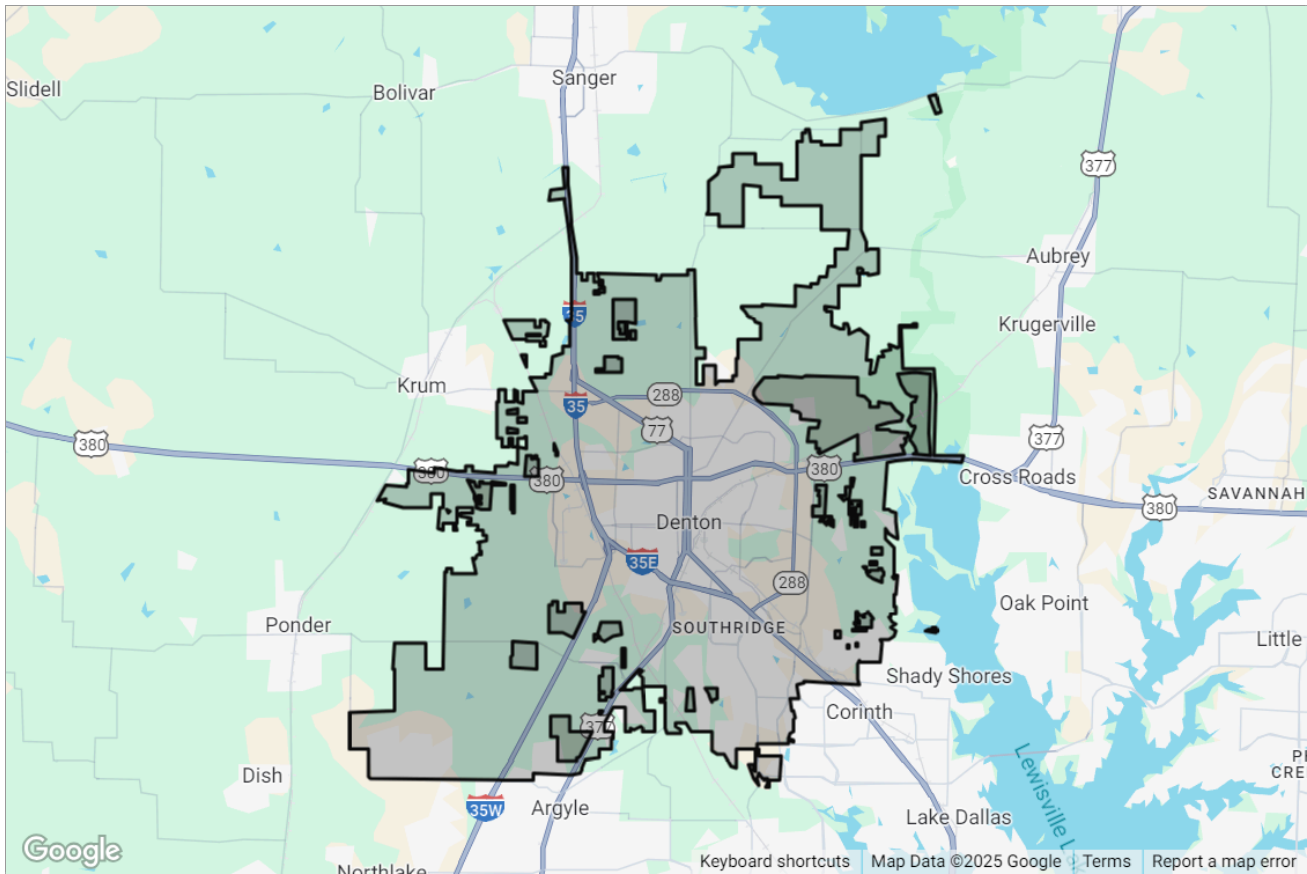


MARKET ACTIVITY REPORT

Denton, Texas



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

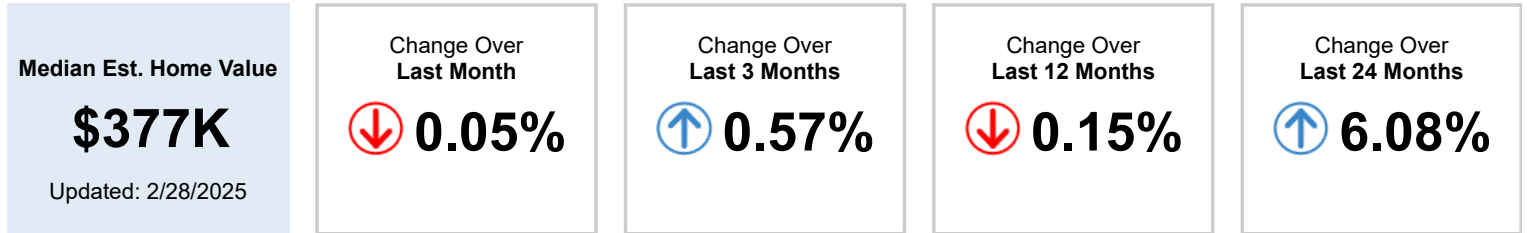


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PO Box 1748
Decatur, TX 76234

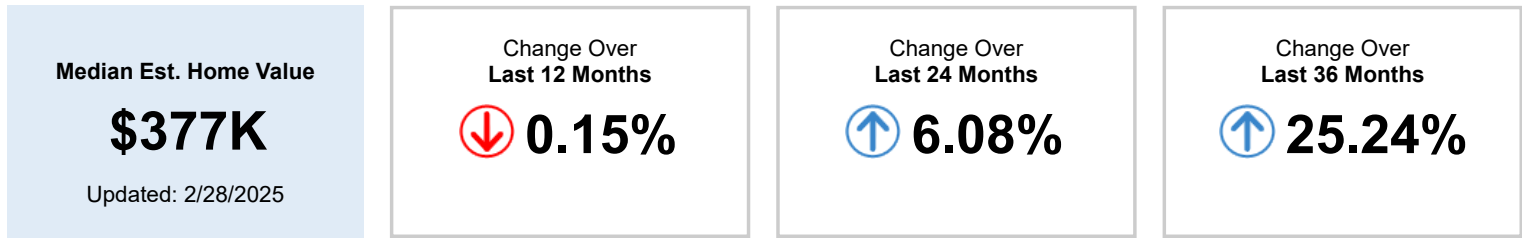
Denton, Texas

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 **SFR** data.

