	45	59	58
Total Volume	\$22,629,870	\$4,307,635	\$3,836,480

Boyd, Texas



New Listings: 44

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
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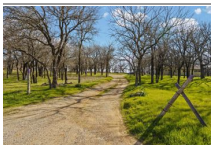


1 Active • New, Active: 3/13/2025 *MLS ID: 20870580*

1255 County Road 4680 Single Family 3/3 2,800 sq ft 262,231 2019 3/13/2025 \$980,000 \$350

Step into luxury and comfort in this exceptional 6 acre ag exempt property that offers a 6000 sf barn dominium with 2800 sf living space. The highlight of this home is the inviting family room, featuring tri-slide glass doors that seamlessly connect the indoor space with the outdoor oasis. Imagine the joy of hosting gatherings or simply relaxing with the loved ones in this versatile and sunlit space. Open the tri-slide glass doors and step onto the patio where you'll find an outdoor kitchen and a refreshing inground pool with complete cooling and heating system. Whether you are unwinding after a long day or hosting a summer barbeque, this family room is sure to become the heart of your home. The home comes with a Control 4 system, 3 HVAC units, mini-split unit, 3 separate breaker boxes and 2 water heaters for easy control of your utilities . The 50 X 70 shop comes with three 14 ft roll up doors, complete HVAC system, craft room, 2 full RV hookups including septic and a floor drain for ease of clean up after those special projects.

Listing Courtesy of Weichert REALTORS, Team Realty








2 Active • New, Active: 3/15/2025 *MLS ID: 20872205*

252 County Road 4691 Single Family 3/2 1,438 sq ft 258,746 - 3/15/2025 \$269,900 \$188





This nearly 6 acres has definite potential to be a beautiful new lifestyle farm paradise to raise your own livestock, chickens, and lush garden! Gorgeous shady Oaks dot this land with a semi secluded nature walk to the back of the property. Just a little clearing and your animals will have plenty of room, or just it leave it natural for the wild life! This size acreage is getting harder to find without restrictions, and with a bit of TLC the place can be a great little homestead to make your own! The existing home is in questionable condition, but there is power, water, and septic for a new stick built or modular home. Please call or text agent for appointment: Jody Cameron Knox (909) 260-6013 Jessica Bates (817) 565-9101

Listing Courtesy of Fathom Realty, LLC





New Listings: 44 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p>3 ● Active • New, Active: 2/14/2025 <i>MLS ID: 20844871</i></p> <p>1071 County Road 4680</p> <p>Beautiful 4 bedroom 3.5 bath home on 40 acres. Boyd ISD. Short drive to DFW airport and metroplex. Enjoy the incredible views from the large outdoor kitchen and pool area. Other great features include large shop, gated entrance, 1200 sq ft guest house, an outdoor fireplace, and a restroom in the outdoor kitchen area. There are two water wells on site and a sprinkler system. The interior has hard wood floors and big windows throughout the entire house. Cozy up in the living room by the fireplace while looking out at the beautiful pasture with 2 tanks.</p> <p><i>Listing Courtesy of C21 Sue Ann Denton, Decatur</i></p>	Single Family	4/4	3,100 sq ft	1,742,400	1992	2/14/2025	\$2,599,000	\$838
 <p>4 ● Active • New, Active: 12/18/2024 <i>MLS ID: 20800021</i></p> <p>227 County Road 4690</p> <p>Large 1 acre home site with beautiful Sophia floor plan offering 4 bedrooms, 2 baths, 2 car garage. Large open concept living. Covered front porch and covered back patio. Wall of window across the back with great views of your large back yard - with plenty of room to add a shop or a swimming pool.</p> <p><i>Listing Courtesy of Ultima Real Estate</i></p>	Single Family	4/2	1,996 sq ft	45,084	2025	12/18/2024	\$450,900	\$226
 <p>5 ● Active • New, Active: 12/18/2024 <i>MLS ID: 20800090</i></p> <p>235 County Road 4690</p> <p>Large 1 acre home site with beautiful SHELBY floor plan offering 3 bedrooms, 2 baths, 2 car garage. Large open concept living. Covered front porch and covered back patio. Wall of window across the back with great views of your large back yard - with plenty of room to add a shop or a swimming pool.</p> <p><i>Listing Courtesy of Ultima Real Estate</i></p>	Single Family	3/2	1,821 sq ft	44,866	2025	12/18/2024	\$445,900	\$245
 <p>6 ● Active • New, Active: 1/8/2025 <i>MLS ID: 20795583</i></p> <p>116 Highgate Ct</p> <p>Discover this Northwest-facing custom-built home on a spacious corner lot in an exclusive gated community just minutes from Fort Worth. Featuring hardwood floors, wainscoting, coffered ceilings, bay windows, and 8-ft garage doors, this home blends elegance and quality craftsmanship. The main floor offers an open-concept layout with a guest suite, home office, lavish primary suite, and a media room perfect for entertaining. Upstairs, enjoy two additional bedrooms, two full bathrooms, and a large game room. Outside, relax under the covered patio with a pergola and outdoor kitchen, all overlooking a scenic greenbelt framed by wrought iron fencing. Community amenities include a private pool, amenity center, and picturesque ponds. Zoned for Boyd ISD or Decatur ISD, this home offers the perfect balance of luxury, comfort, and countryside tranquility.</p> <p><i>Listing Courtesy of Douglas Elliman Real Estate</i></p>	Single Family	4/4	4,007 sq ft	21,387	2007	1/8/2025	\$649,995	\$162
 <p>7 ● Active • New, Active: 2/27/2025 <i>MLS ID: 20853287</i></p> <p>450 County Road 4598</p> <p>Rare 5 Bedroom New Build on 2+ Acres in Boyd ISD Ready for Immediate Move In! Looking for a Serene Escape with Easy Access to 114...Look No Further! Greeted w Mature Trees, Stone Accent Exterior, Light & Bright Gray Hues w Loads of Natural Light, Study w French Doors & Closet off of Entry...5th Bedroom, Open Concept Floorplan ideal for Entertaining...Spacious Kitchen w Sprawling Breakfast Bar onlooking Family Room, Walkin Pantry, Gas Cooktop & SS Appliances. Owners Suite w Ensuite Bath...Dual Sinks, Soaking Tub, Frameless Glass Walkin Shower & Generous Size Walkin Closet. Split Bedroom Floorplan w 2 Secondary Bedrooms & Full Bath w Dual Sinks. 4th Bedroom on Opposite Side of Home w Full Bath...Ideal for the Inlaws. Covered Back Porch Offers Perfect Ambiance of Tranquility...Wooded, Nature, Wildlife & Privacy. Outside City Limits...Low Tax Rate of 1.23, Well & Aerobic Septic...No Water or Sewer Bill. No Need to Wait to Build...This Home is Move In Ready & Room for the Entire Family!</p> <p><i>Listing Courtesy of Local Pro Realty LLC</i></p>	Single Family	5/3	2,514 sq ft	88,862	2022	2/27/2025	\$535,000	\$213





New Listings: 44 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	8 ● Active • <i>New, Active: 2/27/2025</i> <i>MLS ID: 20853316</i>							
414 County Road 4598	Single Family	4/3	2,569 sq ft	92,347	2022	2/27/2025	\$545,000	\$212
<p>New Build on 2+ Acres in Boyd ISD Ready for Immediate Move In! Looking for a Serene Escape with Easy Access to 114...Look No Further! Greeted w Mature Trees, View of Pond, Stone Accent Exterior, Light & Bright Hues w Loads of Natural Light, Study w French Doors off of Entry, Open Concept Floorplan ideal for Entertaining...Spacious Kitchen w Counter Height Breakfast Bar Island, Coffee Bar, Walkin Pantry, Gas Cooktop & SS Appliances. Owners Suite w Ensuite Bath...Dual Sinks, Soaking Tub, Frameless Glass Walkin Shower w River Rock Flooring & Generous Size Walkin Closet. Split Bedroom Floorplan w 2 Secondary Bedrooms & Full Bath w Dual Sinks. 4th Bedroom on Opposite Side of Home w Full Bath...Ideal for the Inlaws. Covered Back Porch Offers Perfect Ambiance of Tranquility...Wooded, Nature, Wildlife & Privacy. Outside City Limits...Low Tax Rate of 1.23. Nows Your Chance to Reside in Peaceful Saddleback Estates North!</p> <p><i>Listing Courtesy of Local Pro Realty LLC</i></p>								
	9 ● Active • <i>New, Active: 3/7/2025</i> <i>MLS ID: 20860883</i>							
128 Running River Dr	Single Family	3/2	1,570 sq ft	4,660	2023	3/7/2025	\$280,000	\$178
<p>Many Updates in this almost new home with a master planned community! Beautiful new open floor plan with Large Island Kitchen and Granite Countertops. Stainless Steel Whirlpool Appliances, Gas Range, High-Power Microwave with vent-a-hood and Walk-in Pantry opening to Dining and spacious Living. Luxurious primary Bedroom at the rear of the Home with oversized Shower and walk-in Closet. Cultured marble top vanities in baths. State-of-the-art energy efficiency features include polyfoam seal, high SEER quality AC Unit, tankless Water Heater, Wi-Fi thermostat, Connected Smart Home Technology Pkg, covd back Patio, 6 ft stained wood fence with metal posts, Landscape Pkg with Sprinkler System and more! Future Community Pool, Cabana, Walking Paths, Park and basketball court. Hide</p> <p><i>Listing Courtesy of Orchard Brokerage, LLC</i></p>								
	10 ● Active • <i>New, Active: 1/15/2025</i> <i>MLS ID: 20818288</i>							
103 Heritage Dr	Single Family	4/4	3,263 sq ft	26,136	2025	1/15/2025	\$742,595	\$228
<p>Highland Oaks is a custom home gated community with 3 landscaped ponds, fountains, junior Olympic swimming pool, wading pool and amenity center. A number of large lots, as well as wooded & waterfront lots are available. Highland Oaks is a green community with approximately 26 percent of the land reserved as permanent greenbelt common areas. This community features full city services with underground utilities, provided by the City of Boyd, Atmos Energy & Wise Electric Co- Op. Families living in Highland Oaks have the choice of 3 area school districts: Boyd, Decatur and Paradise depending on current enrollment availability. ALL PHOTOS ARE FROM PREVIOUSLY BUILY HOME - COLORS AND FEATURES WILL DIFFER</p> <p><i>Listing Courtesy of Ultima Real Estate</i></p>								
	11 ● Active • <i>New, Active: 2/5/2025</i> <i>MLS ID: 20831385</i>							
111 Irish Ivy Ct	Single Family	4/2	1,820 sq ft	8,842	2023	2/5/2025	\$319,000	\$175
<p>If you want a new home just over a year and a half old, this is a beautiful 4.2.2. with a Study on over .20 of an acre, located in a cul-de-sac is waiting for you.Beautiful wood look custom tile throughout the house, carpeted bedrooms, ceiling fans, extra decorative lighting added, new kitchen and primary shower fixtures, new hardware on all cabinetry, bathrooms, and doors, Front Door Storm Door & Deako Light Switches. This gorgeous open Meridian floor plan is wonderful for entertaining. The kitchen offers a Large Island, Stainless Steel Whirlpool Appliances, Gas Range, High-Power Microwave with vent-a-hood and walk-in Pantry opening to spacious Living at the rear of the home. Luxurious primary Bedroom with over sized Shower and walk-in Closet. Granite Countertops in Kitchen and Cultured Marble in both baths. State-of-the-art energy efficiency, high SEER HVAC unit, tankless Water Heater, Wi-Fi thermostat, TAEXX Pest Control System, Home is Connected Smart Home Technology package, partial Gutters, decorative Garage Door hardware, 6 foot stained wood fence with metal posts, Covered Patio, Landscape Package with Sprinkler System, window blinds and more! Community Pool, Cabana, Walking Paths, Park, Basketball court. Excludes: personal belongings ,Tvs. Trampoline, refrigerator, and Washerdryer negotiable</p> <p><i>Listing Courtesy of Mungia Real Estate</i></p>								





New Listings: 44 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	12 ● Active *New, Active: 3/5/2025 MLS ID: 20856657							
213 W Morton St	Single Family	3/2	1,907 sq ft	8,712	1905	3/5/2025	\$329,900	\$173
<p>Classical charm and modern upgrades meet small town life. This isn't just a house; it's a feeling, a warm embrace of classic charm blended seamlessly with modern updates. This home offers a unique blend of vintage elegance and contemporary living. Gleaming with new oak floors throughout that were added in the last few years as well as new electrical, plumbing and soil lines. The heart of this home, the beautifully updated and well lit kitchen, is a chef's delight. Nearby is a large garage with a dedicated workspace for ample room for projects and passions and a new garden shed built in 2021. Ascend to the upper room which can be used as a private office, a small apartment or tranquil guest bedroom. This addition was masterfully integrated into the lines of this historic home to complement the architecture and integrity of the home. Rest assured, this home isn't just beautiful; it's built to last. With updated electrical systems and appliances, you can enjoy peace of mind knowing that everything is in top condition. Schedule your showing today and prepare to fall in love!</p> <p><i>Listing Courtesy of Elite Real Estate Texas</i></p>								
	13 ● Active *New, Active: 1/16/2025 MLS ID: 20818517							
321 County Road 4599	Single Family	4/2	1,800 sq ft	217,800	1982	1/16/2025	\$299,000	\$166
<p>Calling all investors and flippers! This four-bedroom, two-bathroom home sits on a gorgeous 5-acre lot full of potential. Surrounded by heavily treed, natural beauty, this property offers a prime opportunity for those looking to bring their vision to life. The home is in need of some TLC and is being sold as-is. With no utilities currently turned on, this property is ideal for buyers ready to tackle a renovation or rebuild project. The lot's size and layout also provide the option to subdivide and build another home, creating even more value. The property features a well and access to co-op water, giving you flexibility for future development. Located in a serene setting, this estate offers privacy, space, and endless possibilities for the savvy investor or dream-home builder. Opportunities like this don't come around often! Don't miss out! Schedule your showing today and start imagining the potential of this incredible property.</p> <p><i>Listing Courtesy of Williams Trew Real Estate</i></p>								
	14 ● Active *New, Active: 2/20/2025 MLS ID: 20850452							
593 County Road 3597	Single Family	3/2	1,560 sq ft	17,380	1986	2/20/2025	\$2,500 mo.	\$2
<p>MOVE IN READY 3bed 2bath home ready for new tenants! The home has been recently renovated with easy to clean floors throughout. Home features plenty of space throughout to make everyone feel comfortable. The living room area leads into the kitchen. 30x40 shop included. Large yard with over a quarter of an acre to use.</p> <p><i>Courtesy of Jeremy Hoffman, Broker</i></p>								
	15 ● Active *New, Active: 2/1/2025 MLS ID: 20833026							
122 Quail Ln	Single Family	3/2	2,589 sq ft	46,173	2019	2/1/2025	\$375,000	\$145
<p>Welcome to this charming 3-bedroom, 2-bathroom home nestled on a serene one-acre lot in Boyd, TX. Spanning 2,589 sq. ft., this residence offers the perfect blend of comfort and functionality. Step inside to find a spacious living area that flows seamlessly into a formal dining room, ideal for entertaining guests. The well-appointed kitchen boasts ample counter space and storage, perfect for culinary enthusiasts. The home features a dedicated office space, providing a quiet retreat for remote work or study. The primary bedroom offers a private en-suite bath, complete with modern amenities. Two additional bedrooms share a well-maintained second bathroom, providing plenty of space for family or guests. Outside, the expansive one-acre lot provides endless possibilities for outdoor activities, gardening, or simply enjoying the Texas sunsets. This property offers a peaceful, country lifestyle with easy access to nearby amenities, making it the perfect place to call home.</p> <p><i>Listing Courtesy of Mission To Close</i></p>								





New Listings: 44 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p>16 ● Active *New, Active: 3/11/2025 <i>MLS ID: 20868293</i></p> <p>508 S Hitt St</p> <p>Single Family 3/2 1,183 sq ft 11,194 1950 3/11/2025 \$259,900 \$220</p> <p>Adorable updated 3 bedroom 2 bath home! This home is has all the charm!! Great open living space! Beautifully updated Kitchen with granite counters and great storage. The primary suite has built in sconces and a fantastic on suite bathroom with a nice size walk in closet. The two other bedrooms are good size with great closets. Nice flooring throughout! Tons of storage and a nice size utility room! Also offers a nice oversized fenced lot with room to add a shop if desired.</p> <p><i>Listing Courtesy of Competitive Edge Realty LLC</i></p>								
 <p>17 ● Active *New, Active: 2/19/2025 <i>MLS ID: 20836783</i></p> <p>348 County Road 4884</p> <p>Single Family 3/2 2,464 sq ft 263,102 1985 2/19/2025 \$799,500 \$324</p> <p>BACK ON MARKET This beautifully custom built home, remodeled in 2023 home and move-in ready, offers so much to those who entertain or just want their own fun filled private hide-a-way. The placement of the home provides a good set-up to have a small farm, horse place or construction business, so many possibilities for future use. You'll find this 6 acre, currently ag exempt, property located at the end of the road with a private electric gated entrance. Greeting you at the front and back are beautiful custom mahogany doors. Inside are 3 bedrooms, 2 baths, formal dining room & an oversized office that could be used as a second living area or additional bedroom. The private owner suite features a spa like bath, separate custom shower, huge walk through closet to laundry area & side carport door. Enjoy the spacious modern kitchen with granite countertops & a pot filler. Skylights offer natural lighting in the living & bath areas. The sunroom on the back adds a unique and charming flare to this home. Step outside and you will find amenities for everyone! Enjoy a stunning pool with spa and rock waterfalls, half bath, a separate full outdoor kitchen pavilion, a large attached covered patio, rocked climate controlled greenhouse, and garden area with a decorative metal fence. The lawn & garden garage has roll up doors on both ends. The property includes an RV barn that could have multiple uses & an attached 2 car carport. Out back is a 2000 sq ft insulated equipment barn & workshop featuring 3 roll up doors with electricity. This shop would be great for a home based construction or mechanic type business. Attached to the workshop is an awning for your animals that could easily be converted to stalls. In addition to all this there is a loafing shed and pipe coral cattle pens. Good sandy soil with coastal hay field. Pasture is flat with slight slope. Plenty of room to build an arena. RV hookup by the pool for guests. Two water wells! No known deed restrictions. SISD</p> <p><i>Listing Courtesy of Weichert REALTORS, Team Realty</i></p>								
 <p>18 ● Active *New, Active: 2/10/2025 <i>MLS ID: 20840386</i></p> <p>108 Birch Forest Ln</p> <p>Single Family 4/2 1,773 sq ft 6,838 2023 2/10/2025 \$2,395 mo. \$1</p> <p>Crisp and clean 4-2-2 in Boyd nestled in community close to Boyd schools. Fantastic open floor plan with neutral color scheme throughout. Island kitchen with sparkling granite countertops, subway tile backsplash, breakfast bar and stainless steel appliance package. Split bedrooms with walk-in closets. Luxurious primary suite with his n' hers sinks, oversized shower and a Texas sized walk-in closet. Fenced backyard with covered patio, great for relaxing or entertaining. Charming community with small-town vibes and easy access to the Dallas-Fort Worth metroplex. Community amenities include a resort style pool, park, playground, covered picnic area, fishing pond, miles of walking trails, basketball court and more! Schedule your tour now!</p> <p><i>Courtesy of CENTURY 21 Judge Fite Mgmt. Co</i></p>								
 <p>19 ● Active *New, Active: 1/31/2025 <i>MLS ID: 20832646</i></p> <p>420 S Evans St</p> <p>Single Family 3/2 1,499 sq ft 10,193 1950 1/31/2025 \$279,900 \$187</p> <p>Fully renovated and ready for new owners! This charming one-story brick home sits on a spacious lot with mature trees, offering plenty of room to enjoy the outdoors. Featuring 3 bedrooms and 2 bathrooms, the open floor plan highlights the home's original hardwood floors, neutral tones for effortless decorating, and a beautifully updated kitchen with wood cabinets, granite countertops, a coffee bar, and newer appliances. The primary suite boasts a generous bedroom and walk-in closet, while the separate laundry room includes a large pantry for extra storage. Step outside to a private backyard with ample space and shade, perfect for relaxation or future additions. With no HOA, the possibilities are endless, add a shop or garage. Conveniently located in the heart of Boyd, TX, this home is within walking distance of local dining, entertainment, and shopping, and just minutes from area lakes. Plus, it's an easy 40-minute drive to downtown Fort Worth. Move-in ready!</p> <p><i>Listing Courtesy of INC Realty, LLC</i></p>								