Market Snapshot: 12-Month Change in Estimated Value



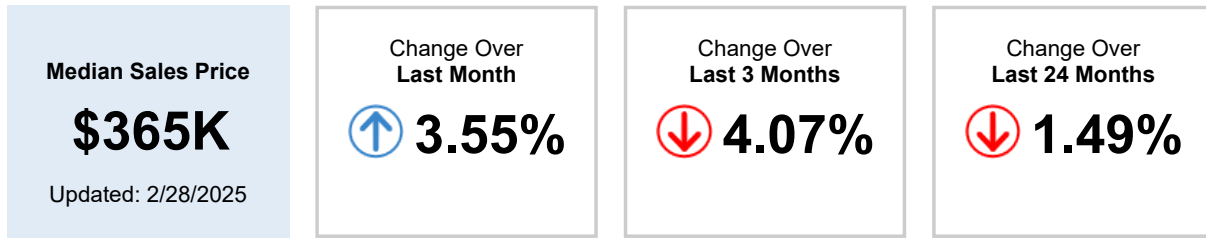
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **SFR** data.

Market Snapshot: Concentration of Distressed Properties



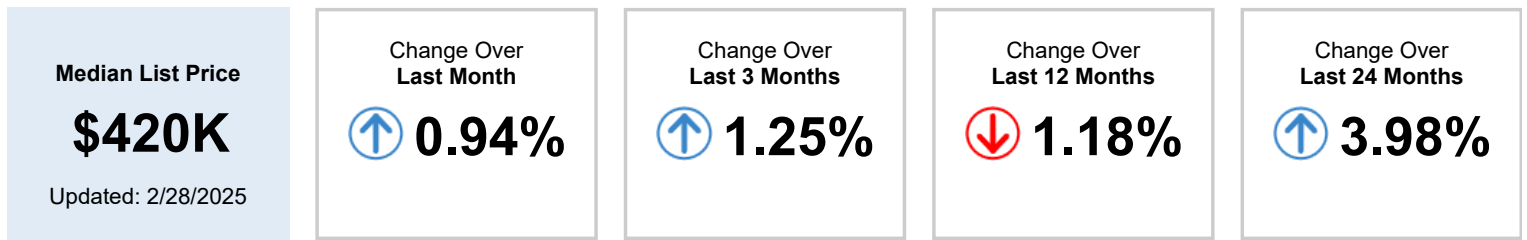
About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **SFR** as of 3/18/2025.

Market Snapshot: Sales Price



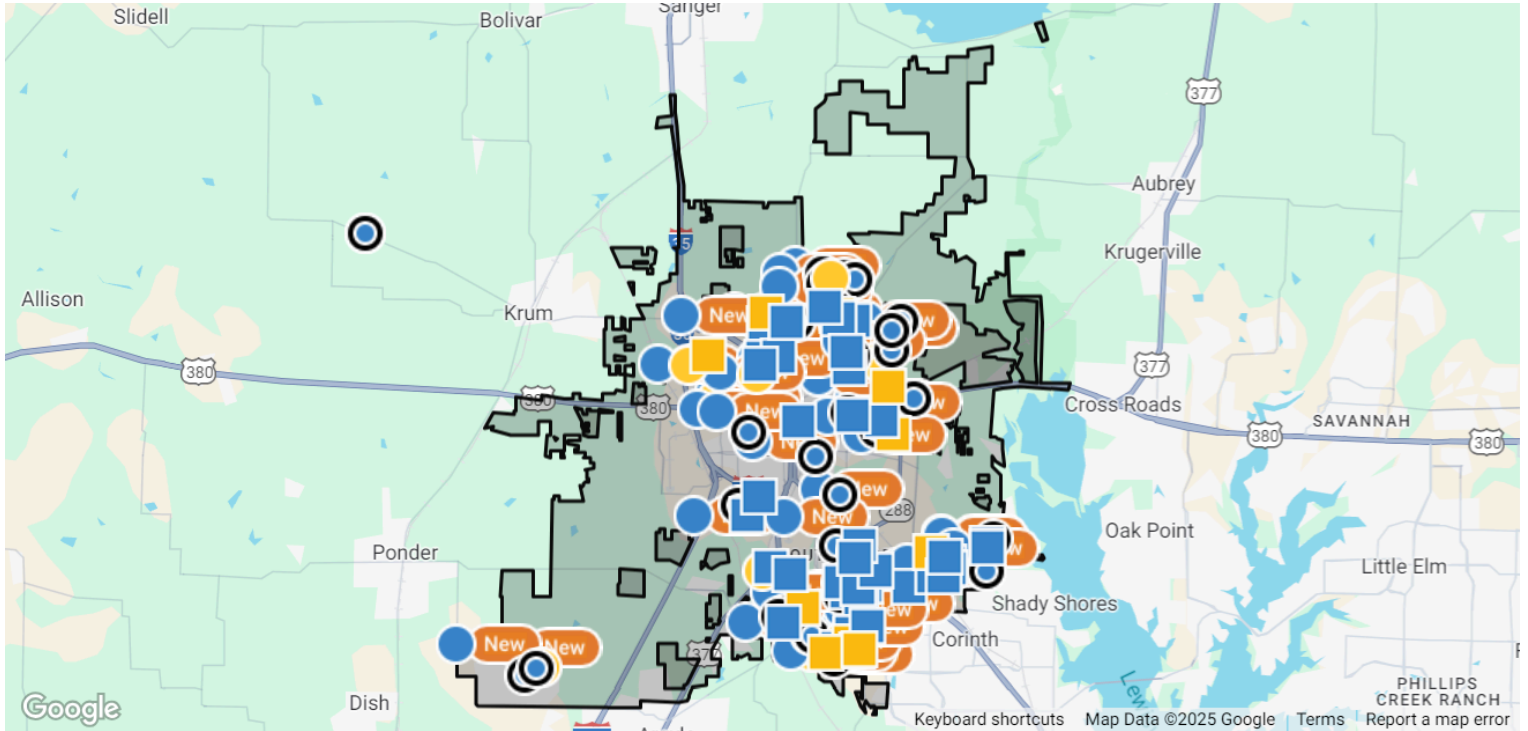
About this data: The Metrics displayed here reflect median sales price for **SFR** using **MLS listing** data.

Market Snapshot: List Price




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

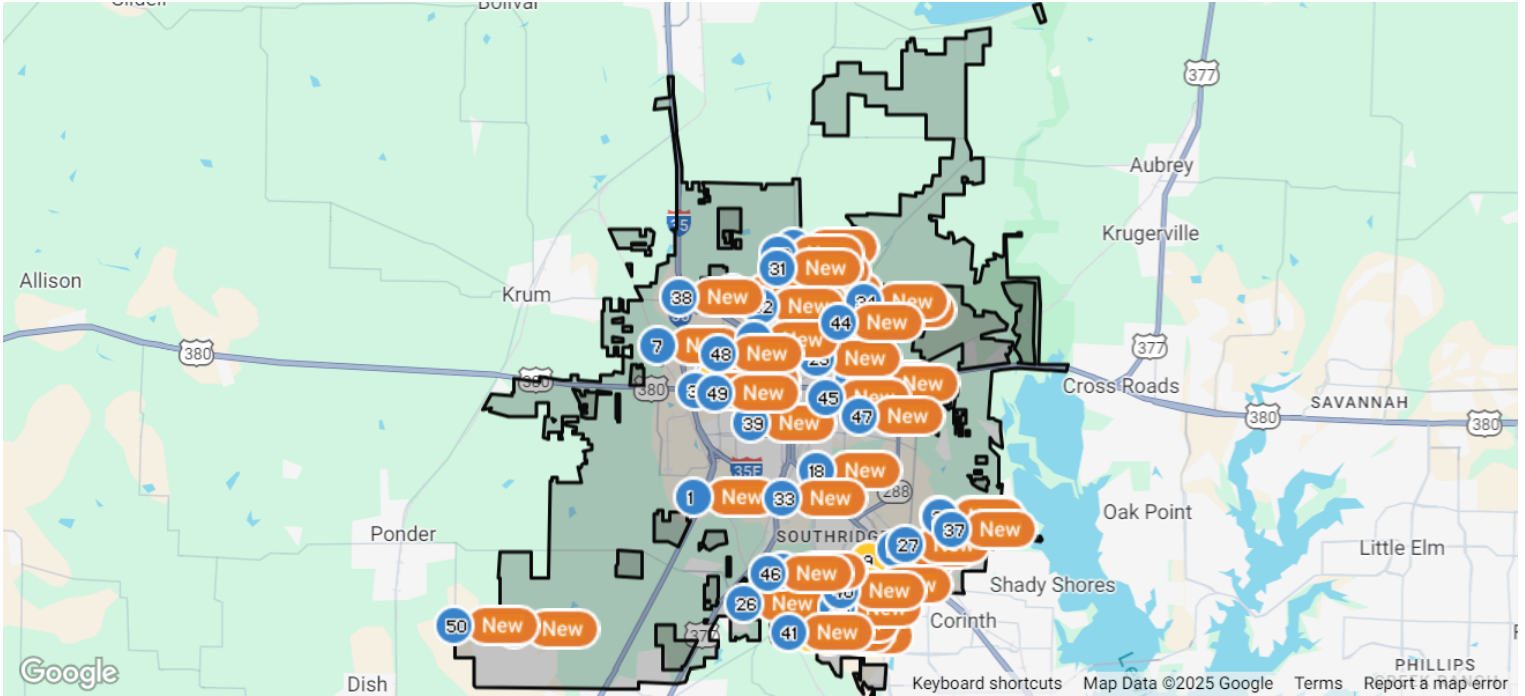
Market Activity Summary Stats



Search Criteria | **Location:** Denton, 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; **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	50	50	50
Low Price / Value	\$2,000	\$1,845	–
Median Price / Value	\$366,000	\$370,742	\$331,250
High Price / Value	\$1,625,000	\$635,000	\$830,000
Average Price / Sq. Ft.	\$182	\$165	\$126
Median Price / Sq. Ft.	\$185	\$194	\$167
Average Days in RPR	21	58	69
Median Days in RPR	14	44	47
Total Volume	\$21,187,637	\$16,371,978	\$13,712,013

Denton, Texas



New Listings: 50

	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: 3/18/2025 MLS ID: 20874568

2600 Donella Dr

Single Family 5/3 2,494 sq ft 8,710 2025 3/18/2025 \$439,990 \$176

Listing Courtesy of Gold Key, Realtors



2 ● Active • New, Active: 2/26/2025 MLS ID: 20854113





2408 Alta Vista Dr

Single Family 4/3 3,148 sq ft 8,145 2008 2/26/2025 \$549,000 \$174





Meticulously maintained home in the highly sought-after WS Ryan, Crownover, and Guyer zone! This 4-bedroom home has soaring windows in the main living area with an open floorplan. The kitchen boasts a large island and breakfast bar overlooking the main living area. The front office is ideal for working from home or providing guests with their own space complete with a half bath. The spacious master bedroom includes an ensuite with separate tub and shower and a walk-in closet. Upstairs, there are 3 additional bedrooms, a large living area, and a pre-wired media room equipped with a projector and screen that can stay. New HVAC system was installed in April 2022, roof and gutters in 2024. The large backyard is beautifully landscaped and is surrounded by an 8-foot privacy fence that was just power washed and re-stained in 2024. Bring your pickiest buyers, they won't be disappointed.