New Listings: 44 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p>20 ● Active • <i>New, Active: 1/24/2025</i> <i>MLS ID: 20816781</i> 731 County Road 4764</p> <p>Single Family 4/3 2,321 sq ft 44,910 2022 1/24/2025 \$465,000 \$200</p> <p>Discover this exceptional 4-bedroom, 3-bathroom home in the heart of Boyd, TX! Offering 2,321 square feet of thoughtfully designed living space on an expansive 1.0310-acre lot, this property effortlessly combines sophistication and comfort. The open-concept floor plan boasts soaring ceilings and modern finishes, creating a bright and inviting atmosphere. The gourmet kitchen, complete with sleek countertops and a spacious island, is a dream for hosting and daily living. The luxurious master suite features a walk-in closet and a spa-inspired ensuite, perfect for unwinding. Step outside to a covered patio and an oversized backyard, offering endless possibilities for outdoor enjoyment. Conveniently located near shopping and dining, this home truly stands out. Schedule your private showing today and make this stunning property yours! Buyer and buyer's agent to verify schools and square footage.</p> <p><i>Listing Courtesy of Keller Williams Fort Worth</i></p>								
 <p>21 ● Active • <i>Notice of Foreclosure Sale, New, Active: 2/13/2025</i> <i>MLS ID: 35472271</i> 148 Greengate Dr</p> <p>Single Family 4/3 2,367 sq ft 4,600 2022 2/13/2025 \$246,480 \$104</p> <p>The property is occupied, do not disturb occupants. There will be no showings, xome.</p> <p><i>Listing Courtesy of StarCrest Realty, LLC</i></p>								
 <p>22 ● Active • <i>New, Active: 2/18/2025</i> <i>MLS ID: 20848126</i> 152 Greengate Dr</p> <p>Single Family 3/2 1,570 sq ft 4,617 2022 2/18/2025 \$1,975 mo. \$1</p> <p>This stunning home is available for rent and offers 3 bedrooms, 2 bathrooms, and a spacious 2-car garage. Designed with modern living in mind, the open floor plan features a large island kitchen with stainless steel Whirlpool appliances, a gas range, a high-power microwave with a vent hood, and a walk-in pantry. The kitchen seamlessly flows into the dining and living areas, creating an inviting space for relaxation and entertainment. The luxurious primary suite boasts an oversized shower and a generous walk-in closet. This home is equipped with state-of-the-art energy-efficient features, including a polyfoam seal, a high-SEER quality AC unit, a tankless water heater, and a Wi-Fi thermostat. Additional smart home technology includes the TAEXX pest control system for added convenience and comfort. Enjoy outdoor living with a covered back patio and a fully fenced backyard featuring a six-foot stained wood fence with metal posts. Located in a vibrant community with fantastic amenities, residents have access to a pool, cabana, walking paths, a park, and basketball courts. Don't miss out! schedule your showing today!</p> <p><i>Courtesy of OmniKey Realty, LLC.</i></p>								
 <p>23 ● Active • <i>New, Active: 2/1/2025</i> <i>MLS ID: 20833100</i> 121 Hollytree Ln</p> <p>Single Family 4/2 1,733 sq ft 5,750 2022 2/1/2025 \$288,900 \$167</p> <p>WOW!!!!!!BETTER THAN NEW.MANY UPGRADES.PRICED APPROX. 20K LOWER THAN NEW BUILD JOBS IN SUBDIVISION.4-2-2 IN NEW COMMUNITY.STAINLESS STEEL APPLIANCES.MICROWAVE AND VENTAHOOD, GRANITE TOPS.GAS RANGE.OPEN CONCEPT.ROUNDED CORNERS. ENERGY EFFICIENT POLYFOAM SEAL HIGH SEER HVAC UNIT,TANKLESS WATER HEATER AND WI-FE THERMOSTAT.SEPERATE BEDROOMS WITH WITH OVERSIZED SHOWER.FURNITURE NEGOTIABLE CLOSE TO SCHOOLS.HOA AMENITIES WITH COMMUNITY POOL,CABANA,WORKOUT AREA,WALKING PATHS,SOCCER FIELD, PARK AND BASKETBALL COURT,OVERSIZED PORCH. THIS IS A MUST SEE</p> <p><i>Listing Courtesy of Texas Property Brokers, LLC</i></p>								




New Listings: 44 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p>24 ● Active *New, Active: 1/23/2025 <i>MLS ID: 20826862</i></p> <p>212 Running River Dr</p>	Single Family	4/3	2,367 sq ft	4,617	2023	1/23/2025	\$2,495 mo.	\$1
<p>Welcome to your dream home in the heart of Boyd, Texas! This brand-new 4-bedroom, 3-bathroom residence offers the perfect combination of modern elegance and small-town charm. Thoughtfully designed with an open-concept layout, this home features a spacious living room that seamlessly flows into the dining area and gourmet kitchen, making it ideal for both everyday living and entertaining. The main-level primary suite is a private retreat, complete with a luxurious ensuite bathroom, dual vanities, a walk-in shower, and a large walk-in closet. Upstairs, you'll find three additional bedrooms, a full bathroom, and a spacious family room, perfect for a game room, home theater, or play area. Step outside to your covered patio overlooking a large privacy-fenced backyard—the perfect space for barbecues, gardening, or simply unwinding in your own private oasis. The two-car garage provides ample storage and convenience. Located in a welcoming community, you'll enjoy access to incredible amenities, including a resort-style pool, a neighborhood park, and a playground. Nestled in the picturesque town of Boyd, this home offers a peaceful rural setting with easy access to major highways, shopping, dining, and highly rated schools. Don't miss your chance to own this stunning new home in one of Boyd's most sought-after communities. Schedule your private showing today!</p> <p><i>Courtesy of TDRealty</i></p>								
 <p>25 ● Active *New, Active: 2/28/2025 <i>MLS ID: 20857041</i></p> <p>205 S Hitt St</p>	Single Family	3/3	1,624 sq ft	9,583	2018	2/28/2025	\$325,000	\$200
<p>Don't miss out on this one. Located in a nice subdivision, ranch style home with front yard and two car garage, close to schools and shopping. Situated on a fenced lot with trees. Home has a large open floor plan with vaulted beam ceiling in Family Room. The beautiful kitchen features granite counter tops, tasteful backsplash and a walk in pantry. Two of the bedrooms feature a split bedroom plan. In the primary suite, enjoy a jetted tub, dual vanities and a walk-in closet. Large backyard with plenty of space to create an entertainer's dream area. Living Room photo is staged to show possibilities.</p> <p><i>Listing Courtesy of The Von Sues Group</i></p>								
 <p>26 ● Active *New, Active: 2/28/2025 <i>MLS ID: 20857019</i></p> <p>147 Saddle Horn Trl</p>	Single Family	4/3	2,353 sq ft	43,995	2021	2/28/2025	\$449,900	\$191
<p>A RESIDENCE SO SPLENDID! Charming home nestled in the serene Lucky Ridge Estate subdivision! This 4-bedroom, 2.5-bath property features an open-concept layout with a split floorplan for added privacy. The fourth bedroom offers flexibility as a home office. Enjoy a mix of tile and carpet throughout, a covered porch perfect for relaxing, and a French drain system to ensure proper water flow. The home also includes a spacious 2-car garage. Conveniently located only 10 minutes away from Springtown or Highway 114. SMART MOVE IS SEEING SOON!</p> <p><i>Listing Courtesy of CENTURY 21 Judge Fite Co.- Decatur</i></p>								
 <p>27 ● Active *New, Active: 1/6/2025 <i>MLS ID: 20810177</i></p> <p>1286 County Road 4698</p>	Single Family	3/4	3,084 sq ft	1,123,412	2001	1/6/2025	\$1,350,000	\$438
<p>WELCOME HOME TO ONE OF THE BEST PIECES OF PROPERTY YOU WILL SEE IN NORTH TEXAS - 26 PRISTINE ACRES ON A HILL AT THE HIGHEST POINT IN THE WHOLE AREA WITH VIEWS IN ALL DIRECTIONS. Bordered by Established Oaks on 2 sides, you have ample privacy without obstructing your Sunsets or Sunrises. The West-Facing house has Concrete Flooring, 12-Foot Ceilings, Barrel Entry, Double French Doors on the back leading to the Entertainment Patio. Kitchen boasts Granite Counters, Custom Cabinets, Island with Gas Cooktop, Double Oven, 2nd Sink + lots of Natural Light. Primary Bedroom is huge with seating area + direct access to the Patio, bathroom with Garden Tub and views to the back of the property. The shop size 30x40 with 2 Rollup Doors, walk-thru door, two side awnings for parking equipment or other cars, Small office space inside with bathroom, 2 30-amp plugs, and more. Come view for yourself and prepare to want to stay. Ag Exempt, income from hay. Wild Deer and Turkey. 3D Tour and Video online too.</p> <p><i>Listing Courtesy of Compass RE Texas, LLC</i></p>								





New Listings: 44 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p>28 ● Active *New, Active: 1/15/2025 MLS ID: 20818155</p> <p>113 Highgate Ct</p> <p>Highland Oaks is a custom home gated community with 3 landscaped ponds, fountains, junior Olympic swimming pool, wading pool and amenity center. A number of large lots, as well as wooded & waterfront lots are available. Highland Oaks is a green community with approximately 26 percent of the land reserved as permanent greenbelt common areas. This community features full city services with underground utilities, provided by the City of Boyd, Atmos Energy & Wise Electric Co- Op. Families living in Highland Oaks have the choice of 3 area school districts: Boyd, Decatur and Paradise depending on current enrollment availability. ALL PHOTOS ARE FROM PREVIOUSLY BUILT HOME - COLORS AND FEATURES WILL DIFFER</p> <p><i>Listing Courtesy of Ultima Real Estate</i></p>	Single Family	4/3	2,871 sq ft	16,552	2025	1/15/2025	\$699,900	\$244
 <p>29 ● Active *New, Active: 2/26/2025 MLS ID: 20776858</p> <p>285 Private Road 4574</p> <p>This spacious 2560 sq ft home features 4 bedrooms and 3 full baths, offering comfort and style throughout. Each bedroom has a walk-in closet, and the luxurious primary bath includes a garden jet tub, separate steam shower, double vanity, and a sitting room for added relaxation. The home includes a welcoming living room and a versatile game, flex room with a wet bar perfect for entertaining. The large kitchen is a chef's dream, equipped with a center island, double ovens, built-in microwave, farm sink, and a refrigerator that conveys with the home. For added convenience, there are two laundry rooms with hookups. A massive garage, workshop provides ample space for all your storage or project needs. Enjoy the privacy of a fenced backyard, a peaceful retreat at the end of a quiet street. This home combines luxury, practicality, and privacy in a prime location - perfect for anyone seeking comfort and space. This version should now be fully compliant. Let me know if any further adjustments are needed!</p> <p><i>Listing Courtesy of Magnorum Realty Services, LLC</i></p>	Single Family	4/3	2,560 sq ft	44,388	1983	2/26/2025	\$525,000	\$205
 <p>30 ● Active *New, Active: 2/24/2025 MLS ID: 20851160</p> <p>6955 S Fm 51</p> <p>Welcome to this exceptional equestrian ranch, nestled in the heart of Boyd, Texas - a prime location within the vibrant and thriving horse community. This impressive property offers everything you need for a world-class equestrian operation, whether you are a veterinarian, trainer, or simply a lover of horses. With a fully equipped veterinary office, extensive barn and arena facilities, and comfortable living accommodations, this property is a dream come true for anyone passionate about horses. Property includes a professional veterinary office with an operating room for on-site procedures. The office is equipped with all the necessary amenities for a busy practice. There's a 17 stall barn, providing ample space for your horses. The barn is well-maintained with high-quality materials and includes plenty of room for storage, feed, and supplies. One of the standout features of this property is the enormous 140x240 covered arena. This covered arena allows for year-round training and events, with seating stands for spectators and an announcer's booth for equestrian competitions or shows. There is also a kitchen and dining hall at the arena providing an excellent opportunity for dining or catering events. There are 12 well-maintained turnout pens, each equipped with loafing sheds for shelter and water access. A large 175 ft round pen is situated on the property, offering an excellent area for training and working with horses. There is also a covered 60 ft round pen. The round pens provide a controlled, safe environment for both trainers and horses, making it an invaluable tool for any equestrian professional. Property includes two updated mobile homes situated at the back of the property. These mobile homes offer comfortable living arrangements for ranch staff, guests, or family members. The homes are modern, well-maintained, and provide a cozy retreat after a long day of working with the horses. Give us a call today for a private tour of this amazing property!</p> <p><i>Listing Courtesy of KELLER WILLIAMS REALTY</i></p>	Single Family	7/5	3,001 sq ft	904,871	2024	2/24/2025	\$3,000,000	\$1,000





New Listings: 44 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p>31 ● Active *New, Active: 2/21/2025 MLS ID: 20850989</p> <p>122 Loveta Ln</p> <p>Spacious Country Retreat on 1 Acre â?? 3,326 Sq. Ft. Springtown ISD Experience luxury country living in this stunning 4-bedroom, 3-bathroom home set on a 1-acre lot in the desirable Springtown ISD! With 3,326 sq. ft. of beautifully designed space, this home offers the perfect blend of comfort and functionality. Inside, youâ??ll find an open-concept floor plan featuring a gourmet kitchen with granite countertops, stainless steel appliances, and a large island, perfect for entertaining. The formal dining room is ideal for hosting gatherings, while the dedicated study provides a quiet retreat for work or reading. The primary suite boasts a spa-like ensuite bath with a soaking tub, walk-in shower, dual vanities, and a spacious closet. Three additional bedrooms and a large game room offer plenty of space for family, guests, or recreation. Step outside to enjoy peaceful country views from the covered patio, with plenty of space to add a pool, garden, or workshop. The 3-car garage provides ample storage and parking. This incredible home offers the best of country charm and modern convenience, donâ??t miss your chance to make it yours! Schedule a showing today!</p> <p><i>Listing Courtesy of Aesthetic Realty, LLC</i></p>	Single Family	4/3	3,316 sq ft	44,736	2025	2/21/2025	\$569,990	\$172
 <p>32 ● Active *New, Active: 2/21/2025 MLS ID: 20851004</p> <p>112 Rj Smith Dr</p> <p>Charming Country Retreat on 1 Acre â?? Boyd ISD! Escape to peaceful country living with this stunning 3-bedroom, 2-bathroom home with a dedicated study, perfectly situated on a 1-acre lot in the highly sought-after Boyd ISD. This beautifully maintained property offers the best of both worldsâ??serene rural surroundings while still being conveniently located near town amenities. Step inside to discover an open-concept floor plan with spacious living areas, a modern kitchen, and a cozy fireplace, perfect for entertaining or relaxing. The primary suite boasts a spa-like ensuite bath and a walk-in closet, while two additional bedrooms provide plenty of space for family or guests. A private study offers the ideal work-from-home setup or a quiet retreat. Outside, the oversized 3-car garage provides ample parking and storage. Enjoy breathtaking sunsets and wide-open views from your covered patio, with plenty of space to add a pool, workshop, or garden. Don't miss your chance to own this slice of Texas paradise, schedule a showing today!</p> <p><i>Listing Courtesy of Aesthetic Realty, LLC</i></p>	Single Family	3/2	1,994 sq ft	24,175	2025	2/21/2025	\$439,990	\$221
 <p>33 ● Active *New, Active: 2/21/2025 MLS ID: 20850969</p> <p>116 Rj Smith Dr</p> <p>Beautiful Country Home on 1 Acre â?? Boyd ISD! Enjoy the best of country living in this spacious 4-bedroom, 2-bathroom home with a private study, nestled on a 1-acre lot in the desirable Boyd ISD. This charming home offers plenty of room to spread out, with an inviting open floor plan, high ceilings, and modern finishes throughout. The kitchen features stainless steel appliances, granite countertops, and a large island, perfect for gatherings. The primary suite includes a luxurious ensuite bath with dual vanities, a soaking tub, and a walk-in closet. Three additional bedrooms provide ample space for family or guests, while the dedicated study is ideal for working from home or a quiet retreat. Step outside to enjoy peaceful country views from your covered patio, with endless possibilities for outdoor entertaining, gardening, or even adding a pool. The oversized 3-car garage offers plenty of space for vehicles, storage, and hobbies. Donâ??t miss this opportunity to own your own slice of Texas paradise! Schedule your showing today!</p> <p><i>Listing Courtesy of Aesthetic Realty, LLC</i></p>	Single Family	4/3	2,193 sq ft	43,560	2025	2/21/2025	\$469,990	\$214



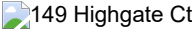
New Listings: 44 (cont.)

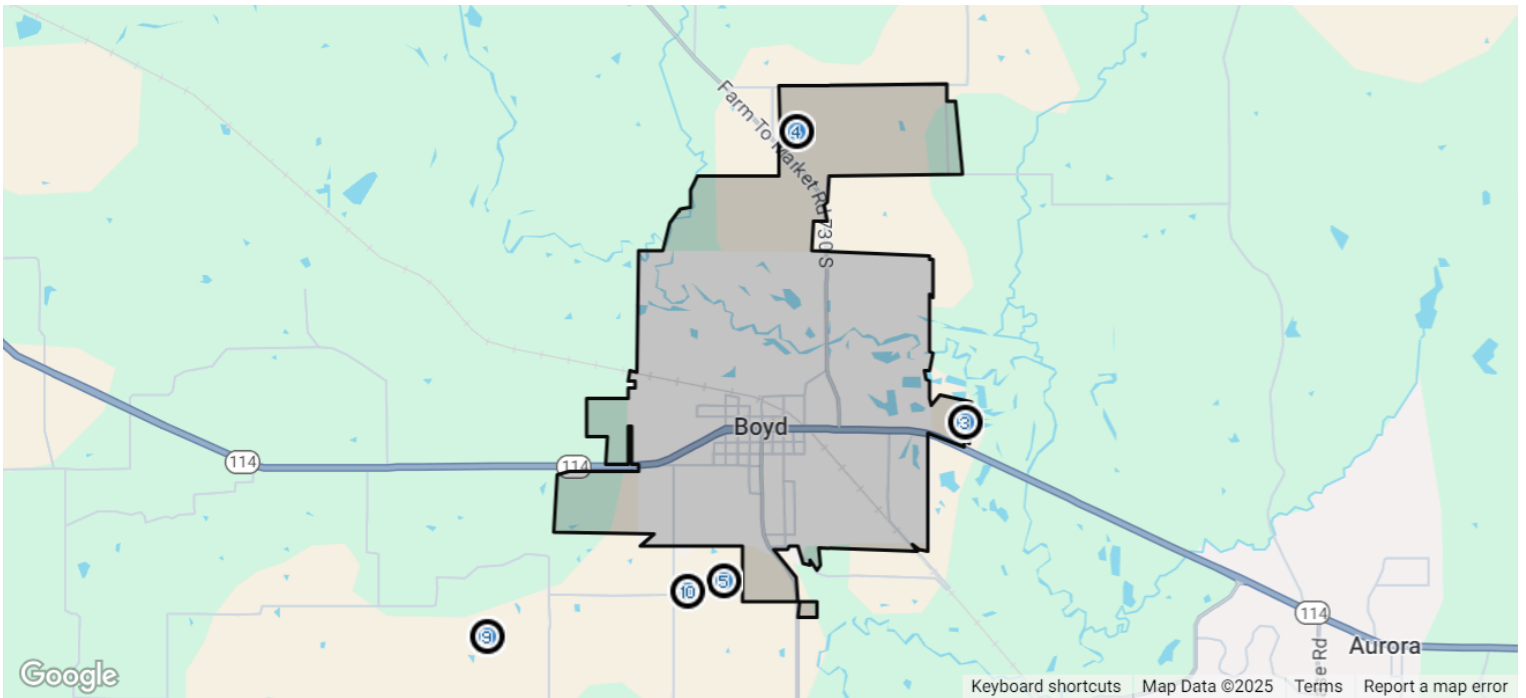
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	34 ● Active	*New, Active: 1/22/2025 MLS ID: 20822546						
105 Ivy Ter	Single Family	4/3	2,367 sq ft	5,797	2025	1/22/2025	\$335,040	\$142
<p>D.R. Horton America's Builder since 2002 is excited to serve as your home builder in this fabulous, unique master planned community of Springhill South in Boyd! Stunning 2-story 4 bedroom open Renae Floorplan-Elevation B, on premium Corner lot! Construction starting soon with an estimated Spring completion. Large Island Kitchen with Granite countertops, Stainless Steel Whirlpool Appliances, Gas Range, High-Power Microwave with vent-a-hood and walk-in Pantry opening to Dining and spacious Living at the rear of the home. Game room, three Bedrooms with walk-in Closets and full Bath up. Luxurious primary Bedroom down with over sized Shower and walk-in Closet. Energy efficiency features include polyfoam seal, high SEER quality AC Unit, tankless Water Heater, Wi-Fi thermostat, Guest Half Bath, cultured marble vanity tops in full Baths. TAEXX Pest Control System, Connected Smart Home Technology Package covered back Patio, 6 ft stained wood fence with metal posts, Landscape Package with Sprinkler System. Community Pool, Cabana, Walking Paths, Park and Basketball Court.</p> <p><i>Listing Courtesy of Century 21 Mike Bowman, Inc.</i></p>								
	35 ● Active	*New, Active: 1/20/2025 MLS ID: 20822224						
116 Ivy Ter	Single Family	3/3	1,898 sq ft	4,599	2025	1/20/2025	\$310,880	\$164
<p>New phase now selling in Springhill South! D.R. Horton America's Builder since 2002 is excited to serve as your home builder in this fabulous, unique master planned community! Gorgeous 2 story open Florence Floorplan-Elevation A. Construction starting soon with an estimated Spring completion. Large Island Kitchen with Granite Countertops, Stainless Steel Whirlpool Appliances, Gas Range, High-Power Microwave with vent-a-hood and Walk-in Pantry opening to Dining and spacious Living at the rear of the Home. Game room, two Bedrooms and full Bath up. Luxurious primary Bedroom down with over sized Shower and Walk-in Closet. Cultured marble topped vanities in full baths. Energy efficiency features including polyfoam seal, high SEER quality AC Unit, tankless Water Heater, Wi-Fi thermostat. TAEXX Pest Control System, Connected Smart Home Technology Pkg, covd back Patio, 6 ft stained wood fence with metal posts, Landscape Pkg with Sprinkler System and more! Community Pool, Cabana, Walking Paths, Park and Basketball Ct.</p> <p><i>Listing Courtesy of Century 21 Mike Bowman, Inc.</i></p>								
	36 ● Active	*New, Active: 1/22/2025 MLS ID: 20822562						
125 Ivy Ter	Single Family	5/3	2,536 sq ft	5,201	2025	1/22/2025	\$329,900	\$130
<p>D.R. Horton America's Builder since 2002 is excited to serve as your home builder in this fabulous, unique master planned community in Boyd! Stunning 2-story 5-3-2 Madison Floorplan-Elevation A. Construction starting soon with an estimated Spring completion. Large Island Kitchen with Granite countertops, Stainless Steel Whirlpool Appliances, Gas Range, High-Power Microwave with vent-a-hood and Walk-in Pantry opening to Dining and spacious Living at the rear of the home. Game room, three Bedrooms with Walk-in Closets and full Bath up. Luxurious main Bedroom also up with sitting area, over-sized Shower and Walk-in Closet. State-of-the-art energy efficiency features include polyfoam seal, high SEER quality AC Unit, tankless Water Heater, Wi-Fi thermostat, Guest Half Bath. TAEXX Pest Control System, Connected Smart Home Technology Package, covered back Patio, 6 ft stained wood fence with metal posts, Landscape Package with Sprinkler System and more! Community Pool, Cabana, Walking Paths, Park and Basketball Court.</p> <p><i>Listing Courtesy of Century 21 Mike Bowman, Inc.</i></p>								
	37 ● Active	*New, Active: 1/22/2025 MLS ID: 20822515						
149 Ivy Ter	Single Family	3/2	1,566 sq ft	5,201	2025	1/22/2025	\$277,695	\$177
<p>New Phase now selling! D.R. Horton America's Builder is excited to serve as your home builder in this fabulous unique master planned community in Boyd! Beautiful new open Diana Floorplan-Elevation B. Construction starting soon, with an estimated Spring completion. Large Island Kitchen with Granite Countertops, stainless steel Whirlpool Appliances, Gas Range, High-Power Microwave with vent-a-hood and Walk-in Pantry opening to Dining and spacious Living. Luxurious primary Bedroom at the rear of the Home with oversized Shower and walk-in Closet. Cultured marble countertops in baths. State-of-the-art energy efficiency features include polyfoam seal, high SEER quality AC Unit, tankless Water Heater, Wi-Fi thermostat. TAEXX Pest Control System, Connected Smart Home Technology Package, covered back Patio, 6 foot stained wood fence with metal posts, Landscape Package with Sprinkler System and more! Community Pool, Cabana, Walking Paths, Park and basketball court.</p> <p><i>Listing Courtesy of Century 21 Mike Bowman, Inc.</i></p>								