Listing Courtesy of Fathom Realty, LLC




New Listings: 50 (cont.)

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	3 ● Active • <i>New, Active: 3/18/2025</i> <i>MLS ID: 20874270</i>								
	4016 Huntington Dr	Single Family	4/3	2,085 sq ft	6,098	2021	3/18/2025	\$359,000	\$172
	<p>Immaculate! You will not find a better floor plan with 3 full baths and split bedrooms! Located in the desirable Sherman Crossing neighborhood. Perfect location minutes away from Razor Ranch Market Center, TWU, and UNT! This home has an open floor plan with beautiful laminate flooring, ceramic tile, and storage space. An extra flexible living space could be used as a home office, playroom, or an additional living area. The large kitchen area welcomes entertaining and all your cooking adventures, with granite countertops, a large island, and a walk-in pantry. Large primary bedroom, walk-in closet, and a huge shower. Relax on the covered patio this summer and enjoy the huge backyard. Come see it while you can!</p> <p><i>Listing Courtesy of Real Estate Reformation</i></p>								
	4 ● Active • <i>New, Active: 2/27/2025</i> <i>MLS ID: 20836404</i>								
	3904 Maggies Mdw	Single Family	5/6	5,224 sq ft	22,999	2007	2/27/2025	\$1,450,000	\$278
	<p>Nestled in the highly sought-after Thistle Hill community, this stunning home sits on over half an acre, offering both elegance and functionality. Hardwood floors and plantation shutters add timeless charm throughout. The inviting family room features an exposed brick and stone fireplace with built-ins, while the spacious kitchen boasts a large island, double ovens, and a built-in refrigerator. The primary suite impresses with bay windows, and the study includes custom built-ins. Upstairs, enjoy a second living area or game room and a media room perfect for movie nights. A completely separate guest quarters with a kitchenette and bedroom offers privacy and versatility. Step outside to your backyard oasis with a sparkling pool and spa—ideal for relaxation and entertaining! Main House 4850 sq ft, office 373.50 sq ft & guest house 586 sq ft.</p> <p><i>Listing Courtesy of Coldwell Banker Apex, REALTORS</i></p>								
	5 ● Active • <i>New, Active: 3/18/2025</i> <i>MLS ID: 20874747</i>								
	8316 Montecito Dr	Single Family	3/2	1,647 sq ft	7,056	2001	3/18/2025	\$2,200 mo.	\$1
	<p>Come see this renovated house in Denton. The living room will welcome you into the house with a built-in fireplace that adds warmth and charm to the room. The kitchen features modern stainless steel appliances, white cabinetry, and long countertops, so you can cook and entertain with ease. The dining area feels bright, thanks to a large window and chandelier. Retreat to the main bedroom to relax, and use the walk-in closet to stay organized. You'll love that the en suite bathroom comes with a double vanity.</p> <p><i>Courtesy of Progress Residential Property</i></p>								
	6 ● Active • <i>New, Active: 2/14/2025</i> <i>MLS ID: 20845450</i>								
	1800 Emery St	Single Family	4/3	1,876 sq ft	7,579	1963	2/14/2025	\$370,000	\$197
	<p>Newly Renovated Home in Denton! Welcome to 1800 Emery St, Denton, TX! This beautifully renovated home features 4 spacious bedrooms, including 2 primary suites, and 3 full bathrooms. Designed with modern living in mind, the open floor plan seamlessly connects the living, dining, and kitchen areas, perfect for entertaining. The stunning kitchen island provides ample space for meal prep and gathering. This home boasts brand-new plumbing, electrical, and HVAC systems, ensuring modern efficiency and reliability. Luxury finishes throughout offer both durability and style, while decorative lighting enhances every room with a modern and elegant touch. Located near popular restaurants and amenities, this home offers both comfort and convenience. Don't miss this move-in-ready gem!</p> <p><i>Listing Courtesy of KELLER WILLIAMS REALTY</i></p>								