New Listings: 44 (cont.)



	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p>38 ● Active *New, Active: 1/19/2025 <i>MLS ID: 20821437</i></p> <p>236 Pr 4573</p> <p>Single Family 3/2 1,488 sq ft 4,356 2008 1/19/2025 \$1,500 mo. \$1</p> <p>Spacious 3 Bedrooms 2 Bath Property Ready For Immediate Move-in. Property offers Vinyl Plank Flooring and a warm hue paint throughout with ceiling fans in all bedrooms. Open layout with kitchen offering generous cabinet space and built-in desk area. Refrigerator included. Master bathroom with large walk-in closet located on first floor. Covered porch is great for relaxing. A Must see.</p> <p><i>Courtesy of Leap Property Management</i></p>								
 <p>39 ● Active *New, Active: 1/22/2025 <i>MLS ID: 20824277</i></p> <p>151 Bay Meadows Ln</p> <p>Single Family 4/2 1,836 sq ft 6,438 2025 1/22/2025 \$311,990 \$170</p> <p>New phase now selling! D.R. Horton America's Builder is excited to serve as your home builder in this fabulous Springhill South master planned community in Boyd! Gorgeous open Natchez Floorplan-Elevation C, with an estimated March completion. Large Island Kitchen, Stainless Steel Whirlpool Appliances, Gas Range, High-Power Microwave with vent-a-hood and walk-in Pantry opening to Dining and spacious Living at the rear of the home. Luxurious primary Bedroom with over sized Shower and walk-in Closet. Granite Countertops in Kitchen and Cultured Marble in both baths. State-of-the-art energy efficiency features include polyfoam seal, high SEER HVAC unit, tankless Water Heater, Wi-Fi thermostat, TAEXX Pest Control System, Home is Connected Smart Home Technology package, partial Gutters, decorative Garage Door hardware, covered back Patio, 6 foot stained wood fence with metal posts, Landscape Package with Sprinkler System and more! Community Pool, Cabana, Walking Paths, Park, Basketball court.</p> <p><i>Listing Courtesy of Century 21 Mike Bowman, Inc.</i></p>								
 <p>40 ● Active *New, Active: 1/22/2025 <i>MLS ID: 20824213</i></p> <p>147 Bay Meadows Ln</p> <p>Single Family 4/2 1,602 sq ft 6,329 - 1/22/2025 \$302,990 \$189</p> <p>New phase now selling! D.R. Horton America's Builder since 2002 is excited to serve as your home builder in this fabulous unique master planned community in Boyd! Beautiful open 4 bedroom Starkville Floorplan-Elevation D with an estimated March completion. Large Island Kitchen, stainless steel Whirlpool Appliances, Gas Range, High-Power Microwave with vent-a-hood and walk-in Pantry opening to Dining and spacious Living at the rear of the home. Luxurious private main Bedroom with over sized Shower and walk-in Closet. Granite Countertops in Kitchen and Cultured Marble in both baths. State-of-the-art energy efficiency features include polyfoam seal, high SEER HVAC unit, tankless Water Heater, Wi-Fi thermostat, TAEXX Pest Control System, partial Gutters, Garage door decorative Hardware, Home is Connected Smart Home Technology Package, covered back Patio, 6 foot stained wood fence with metal posts, Landscape Package with Sprinkler System and much more! Conveniently located off 114 near Boyd High School.</p> <p><i>Listing Courtesy of Century 21 Mike Bowman, Inc.</i></p>								
 <p>209 Drift oak Dr</p> <p>41 ● Active *New, Active: 1/7/2025 <i>MLS ID: 20810915</i></p> <p>209 Drift oak Dr</p> <p>Single Family 4/3 2,294 sq ft 6,499 2025 1/7/2025 \$354,990 \$155</p> <p>New phase now selling! D.R. Horton America's Builder since 2002 is excited to serve as your home builder in the fabulous unique master planned community of Springhill South in Boyd! Two-story 4 bedroom, 3 bathroom Southhaven Floorplan-Elevation A, with an estimated March completion. Spacious open Living, Dining and large Chef's Kitchen with abundant cabinet space, Island, Granite Countertops, Stainless Steel Appliances, Gas Range, Built-in Microwave and walk-in Pantry. Split Bedroom arrangement with downstairs luxurious Primary Bedroom, 5 ft over sized shower and walk-in Closet. Upstairs Game Room with 2 bedrooms and full bathroom. Granite Countertops in Kitchen and Cultured Marble in full baths. State-of-the-art energy efficiency features include polyfoam seal, tankless Water Heater, Wi-Fi thermostat, TAEXX Pest Control System, Home is Connected Smart Home Technology Pkg, partial Gutters, Garage Door decorative hardware, covered back Patio, 6 foot stained wood fence with metal posts, Landscape Pkg with Sprinkler System and more! Community Pool, Cabana, Walking Paths, Park, basketball court.</p> <p><i>Listing Courtesy of Century 21 Mike Bowman, Inc.</i></p>								

New Listings: 44 (cont.)





	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 213 Drift oak Dr	42 ● Active	*New, Active: 1/7/2025 MLS ID: 20810877						
213 Drift oak Dr	Single Family	4/3	2,219 sq ft	6,499	2025	1/7/2025	\$343,990	\$155
<p>New phase now selling! D.R. Horton America's Builder since 2002 is excited to serve as your home builder in the fabulous unique master planned community of Springhill South in Boyd! Two-story 4 bedroom, 2.5 bathroom Macon Floorplan-Elevation A, with an estimated March completion. Spacious open Living, Dining and large Chef's Kitchen with abundant cabinet space, Island, Granite countertops, Stainless Steel Appliances, Gas Range, Built-in Microwave and walk-in Pantry. Split Bedroom arrangement with downstairs luxurious Primary Bedroom, 5 ft over sized shower and walk-in Closet. Upstairs Game Room with 3 bedrooms and a full bathroom. Tiled Entry, Hallways and Wet areas plus Home is Connected Smart Home Technology. Granite Countertops in Kitchen and Cultured Marble in full baths. State-of-the-art energy efficiency features include polyfoam seal, tankless Water Heater, Wi-Fi thermostat, TAEXX Pest Control System, Home is Connected Smart Home Technology Pkg, partial Gutters, Garage Door decorative hardware, covered back Patio, 6 foot stained wood fence with metal posts, Landscape Pkg with Sprinkler System and more! Community Pool, Cabana, Walking Paths, Park, basketball court.</p> <p><i>Listing Courtesy of Century 21 Mike Bowman, Inc.</i></p>								
 225 Drift oak Dr	43 ● Active	*New, Active: 1/7/2025 MLS ID: 20810839						
225 Drift oak Dr	Single Family	4/3	2,079 sq ft	6,499	2025	1/7/2025	\$333,990	\$161
<p>New phase now selling! D.R. Horton America's Builder is excited to serve as your home builder in this fabulous unique master planned community in Boyd! Stunning 4 bedroom-2.5 bathroom Kennedy Floorplan-Elevation B, with an estimated March completion! Large Island Kitchen in the heart of the Home with Stainless Steel Appliances, Gas Range, High-Power Microwave with vent-a-hood and Walk-in Pantry opening to Dining and spacious Living. Powder bath for guests conveniently located off the open living area. Luxurious primary Bedroom with over sized Shower and Walk-in Closet. Granite Countertops in Kitchen and Cultured Marble Vanities in full baths. State-of-the-art energy efficiency features include polyfoam seal, high SEER HVAC unit, tankless Water Heater, Wi-Fi thermostat, TAEXX Pest Control System. Home is Connected Smart Home Technology Pkg, Covered back Patio, 6 foot stained wood fence with metal posts, partial Gutters, decorative Garage Door Hardware, Landscape Pkg with Sprinkler System and much more! Community Pool, Cabana, Walking Paths, Park and Basketball court.</p> <p><i>Listing Courtesy of Century 21 Mike Bowman, Inc.</i></p>								
 149 Highgate Ct	44 ● Active	*New, Active: 1/15/2025 MLS ID: 20818053						
149 Highgate Ct	Single Family	3/3	2,871 sq ft	15,246	2025	1/15/2025	\$726,900	\$253
<p>Highland Oaks is a custom home gated community with 3 landscaped ponds, fountains, junior Olympic swimming pool, wading pool and amenity center. A number of large lots, as well as wooded & waterfront lots are available. Highland Oaks is a green community with approximately 26 percent of the land reserved as permanent greenbelt common areas. This community features full city services with underground utilities, provided by the City of Boyd, Atmos Energy & Wise Electric Co- Op. Families living in Highland Oaks have the choice of 3 area school districts: Boyd, Decatur and Paradise depending on current enrollment availability. ALL PHOTOS ARE FROM PREVIOUSLY BUILT HOME - COLORS AND FEATURES WILL DIFFER</p> <p><i>Listing Courtesy of Ultima Real Estate</i></p>								