New Listings: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	7 ● Active	*New, Active: 1/23/2025 MLS ID: 20824619						
2105 Windsor Farms Dr	Single Family	3/2	1,455 sq ft	6,098	2006	1/23/2025	\$325,000	\$223
<p>Welcome to Windsor Farms, the home of friendly, colorful Craftsman-style clapboard houses! With sidewalks that invite morning strolls and evening chats, this is a community where you'll feel right at home. Now it's your chance to own 2105 Windsor Farms Drive, with its thoughtfully designed floor plan which makes the most of every space, featuring soaring ceilings in the open-concept living, dining, and kitchen areas as well as all bedrooms. The U-shaped kitchen is both stylish and functional, offering ample counter space and storage—perfect for preparing your favorite meals. Get cozy by the wood-burning fireplace, enjoy the charm of a plant-filled ledge at the kitchen sink, and appreciate the convenience of a separate laundry room and extra-deep garage. But wait—there's more! The covered patio has been enclosed with 3 sets of sliding glass doors, creating a sun-filled retreat where you can relax year-round. And for pet lovers, there's a screened pet room so your furry friends can enjoy the fresh air securely! Step outside to a backyard deck, ideal for entertaining or unwinding in your fenced yard—a blank canvas for your outdoor dreams. Recent updates include: freshly painted white cabinetry, paint in the main areas and primary suite, stylish luxury vinyl plank flooring, and an updated AC compressor and condenser. Located minutes from Hwy 380, Loop 288, I-35W, Rayzor Ranch retail, North Lakes park, UNT, TWU, and downtown Denton, this home's location can't be beat! Come see it today—you'll buy it tomorrow!</p> <p><i>Listing Courtesy of Ebby Halliday Realtors</i></p>								
	8 ● Active	*New, Active: 3/16/2025 MLS ID: 20869557						
3204 Anysa Ln	Single Family	3/2	1,439 sq ft	7,013	2006	3/16/2025	\$318,500	\$221
<p>Stop the Car! Ready to Move In! This beautifully renovated home feels even more spacious with its vaulted ceilings and open floorplan, offering a much larger feel than the listed square footage. Freshly painted inside and out with new flooring throughout, including brand-new carpet in the bedrooms. The kitchen is a standout feature with stunning cabinetry, abundant storage space, and a fresh white quartz countertop. It also comes equipped with a new single pan sink, faucet, garbage disposal, and brand-new appliances: a dishwasher, stove, and microwave. The master suite is generously sized and features an en suite bathroom with a garden tub, dual vanity, and two walk-in closets, providing ample storage space. Throughout the home, you'll find new light fixtures, as well as a new water heater for added peace of mind. Outside, the backyard is a blank canvas, ready for your personal touch, with dog runs on each side of the property. Conveniently located near TWU and UNT, with a variety of restaurants and shops nearby, this Denton home offers the perfect blend of comfort and convenience.</p> <p><i>Listing Courtesy of Fathom Realty</i></p>								
	9 ● Active	*New, Active: 2/18/2025 MLS ID: 20847423						
3512 Wessex Ct	Single Family	3/2	1,566 sq ft	7,187	1994	2/18/2025	\$2,160 mo.	\$1
<p>From the moment you step inside this Wimbledon Village home, you'll know it's the one for you! This 3 bedroom, 2 bathroom rental home features an open kitchen with white appliances and breakfast bar, formal dining area and family room with cozy fireplace. The master bedroom suite boasts a vaulted ceiling and en suite with double sinks, separate shower and oversized tub. All additional bedrooms are nicely sized. Outside you'll find a backyard with open patio and 2 car garage.</p> <p><i>Courtesy of Progress Residential Property</i></p>								
	10 ● Active	*New, Active: 3/17/2025 MLS ID: 20873999						
8005 Montecito Dr	Single Family	3/2	1,868 sq ft	9,496	2001	3/17/2025	\$2,250 mo.	\$1
<p>Welcome home to 8005 Montecito! This immaculately kept home is located in the River Oaks neighborhood and the highly coveted Guyer school zone! Split bedroom floor plan provides a great layout for entertaining. Spend your evenings enjoying the massive treed backyard as well! Don't miss this one!</p> <p><i>Courtesy of Eagle Realty</i></p>								






New Listings: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	11 ● Active	*New, Active: 3/17/2025 MLS ID: 20873060						
1324 Horseshoe Bend Dr	Single Family	4/3	2,085 sq ft	13,547	2023	3/17/2025	\$420,000	\$201
<p>Welcome home to this stunning 4-bedroom, 3-bath retreat in Denton where you enjoy all the perks of city living without the taxes! Nestled on a huge corner lot, this gem offers the perfect balance of space, privacy, and convenience. Inside, the open-concept design bathed in natural light creates a refreshing and inviting atmosphere. The thoughtfully designed triple split-bedroom layout ensures everyone has their own retreat, while the seamless flow between the living, dining, and kitchen areas makes entertaining effortless. Outside, the expansive backyard offers an oasis of grass, a relaxing covered patio, ample privacy and endless possibilities. One of the largest lot sizes in the neighborhood! Don't miss this incredible opportunity? schedule your private tour today!</p> <p><i>Listing Courtesy of Coldwell Banker Apex, REALTORS</i></p>								
	12 ● Active	*New, Active: 3/5/2025 MLS ID: 20860723						
901 Raleigh Path Rd	Single Family	6/4	3,441 sq ft	7,666	2007	3/5/2025	\$425,000	\$124
<p>MULTIPLE OFFERS! PLEASE SUBMIT BEST & FINAL NO LATER THAN 5pm, WED THE 19TH OF MARCH. NEED LOTS OF ROOM? THIS HOME HAS IT! 6 LARGE BEDROOMS & 4 FULL BATHS! Luxury vinyl plank flooring greets you at the front door and runs throughout the entire 1st floor and upstairs game room, carpet in secondary bedrooms only. Soaring cathedral ceilings make this large home feel even more so. The kitchen is equipped with stainless steel appliances (dishwasher installed new 3-5-25) and the white custom cabinets with contrasting black quartz is absolutely stunning. That gorgeous black quartz can also be found on the raised hearth of the living room fireplace. A butler's pantry between kitchen and formal dining will be put to good use during the holidays and gatherings. The downstairs primary bed also has luxury vinyl plank a spacious en-suite bath and a HUGE walk-in closet. A secondary downstairs bedroom next to a full bath opens up options for multi-generational living. Work from home? You will LOVE the large, secluded office with beautiful French doors. Upstairs, more large rooms consisting of a game room, 4 generously sized bedrooms and 2 more full baths. This home is located at the very end of its street for lots of privacy and offers a pool sized yard with room to spare. Close to highway access without the noise and endless shopping, dining and employment opportunities. This is a turn-key home, ready for its new owners! Schedule your appointment today!</p> <p><i>Listing Courtesy of Century 21 Mike Bowman, Inc.</i></p>								
	13 ● Active	*New, Active: 3/14/2025 MLS ID: 20869562						
4109 Cadena Rd	Single Family	5/3	3,012 sq ft	7,013	2009	3/14/2025	\$479,900	\$159
<p>Sellers moving out of country. Everything in the home will be sold so check it all out! Spacious home in Denton Guyer High zone! Perfect blend of functionality and hosting for daily living with room for everyone and easy flow for large gatherings. Lovely covered front porch welcomes you into this home with Primary and 5th bedroom downstairs. Large Kitchen open to family room and dining area which view the large back yard. Kitchen with granite countertops, stainless-steel appliances. Living area with built-ins, fireplace and picture perfect views from rear windows letting the light in all feel so comfortable and open. Large bedroom down can be study or bedroom with separate closet and atrium doors. Master bath with separate shower and large soaking tub, separate vanities, large walk-in closet. Upstairs is another living area with 3 large secondary bedrooms and full bathroom. Back yard is one of the larger in the neighborhood. HOA includes pool, play area and trails. This one is a 'MUST' to view for the best deal in this neighborhood so don't wait. There is NO survey! Owners relocating to Spain so all furniture will be sold at great prices. Seller could possibly need a leaseback if possible. Please contact listing agent regarding prices. All information deemed to be reliable but is the responsibility of buyers and their agents to confirm schools, all measurements and information required. No survey-buyer must purchase a new survey if needed.</p> <p><i>Listing Courtesy of KELLER WILLIAMS REALTY</i></p>								