Pending: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p>1 🕒 Pending <i>• Pending as of 3/17/2025</i> <i>MLS ID: 20844907</i></p> <p>267 County Road 4884</p> <p>Don't miss this rare opportunity to own nearly 10 beautifully treed acres, priced well below market value and selling AS IS! This stunning property features a spacious main house, a separate guest house, and two large shops with electricity—one fully insulated with a wood-burning stove. Enjoy endless outdoor amenities, including a sparkling pool, a serene pond with a nearby water spigot, a private batting cage, and a dedicated man cave. There's also a mobile home hookup where a manufactured home once stood, offering additional potential. With space for work, play, and relaxation, this property is an unbeatable deal. Don't wait—schedule your showing today before it's gone!</p> <p><i>Listing Courtesy of x2 Realty Group</i></p>	Single Family	3/3	3,042 sq ft	403,801	2/14/2025	\$750,000	3/17/2025	\$247
 <p>2 🕒 Pending <i>• Pending as of 3/14/2025</i> <i>MLS ID: 20818507</i></p> <p>246 County Road 4773</p> <p>Move in ready and updated country home just minutes from Eagle Mountain Lake! Almost 4 acres of beautiful wooded land. Fully fenced with gated (electric) entry. Huge 37'X50' metal building that can be used as a garage, a barn, or a workshop. Bring your chickens to fill the chicken coop! This 4 bedroom home has been given a touch of class with an earthy color palette that's easy on the eyes. Upon entering you are greeted by a vaulted ceiling with wood beam and fireplace in this spacious living room with views of the beautiful back yard. The kitchen features granite, updated lighting and fixtures, stainless steel electric range, dishwasher, microwave, and disposal. Dining area has architectural features and updated lighting with picturesque windows. Bathrooms feature granite counters, beautiful tile surround in showers, updated fixtures, and glass shower doors. Master bedroom features vaulted ceilings, master bath with garden tub and separate shower. The 4th bedroom (garage conversion) can be perfect for someone who has a home office-business or used as a leased space with it's own private entry. This homestead is ready for it's new owners!</p> <p><i>Listing Courtesy of HomeSmart Stars</i></p>	Single Family	4/2	2,009 sq ft	165,963	1/15/2025	\$495,000	3/14/2025	\$246

Pending: 10 (cont.)


	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p>3 Pending • Pending as of 3/12/2025 <i>MLS ID: 20830203</i></p> <p>3193 E Highway 114</p> <p>Situated directly off Highway 114, this exceptional property offers the perfect blend of residential comfort and commercial potential. Zoned for mixed-use, it's ideal for entrepreneurs or investors looking to capitalize on a high-traffic area. The well-maintained home boasts a spacious, wide-open floor plan, with a large kitchen featuring a butler's pantry perfect for both family living and business operations. With an oversized 3-car garage, there's ample room for storage, vehicles, or additional workspace. The location is unbeatable, with easy access to dining, entertainment, and other amenities, ensuring convenience for both clients and employees. Whether you're looking for a new business headquarters or a home with significant commercial potential, this property is a must-see! Commercial listing reference 208302283</p> <p><i>Listing Courtesy of Ebby Halliday, REALTORS</i></p>	Single Family	4/4	3,819 sq ft	39,421	1/29/2025	\$573,000	3/12/2025	\$150
 <p>4 Pending • Pending as of 3/6/2025 <i>MLS ID: 20787936</i></p> <p>103 Highgate Ct</p> <p>Highland Oaks is a custom home gated community with 3 landscaped ponds, fountains, junior Olympic swimming pool, wading pool and amenity center. A number of large lots, as well as wooded & waterfront lots are available. Highland Oaks is a green community with approximately 26% of the land reserved as permanent greenbelt common areas. This community features full city services with underground utilities, provided by the City of Boyd, Atmos Energy & Wise Electric Co- Op. Families living in Highland Oaks have the choice of 3 area school districts: Boyd, Decatur and Paradise depending on current enrollment availability.</p> <p><i>Listing Courtesy of Ultima Real Estate</i></p>	Single Family	5/3	3,259 sq ft	16,204	12/1/2024	\$575,000	3/6/2025	\$176
 <p>5 Pending • Pending as of 2/11/2025 <i>MLS ID: 20716777</i></p> <p>211 Running River Dr</p> <p>Move-in Ready! New phase now selling in Springhill South! D.R. Horton America's Builder since 2002 is excited to serve as your home builder in this fabulous, unique master planned community! Gorgeous 2 story open Florence Floorplan-Elevation A, ready now! Large Island Kitchen with Granite Countertops, Stainless Steel Whirlpool Appliances, Gas Range, High-Power Microwave with vent-a-hood and Walk-in Pantry opening to Dining and spacious Living at the rear of the Home. Game room, two Bedrooms and full Bath up. Luxurious primary Bedroom down with oversized Shower and Walk-in Closet. Cultured marble topped vanities in full baths. Energy efficiency features including polyfoam seal, high SEER quality AC Unit, tankless Water Heater, Wi-Fi thermostat. TAEXX Pest Control System, Connected Smart Home Technology Pkg, covd back Patio, 6 ft stained wood fence with metal posts, Landscape Pkg with Sprinkler System and more! Community Pool, Cabana, Walking Paths, Park and Basketball Ct.</p> <p><i>Listing Courtesy of Century 21 Mike Bowman, Inc.</i></p>	Single Family	3/3	1,898 sq ft	4,599	8/30/2024	\$327,675	2/11/2025	\$173
 <p>6 Pending • Pending as of 3/4/2025 <i>MLS ID: 20809526</i></p> <p>130 County Road 4632</p> <p>Located on a quiet cul-de-sac, this is a meticulously maintained 3 bed 2 bath 1140 sq ft, 15x76 cabin-style home with 5.64 acres. There 2 wells, each with a well house and electric meter, so adding additional homes to the property is possible. The 1 owner original-set mobile home, built by Athens Park Homes, is classified as real property, meaning the land and home are deeded together. It has been anchored to concrete footer beams for additional security in inclement weather. Enjoy the peaceful shade of tall hardwood trees and the view of abundant wildlife sitting on your expansive deck. The property is fenced and cross-fenced in welded pipe, sheep and goat welded wire and barbed wire for livestock. The 25x30 metal barn-garage is large enough for vehicles or farm implements. The home features half-inch sheetrock walls and ceilings, vaulted ceilings, kitchen island can seat several people for dining, the hidden laundry-pantry room big enough for full-size washer and dryer. The owners suite showcases a large walk in closet, en-suite master bath with soaking tub plus walk-in shower. New in 2024- Trane XR AC unit, water heater and 12x20 metal loafing shed for livestock. The home has well with a water softener and anaerobic septic with 2 tanks. The well pump replaced in 2018. Additionally, the adjacent property MLS#20686612 can also be purchased for a premier family compound or for rental income. Ag exemption can be transferred to new owners if both properties are purchased or if purchasing one, you meet the county or state ag exemption criteria for under 10 acres. The Washer, Dryer, Refrigerator and loafing shed convey. Agent is Owner for the last 22 years.</p> <p><i>Listing Courtesy of eXp Realty LLC</i></p>	Single Family	3/2	1,140 sq ft	245,678	1/5/2025	\$375,000	3/4/2025	\$329

Pending: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p>7 🕒 Pending <i>*Pending as of 2/11/2025</i> <i>MLS ID: 20822500</i></p> <p>145 Ivy Ter</p> <p>Single Family 3/2 1,442 sq ft 5,201 1/22/2025 \$270,990 2/11/2025 \$188</p> <p>Now selling in the new phase of Springhill South! D.R. Horton America's Builder since 2002 is excited to serve as your home builder in this fabulous unique master planned community! Gorgeous new open Brooke Floorplan-Elevation A. Construction starting soon, with an estimated Spring completion. Large Island Kitchen with Granite Countertops, stainless steel Whirlpool Appliances, Gas Range, High-Power Microwave with vent-a-hood and Pantry opening to Dining and spacious Living at the rear of the home. Luxurious primary Bedroom with oversized Shower and Walk-in Closet. Cultured marble countertops in baths. Energy efficiency features include polyfoam seal, high SEER quality AC Unit, tankless Water Heater, Wi-Fi thermostat. TAEXX Pest Control System, Connected Smart Home Technology Package, covered back Patio, 6 foot stained wood fence with metal posts, Landscape Package with Sprinkler System and much more! Community Pool, Cabana, Walking Paths, Park and Basketball Court.</p> <p><i>Listing Courtesy of Century 21 Mike Bowman, Inc.</i></p>								
 <p>8 🕒 Pending <i>*Pending as of 2/5/2025</i> <i>MLS ID: 20822530</i></p> <p>153 Ivy Ter</p> <p>Single Family 4/3 2,087 sq ft 5,201 1/22/2025 \$314,990 2/5/2025 \$151</p> <p>D.R. Horton America's Builder is excited to serve as your home builder in this fabulous, unique master-planned community! Gorgeous 2 story 4 bedroom Hanna Floorplan-Elevation A. Construction starting soon with an estimated Spring completion. Large Island Kitchen with Granite Countertops, Stainless Steel Whirlpool Appliances, Gas Range, High-Power Microwave with vent-a-hood and walk-in Pantry opening to Dining and spacious Living at the rear of the home. Game room, three Bedrooms and full Bath upstairs. Luxurious primary Bedroom down with over sized Shower and walk-in Closet. Cultured marble vanity tops in both full baths. Energy efficiency features include polyfoam seal, high SEER quality AC Unit, tankless Water Heater, Wi-Fi thermostat, Guest Half Bath, TAEXX Pest Control System, Connected Smart Home Technology Pkg, covered back Patio, 6 foot stained wood fence with metal posts, Landscape Pkg with Sprinkler System and more! Community Pool, Cabana, Walking Paths, Park and Basketball Court.</p> <p><i>Listing Courtesy of Century 21 Mike Bowman, Inc.</i></p>								
 <p>9 🕒 Pending <i>*Pending as of 1/31/2025</i> <i>MLS ID: 20825364</i></p> <p>146 Gerber Ln</p> <p>Single Family 3/2 1,446 sq ft 6,250 1/24/2025 \$296,990 1/31/2025 \$205</p> <p>New phase now selling! D.R. Horton America's Builder since 2002 is excited to serve as your home builder in this unique master planned community of Springhill South in Boyd! Beautiful open Tupelo Floorplan-Elevation B with an estimated March completion. Large Island Kitchen, Stainless Steel Whirlpool Appliances, Gas Range, High-Power Microwave with vent-a-hood and Walk-in Pantry opening to Dining and spacious Living in the heart of the home. Luxurious primary Bedroom with over sized Shower and Walk-in Closet. Granite Countertops in Kitchen and Cultured Marble top Vanities in both baths. State-of-the-art energy efficiency features include polyfoam seal, high SEER HVAC unit, partial Gutters, tankless Water Heater, Wi-Fi thermostat, TAEXX Pest Control System, Home is Connected Smart Home Technology Pkg, Garage Door decorative Hardware, covered back Patio, 6 foot stained wood fence with metal posts, Landscape Pkg with Sprinkler System and more! Community Pool, Cabana, Walking Paths, Park and Basketball Court.</p> <p><i>Listing Courtesy of Century 21 Mike Bowman, Inc.</i></p>								

Pending: 10 (cont.)



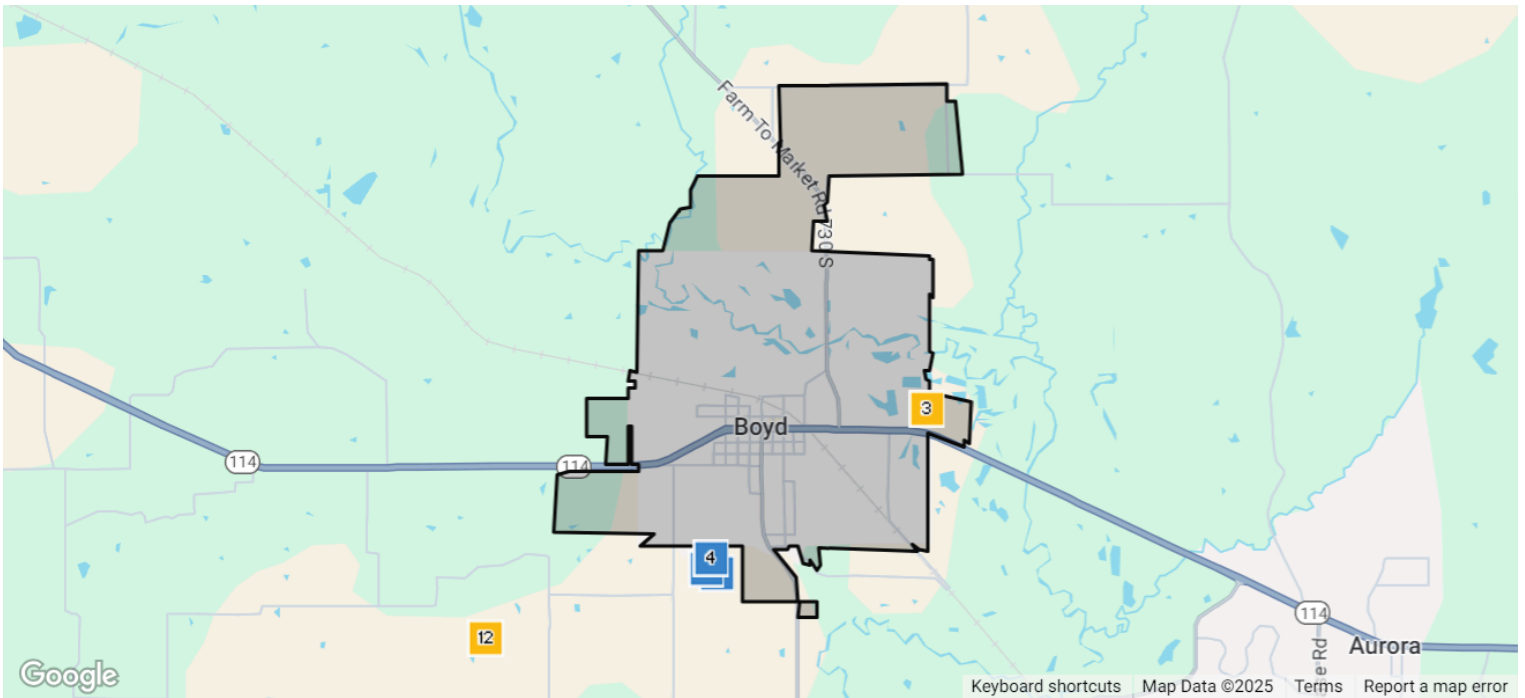
10  Pending *Pending as of 1/15/2025 MLS ID: 20809994

217 Driftoak Dr

Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
Single Family	4/2	1,836 sq ft	6,499	1/7/2025	\$328,990	1/15/2025	\$179

New phase now selling! D.R. Horton America's Builder is excited to serve as your home builder in this fabulous Springhill South master planned community in Boyd! Gorgeous open Natchez Floorplan-Elevation C, with an estimated March completion. Large Island Kitchen, Stainless Steel Whirlpool Appliances, Gas Range, High-Power Microwave with vent-a-hood and walk-in Pantry opening to Dining and spacious Living at the rear of the home. Luxurious primary Bedroom with over sized Shower and walk-in Closet. Granite Countertops in Kitchen and Cultured Marble in both baths. State-of-the-art energy efficiency features include polyfoam seal, high SEER HVAC unit, tankless Water Heater, Wi-Fi thermostat, TAEXX Pest Control System, Home is Connected Smart Home Technology package, partial Gutters, decorative Garage Door hardware, covered back Patio, 6 foot stained wood fence with metal posts, Landscape Package with Sprinkler System and more! Community Pool, Cabana, Walking Paths, Park, Basketball court.

Listing Courtesy of Century 21 Mike Bowman, Inc.



Closed: 12

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
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1 Closed • Sold Date: 2/6/2025, MLS Listing 20819799: 1/17/2025 MLS ID: 20819799

152 Greengate Dr Single Family 3/2 1,570 sq ft 4,617 2022 2/6/2025 \$278,000 \$177

Beautiful new open floor plan designed to meet the demands of today's lifestyle. Large island kitchen with stainless steel, whirlpool appliances, gas range, high power microwave with a vent hood and walk-in pantry opening to dining and spacious living that the rear of the home. Luxury primary bedroom with oversize shower and walk-in closet, state-of-the-art energy efficiency features include polyfoam seal, high sear quality AC unit. Tankless water heater Wi-Fi thermostat. TAEXX pest control system connected to smart home technology package covered back patio 6 foot stain, wood fence, wood metal post feature community pool cabana, walking past park and basketball courts.

Courtesy of Post Oak Realty







2 Closed • Sold Date: 1/17/2025, MLS Listing 20681717: 7/23/2024 MLS ID: 20681717

218 Greengate Dr Single Family 3/2 1,333 sq ft 4,599 2024 1/17/2025 \$267,990 \$201




COMPLETE and MOVE-IN READY!!! NEW PHASE NOW SELLING in SPRINGHILL SOUTH!! D.R. HORTON AMERICA'S BUILDER since 2002 is EXCITED TO SERVE AS YOUR HOME BUILDER in this FABULOUS unique MASTER PLANNED COMMUNITY!! Gorgeous new open Amber Floorplan-Elevation E, READY NOW! Large Island Kitchen with Granite Countertops, stainless steel Whirlpool Appliances, Gas Range, High-Power Microwave with vent-a-hood and Walk-in Pantry opening to Dining and spacious Living at the rear of the home. Luxurious primary Bedroom with over sized Shower and Walk-in Closet. Cultured Marble countertops in baths. Energy efficiency features include polyfoam seal, high SEER quality AC Unit, tankless Water Heater, Wi-Fi thermostat. TAEXX Pest Control System, Connected Smart Home Technology package, covered back Patio, 6 ft stained wood fence with metal posts, Landscape Package with Sprinkler System and more! Community Pool, Cabana, Walking Paths, Park and Basketball court.

Courtesy of Century 21 Mike Bowman, Inc.