New Listings: 50 (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>14 ● Active • New, Active: 3/17/2025 MLS ID: 20870586</p> <p>4605 Conley Ln</p> <p>Welcome to 4605 Conley Ln, Denton, TX 76207—a stunning single-family home in the desirable Beaver Creek community. Built in 2017, this well-maintained residence offers 2,312 square feet of thoughtfully designed living space with three spacious bedrooms, two full bathrooms and an additional half bath downstairs, as well as an attached two-car garage. Inside, you'll find an open-concept floor plan filled with natural light, a modern kitchen featuring stainless steel appliances, granite countertops, ample cabinetry, alongside a spacious living room perfect for entertaining. The large primary suite has a large closet, a garden tub, and a separate walk-in shower for ultimate relaxation. With 3 additional bedrooms, this adds an additional flex space providing the perfect setting for a home office or playroom. Outside, the yard includes a covered patio and fenced backyard, ideal for outdoor gatherings. The home backs up to green space so nobody is directly behind you. Conveniently located near top-rated schools, shopping, dining, and with easy access to major highways, this home is perfect for anyone looking to enjoy modern living in a prime Denton location.</p> <p><i>Listing Courtesy of REAL</i></p>	Single Family	4/3	2,312 sq ft	5,619	2017	3/17/2025	\$329,000	\$142
 <p>15 ● Active • New, Active: 3/17/2025 MLS ID: 20865812</p> <p>8616 Crestview Dr</p> <p>The Avalon is a luxurious home on a premium golf course lot in Robson Ranch, an active adult community. It features a striking white brick and stucco elevation, a landscaped yard with an artificial turf area, and sleek, black-framed exterior windows. The upgraded kitchen features soft-close cabinetry, antique white cabinets, a granite island with a contrasting smoke stain, pull-out shelves, and a five-burner gas cooktop. The living area features a fireplace with a heatilator, custom chandelier and stacked crown molding. The living room also includes a wet bar with custom cabinetry, Kohler sink, quartz countertop, and an Antarctic Star dual-temperature beverage cooler. The open-living area seamlessly transitions to an extended patio through 10-foot collapsible stackable patio doors, offering perfect indoor-outdoor living. The patio offers tiled flooring, power screens, string lights, an outdoor fireplace, and a grilling area. The primary suite includes a coffered ceiling, custom drapes and a spa-like ensuite with a walk-in glass-free shower, heat lamp and towel warmer. Two guest bedrooms with private ensuites and a flexible den-office-flex room add to the home's appeal. Additional features include an extended utility-laundry room, valet storage, built-in cabinets with display lighting and a 3 Car garage with epoxy floor and utility sink. Robson Ranch offers endless amenities, including golf, pools, sports courts, creative arts building, and an on-site restaurant. With golf course views and elegant finishes, The Avalon is a perfect blend of luxury, convenience, and vibrant community living.</p> <p><i>Listing Courtesy of Attorney Broker Services</i></p>	Single Family	3/4	3,140 sq ft	8,407	2020	3/17/2025	\$1,150,000	\$366
 <p>16 ● Active • New, Active: 3/17/2025 MLS ID: 20866882</p> <p>2400 Kingston Trce</p> <p>Spacious four bedroom, two and one-half bath home with rear-side entry garage on treed lot in NE Denton. Nettie Schultz school. Great floorplan, with living-den area, adjacent formal dining area, and small sunroom overlooking large, treed and wood fenced yard. Split bedroom arrangement, with separate fourth bedroom and ensuite half bath great for bedroom, hobbies, home schooling, or playroom. Has been rental property. Priced right for you to add your special touch.</p> <p><i>Listing Courtesy of JIMMY BROWN, REALTORS</i></p>	Single Family	4/3	2,040 sq ft	12,358	1983	3/17/2025	\$325,000	\$159
 <p>17 ● Active • New, Active: 3/17/2025 MLS ID: 20870704</p> <p>3509 Pheasant Holw</p> <p>Great 3-2 floorplan with 2-car rear entry garage. Large living dining combo with fireplace and built-ins. Open kitchen with eating area. Split bedroom arrangement. Relaxing covered porch overlooking wood fenced back yard. Ready for you personal updates.</p> <p><i>Listing Courtesy of JIMMY BROWN, REALTORS</i></p>	Single Family	3/2	1,578 sq ft	8,058	1989	3/17/2025	\$295,000	\$187