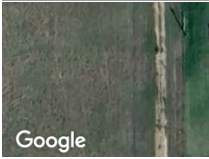
Closed: 12 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p>3 ■ Closed *Leased Date: 2/1/2025, MLS Listing 20796638: 12/12/2024 <i>MLS ID: 20796638</i></p> <p>817 E Highway 114</p> <p>Single Family</p> <p>3/2 1,521 sq ft</p> <p>11,325 1983 2/1/2025 \$2,000 mo. \$1</p> <p>Great home in the heart of Boyd 3 bedroom 2 bath with large front yard and covered patio in the back. Open floorplan with updated flooring . Nicely fenced with a shed for storage. Move in ready .</p> <p><i>Courtesy of Beem Realty, LLC</i></p>								
 <p>4 ■ Closed *Sold Date: 1/27/2025, MLS Listing 20809334: 1/5/2025 <i>MLS ID: 20809334</i></p> <p>110 Irish Ivy Ct</p> <p>Single Family</p> <p>4/2 1,838 sq ft</p> <p>10,890 2024 1/27/2025 \$305,000 \$166</p> <p>Are you looking for a needle in a haystack ? If you want a new home just over a year old that has been upgraded with several updates then this is beautiful 4.2.2. on over. 25 of an acre, located in a cul-de-sac iis waiting for you.Beautiful wood look custom tile throughout the entire house, upgraded light fixtures, ceiling fans,extra decorative lighting added, new kitchen and primary shower fixtures, new hardware on all cabinetry, bathrooms, and doors, and medicine cabinets added This gorgeous open Natchez floor plan is wonderful for entertaining. The kitchen offers a Large Island, Stainless Steel Whirlpool Appliances, Gas Range, High-Power Microwave with vent-a-hood and walk-in Pantry opening to Dining and spacious Living at the rear of the home. Luxurious primary Bedroom with over sized Shower and walk-in Closet. Granite Countertops in Kitchen and Cultured Marble in both baths. State-of-the-art energy efficiency features include polyfoam seal, high SEER HVAC unit, tankless Water Heater, Wi-Fi thermostat, TAEXX Pest Control System, Home is Connected Smart Home Technology package, partial Gutters, decorative Garage Door hardware, covered back Patio, 6 foot stained wood fence with metal posts, Landscape Package with Sprinkler System and more! Community Pool, Cabana, Walking Paths, Park, Basketball court. Realtor is the owner.</p> <p><i>Courtesy of Century 21 Mike Bowman, Inc.</i></p>								
 <p>5 ■ Closed *Sold Date: 12/23/2024, MLS Listing 20716821: 8/30/2024 <i>MLS ID: 20716821</i></p> <p>170 Lantana Trl</p> <p>Single Family</p> <p>4/2 1,836 sq ft</p> <p>6,991 2024 12/23/2024 \$309,990 \$169</p> <p>Quick move-in! New phase now selling! D.R. Horton America's Builder is excited to serve as your home builder in this fabulous unique Springhill South master planned community in Boyd! Gorgeous open Natchez Floorplan-Elevation C, ready now! Large Island Kitchen, Stainless Steel Whirlpool Appliances, Gas Range, High-Power Microwave with vent-a-hood and walk-in Pantry opening to Dining and spacious Living at the rear of the home. Luxurious primary Bedroom with over sized Shower and walk-in Closet. Granite Countertops in Kitchen and Cultured Marble in both baths. State-of-the-art energy efficiency features include polyfoam seal, high SEER HVAC unit, tankless Water Heater, Wi-Fi thermostat, TAEXX Pest Control System, Home is Connected Smart Home Technology package, partial Gutters, decorative Garage Door hardware, covered back Patio, 6 foot stained wood fence with metal posts, Landscape Package with Sprinkler System and more! Community Pool, Cabana, Walking Paths, Park, basketball court.</p> <p><i>Courtesy of Century 21 Mike Bowman, Inc.</i></p>								
 <p>6 ■ Closed *Sold Date: 1/14/2025, MLS Listing 20527253: 2/5/2024 <i>MLS ID: 20527253</i></p> <p>180 Lucky Ridge Ln</p> <p>Single Family</p> <p>4/3 2,649 sq ft</p> <p>43,560 2024 1/14/2025 \$470,000 \$177</p> <p>This incredible new construction home is located in phase two of the highly coveted Lucky Ridge Estates. Offering lots over an acre, this community is well established and features varied topography and scattered oak trees adding to the privacy and serenity. Conveniently located just north of Springtown off of HWY51 and approximately 40 minutes to Fort Worth, this neighborhood is easily accessible while offering a more secluded lifestyle. This beautiful home offers an incredible single story with brick and siding accents. Open floorplan with a beautiful wooden beam lining the cathedral ceiling of the family room. 4 bedrooms, 3.5 baths with two of the bedrooms being a jack and jill design, sharing an ensuite bath. Access to laundry room directly from the primary bedroom walk-in closet. Kitchen offers a center island, large breakfast dining area and separate dining room that could be used as an office. Relax on the large covered back porch overlooking the spacious backyard.</p> <p><i>Courtesy of Belle Sage</i></p>								

Closed: 12 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p>7 Closed *Sold Date: 1/24/2025, MLS Listing 20789294: 12/6/2024 MLS ID: 20789294</p> <p>430 County Road 4699</p> <p>Single Family 4/2 2,132 sq ft 59,023 2021 1/24/2025 \$470,000 \$220</p> <p>Enjoy tranquility just 10 minutes from town in this splendid ranch-like setting on 1.3 oversized acres. Revel in soothing views of a neighboring farm, embellished by grazing cows, right from your front porch. Inside, be greeted by the 12 ft ceiling entry, floor to ceiling stone fireplace and wood-like tile Throughout. The home's floorplan flows seamlessly, enhancing natural light and fostering togetherness, while an office accented with privacy doors and closet adds functional charm or as a 4th bedroom. Retreat to a large primary bedroom, complemented by an adjacent master closet with a direct laundry room connection. A convenient mudroom is positioned off the garage entry, enhancing this home's practical appeal. Outside, the property proudly overlooks a picturesque farm. Its exterior displays a tasteful blend of brick and stone, framed by lovely landscaping, landscape lighting and sprinkler system.</p> <p><i>Courtesy of Coldwell Banker Apex, REALTORS</i></p>								
 <p>8 Closed *Leased Date: 1/1/2025, MLS Listing 20766774: 10/30/2024 MLS ID: 20766774</p> <p>104 Mccrae Ln</p> <p>Single Family 3/2 1,758 sq ft 43,560 2018 1/1/2025 \$2,000 mo. \$1</p> <p>Welcome to your new home at 104 Mccrae Lane, Boyd, TX! This spacious 3-bedroom, 2-bathroom bungalow offers a modern open floor plan perfect for family living. Key Features: Spacious Living Area: The large family room flows seamlessly into the kitchen, creating a perfect space for entertaining. Modern Kitchen: Enjoy cooking in a kitchen equipped with stainless steel appliances, including a side-by-side refrigerator, stove, and dishwasher. The granite eat-in kitchen island and hidden walk-in pantry add both style and functionality. Luxurious Bathrooms: The guest bathroom features elegant 12x24 gray tile and custom shelving, while the master bedroom boasts an en suite with a granite double vanity. Large Bedrooms: The property offers generously sized secondary bedrooms, with a 12x12 addition currently used as a bedroom. Outdoor Amenities: Relax and entertain in the outdoor space, perfect for a fire pit and outdoor grill. Convenient Location: Located in the desirable Twin Lakes subdivision, this home is close to Boyd ISD schools and local amenities.</p> <p><i>Courtesy of Scottco Realty Group LLC</i></p>								
 <p>9 Closed *Sold Date: 12/23/2024, MLS Listing 20766022: 10/31/2024 MLS ID: 20766022</p> <p>693 County Road 4790</p> <p>Single Family 4/5 3,515 sq ft 871,200 2017 12/23/2024 \$800,000 \$228</p> <p>WELCOME TO YOUR DREAM RETREAT! Escape to your personal oasis with this breathtaking 3,515 sq ft custom home nestled on a sprawling 20-acre estate. This stunning property features 4 spacious bedrooms and 4 and half beautifully appointed baths, providing ample room for family and guests. YOUR OUTDOOR PARADISE AWAITS: Step outside to your own private resort! Enjoy the inground heated gunite pool, complete with a thrilling diving platform, water slide, and serene water feature. Relax in the grotto or unwind in the heated spa—perfect for year-round enjoyment. The expansive outdoor kitchen and living area, create an idyllic setting for entertaining or enjoying peaceful evenings under the stars. VERSATILE SPACES FOR EVERY NEED: This property boasts a 30x30 metal shop equipped with a roll-up door and electricity, making it perfect for all your hobbies, storage needs, or projects. Full RV hookups provide convenience for traveling guests or family adventures. The separate electric pole, well water, and septic system on the west side offer flexibility for additional living space, whether it be another home, a workshop, or accommodations for livestock. SUSTAINABLE LIVING: Enjoy the benefits of a fully owned solar system and propane tanks, ensuring energy efficiency and sustainability. This property is designed for modern living while embracing the beauty of nature. ENDLESS OPPORTUNITIES: With ample space for cattle, grazing, horses, or other livestock, this estate offers a unique opportunity to create your ideal ranch lifestyle. Whether you're seeking a serene retreat or a vibrant homestead, this property is a blank canvas ready for your vision. Don't miss out on this exceptional opportunity—schedule your private tour today and experience the lifestyle you've always dreamed of!</p> <p><i>Courtesy of Post Oak Realty- West</i></p>								

Closed: 12 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
	10	■ Closed	* Sold Date: 1/6/2025, MLS Listing 20769547: 11/2/2024 MLS ID: 20769547					
128 Private Road 4656	Single Family	3/3	1,584 sq ft	13,503	1985	1/6/2025	\$230,000	\$145
<p>This beautifully remodeled country home offers a perfect blend of rustic character and modern simplicity. Inside, light wood flooring, clean white walls, and recessed lighting create a bright, airy atmosphere throughout. A large black ceiling fan adds a sleek, modern touch, while the focal point of the space is a vintage-style wood stove, bringing warmth and charm to the room. Fully remodeled kitchen with custom cabinets and quartz countertops adjoined by a massive butlers pantry. Finishing out the home with all new floors, paint, and fully remodeled bathrooms as well. Open and inviting, this home combines minimalist design with practical country accents, making it ideal for peaceful living or entertaining in a serene rural setting. This is not one to miss!</p> <p style="text-align: right;"><i>Courtesy of Scott Real Estate</i></p>								
	11	■ Closed	* Sold Date: 2/27/2025, MLS Listing 20750058: 10/9/2024 MLS ID: 20750058					
259 County Road 4890	Single Family	3/2	1,828 sq ft	719,872	1978	2/27/2025	\$700,000	\$383
<p>All horse enthusiasts who want to have space and still close to all the amenities of town, here is your place! There aren't any known restrictions in place. Gorgeous property with amazing views and plenty of room for your family and animals. The home is set back over looking beautiful lush pastures and great sunsets. The barn is great and has an area for hay or tractor. A feed and tack room and a bathroom. The arena is 150x200 with great footing and ready for any discipline. There are plenty of turn outs and also more room to divide if needed. The shed is an added bonus to store all of your yard tools and toys. This home is move in ready and available today!</p> <p style="text-align: right;"><i>Courtesy of Jake Link Properties, LLC</i></p>								
	12	■ Closed	* Leased Date: 2/1/2025, MLS Listing 20821487: 1/19/2025 MLS ID: 20821487					
118 Pr 4573	Single Family	3/2	1,488 sq ft	4,791	2010	2/1/2025	\$1,500 mo.	\$1
<p>Spacious 3 Bedrooms 2 Bath Property. Property offers Vinyl Plank Flooring and a warm hue paint throughout with ceiling fans in all bedrooms. Open layout with kitchen offering generous cabinet space and built-in desk area. Refrigerator included. Master bathroom with large walk-in closet located on first floor. Huge Backyard and Covered porch is great for relaxing. A Must See</p> <p style="text-align: right;"><i>Courtesy of Leap Property Management</i></p>								

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- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



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- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

Learn more

For more information about RPR, please visit RPR's public website: <https://blog.narrpr.com>