New Listings: 50 (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>18 ● Active *New, Active: 3/17/2025 MLS ID: 20871341</p> <p>1505 Valley Creek Rd</p> <p>Fantastic one-owner custom home in great South Denton location. Open and flexible floor plan offers 4 split bedroom; 2 full bath; and 1 half bath. Well appointed kitchen with large breakfast space and sitting area. Light and bright throughout with multiple sky tubes. Dining room is open to the living area and could easily be extension of the living space. Primary bedroom has very large bath, and huge walk in closet; and also has door leading out to covered patio. Spacious 4th bedroom makes ideal office or mother-in-law suite. This beautiful home is surrounded by nature and boasts lovely landscaping and many trees. Easy road access in any direction. Washer, Dryer, Refrigerator, and flat screen TV to convey.</p> <p><i>Listing Courtesy of Berkshire HathawayHS Worldwide</i></p>	Single Family	4/3	2,311 sq ft	10,018	2005	3/17/2025	\$439,900	\$190
 <p>19 ● Active *New, Active: 3/13/2025 MLS ID: 20871014</p> <p>3716 Beatriz Dr</p> <p>Fantastic home in sought after location! This home has New HVAC, Fresh Interior Paint, Partial flooring replacement in some areas. A fireplace and a soft neutral color palette create a solid blank canvas for the living area. Step into the kitchen, complete with an eye catching stylish backsplash. The primary bathroom is fully equipped with a separate tub and shower, double sinks, and plenty of under sink storage. Take it easy in the fenced in back yard. The covered sitting area makes it great for BBQs! Hurry, this won't last long! This home has been virtually staged to illustrate its potential.</p> <p><i>Listing Courtesy of Opendoor Brokerage, LLC</i></p>	Single Family	4/2	2,076 sq ft	12,802	2006	3/13/2025	\$367,000	\$177
 <p>20 ● Active *New, Active: 2/4/2025 MLS ID: 20835205</p> <p>4500 Gunnison Dr</p> <p>Welcome to this captivating property, designed with a neutral color paint scheme that complements its fresh interior paint. The kitchen is a chef's delight, boasting all stainless steel appliances and an accent backsplash for that added touch of elegance. Warm up by the fireplace on chilly evenings. The primary bathroom is a sanctuary with a separate tub and shower, and double sinks for your convenience. The primary bedroom features a walk-in closet that caters to all your storage needs. Outside, enjoy a fenced-in backyard and a covered patio, perfect for alfresco dining. Don't miss out on this stunning property. This home has been virtually staged to illustrate its potential.</p> <p><i>Listing Courtesy of Opendoor Brokerage, LLC</i></p>	Single Family	3/2	1,589 sq ft	9,278	2015	2/4/2025	\$346,000	\$218
 <p>21 ● Active *New, Active: 12/31/2024 MLS ID: 20805127</p> <p>7612 Shoal Bnd</p> <p>Welcome to this beautifully updated home. The interior boasts a fresh coat of neutral color paint that complements the new partial flooring replacement. The living room is accentuated by a cozy fireplace, adding warmth to the ambiance. In the primary bedroom, there is a walk-in closet. The primary bathroom is designed with double sinks, ensuring convenience and comfort. Step outside to a relaxing patio that overlooks a fenced-in backyard, providing privacy and space for outdoor enjoyment. The exterior of the home is also freshly painted, enhancing its curb appeal. This is a perfect haven for those who value comfort and style. This home has been virtually staged to illustrate its potential.</p> <p><i>Listing Courtesy of Opendoor Brokerage, LLC</i></p>	Single Family	3/2	1,892 sq ft	7,039	2002	12/31/2024	\$327,000	\$173
 <p>22 ● Active *New, Active: 3/3/2025 MLS ID: 20859042</p> <p>3909 Whitetail Dr</p> <p>Welcome home! This home has Fresh Interior Paint, Partial flooring replacement in some areas. A fireplace and a soft neutral color palette create a solid blank canvas for the living area. You'll love cooking in this kitchen, complete with a spacious center island and a sleek backsplash. The primary bathroom is fully equipped with double sinks, and plenty of under sink storage. Step outside to the fenced backyard where you'll find a lovely sitting area, perfect for enjoying your morning coffee or entertaining. Hurry, this won't last long! This home has been virtually staged to illustrate its potential.</p> <p><i>Listing Courtesy of Opendoor Brokerage, LLC</i></p>	Single Family	4/3	2,391 sq ft	9,147	1998	3/3/2025	\$405,000	\$169





New Listings: 50 (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>23 ● Active • <i>New, Active: 3/13/2025</i> <i>MLS ID: 20870382</i></p> <p>900 Juneberry Dr</p> <p>This beautifully updated 3-bedroom, 2-bathroom home is ready for you to move in and enjoy. The property has been thoughtfully refreshed with new paint throughout the walls, ceilings, trims, and doors, offering a clean, modern feel. New carpet has been installed providing comfort and warmth. The kitchen is equipped with a brand-new stove and oven. Additional updates include new blinds and hardware, which add a sleek and contemporary touch to the home. Outside, the updated landscaping enhances the property's curb appeal and creates a welcoming atmosphere. This charming home offers both style and functionality, making it a perfect place to call home. Verifying HOA information.</p> <p><i>Listing Courtesy of Real T Team by eXp</i></p>	Single Family	3/2	1,739 sq ft	10,454	2019	3/13/2025	\$349,900	\$201
 <p>24 ● Active • <i>New, Active: 2/20/2025</i> <i>MLS ID: 20846560</i></p> <p>1709 Cordell St</p> <p>Located in the heart of Denton, this charming home offers unbeatable convenience in a quiet neighborhood with mature trees. Just steps from the new Newton Rayzor Elementary and near UNT and the vibrant downtown square, it provides easy access to top destinations. Inside, fresh paint, updated flooring, and a beautifully remodeled kitchen with quartz countertops, a stylish backsplash, and stainless steel appliances create a modern feel. Lawn care services are available for an additional \$180 per month, ensuring a well-maintained yard without the hassle. Move-in ready, this home offers the perfect blend of comfort, privacy, and prime location. Don't miss your chance to make it yours!</p> <p><i>Courtesy of Briggs Freeman Sothebys Intl</i></p>	Single Family	3/2	1,226 sq ft	9,583	1958	2/20/2025	\$2,000 mo.	\$2
 <p>25 ● Active • <i>New, Active: 2/21/2025</i> <i>MLS ID: 20847395</i></p> <p>7009 Bishop Pine Rd</p> <p>Brand New Carpet installed March 2025! Welcome to 7009 Bishop Pine - Where Comfort Meets Charm!- AND WOW the community Amenities! This 4-bedroom, 2.5-bath gem in Denton is ready to steal your heart! Featuring a spacious open floor plan, engineered hardwood floors, a kitchen made for entertaining, and a cozy living area perfect for Netflix marathons, this home checks all the boxes. AND there is an allowance for you to pick the carpet to be installed! Highlights Include: Solar Panels-oh the money you're going to save on utilities. Large primary suite - because you deserve it! Light & bright kitchen - whip up gourmet meals or just reheat takeout in style. Furniture and appliances are negotiable! A backyard ready for BBQs, playtime, or pretending to be a gardening pro. Located in a charming neighborhood close to everything you need! This beauty won't last long-schedule your showing today before someone else calls it home sweet home!</p> <p><i>Listing Courtesy of Keller Williams Realty-FM</i></p>	Single Family	4/3	2,729 sq ft	5,924	2011	2/21/2025	\$465,000	\$170
 <p>26 ● Active • <i>New, Active: 2/8/2025</i> <i>MLS ID: 20839648</i></p> <p>517 Hogan Dr</p> <p>Stunning 4-Bedroom Home Backing to Green Space - Incredible Below Market Opportunity! This pristine, nearly new 4-bedroom, 2-bath home sits on a premium lot with no rear neighbors, offering peace, privacy, and gorgeous green space views. Thoughtfully designed with an open-concept layout, this home is perfect for both everyday living and entertaining. Upgraded throughout, you'll love the meticulously maintained interior, stylish finishes, and the special garage floor coating that adds both durability and a polished look. The yard has also been carefully landscaped with great care. At just 2 years old, this home offers the benefits of new construction without the wait-and with an incredible value-priced below market. Possession is expected in approximately 60 days, so don't miss your chance to secure this rare find. Contact us today for more details or to schedule your private tour!</p> <p><i>Listing Courtesy of Real Broker, LLC</i></p>	Single Family	4/2	2,183 sq ft	7,013	2022	2/8/2025	\$425,000	\$195





New Listings: 50 (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>27 ● Active *New, Active: 3/4/2025 <i>MLS ID: 20859904</i></p> <p>3805 Monte Verde Way</p> <p>Single Family 3/2 2,251 sq ft 6,359 2017 3/4/2025 \$436,800 \$194</p> <p>Stunning, nearly new, and packed with upgrades! This home features a private study with glass French doors, a spacious formal dining room, and a gourmet kitchen with quartz counters, a large island, soaring ceilings, stainless steel appliances, and ample storage. The private primary suite boasts a bay window, tray ceiling, spa-like bath with a soaking tub, separate shower, dual sinks, and a walk-in closet. Primary bedroom TVs come with the home. Enjoy an extended covered patio and SPARKLING POOL that lights up for ambiance in your fenced backyard! Located in a great location near Walmart, Buc-ee's, and Medical City in Denton. Minutes from Lewisville Lake, Highland Village, and Downtown Dallas-FW, with bike trails to Denton Square. Community pool & playground!</p> <p><i>Listing Courtesy of Real Broker, LLC</i></p>								
 <p>28 ● Active *New, Active: 2/21/2025 <i>MLS ID: 20850908</i></p> <p>3201 Evening Wind Rd</p> <p>Single Family 4/3 2,729 sq ft 6,141 2010 2/21/2025 \$419,900 \$154</p> <p>BRAND NEW ROOF .Welcome to this stunning 4-bedroom, 2.5-bathroom home situated on a desirable corner lot, offering ample natural light through its numerous windows. The thoughtfully designed floor plan features tile and carpet flooring, providing both style and comfort. The spacious master suite, conveniently located on the first floor, offers a private retreat with plenty of room to unwind. The kitchen is a chef's dream, boasting sleek granite countertops, stainless steel appliances, and an abundance of cabinet space for all your storage needs. Overlooking the living and dining areas, this open-concept layout is perfect for entertaining guests or enjoying family time. Upstairs, you'll find three additional bedrooms with generous closet space, ideal for family members or a home office setup. Step outside to your private backyard oasis, where a heated pool and hot tub await, creating the perfect setting for relaxation and entertainment year-round. Whether hosting summer barbecues or enjoying a quiet evening under the stars, this outdoor space is sure to impress. With its prime location, beautiful finishes, and an abundance of space, this home is an exceptional find. Don't miss the opportunity to make it yours!</p> <p><i>Listing Courtesy of Better Homes & Gardens, Winans</i></p>								
 <p>29 ● Active *New, Active: 2/22/2025 <i>MLS ID: 20851687</i></p> <p>2100 Shawnee St</p> <p>Single Family 3/2 1,036 sq ft 8,450 1967 2/22/2025 \$290,000 \$280</p> <p>Welcome to this delightful 3 bed , 1.5 bath home nestled in the heart of Denton Texas. This property offers a perfect blend of comfort & convenience, making it an ideal choice for those seeking a cozy retreat. The kitchen boast new cabinets, countertops and a farmhouse sink. Experience the charm and comfort this lovely Denton home, where a spacious backyard and prime location come together to offer a truly delightful living experience.</p> <p><i>Listing Courtesy of KELLER WILLIAMS REALTY</i></p>								
 <p>30 ● Active *New, Active: 1/17/2025 <i>MLS ID: 20820620</i></p> <p>910 Thomas St</p> <p>Single Family 4/3 2,328 sq ft 23,522 1956 1/17/2025 \$349,000 \$150</p> <p>Beautifully maintained home in central Denton! Walking distance to elementary and middle school. One-of-a-kind property is ready for you! Location is everything with over a half acre of land. This home is so flexible - multi-generational living, home offices, or whatever you need. This house has 3 bedrooms & 2 baths. Expanded 2-car garage, with plenty of parking. Spacious bedrooms with roomy closets and ceiling fans. Great, quiet neighborhood in International Baccalaureate school zone - also easy proximity to shopping. Don't miss this one. Being sold AS IS. Bring your investors!!! The proximity to UNT makes this a great rental opportunity.</p> <p><i>Listing Courtesy of Monument Realty</i></p>								




New Listings: 50 (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: 3/9/2025 <i>MLS ID: 20862624</i></p> <p>4813 Beaver Creek Ave</p> <p>Beautiful home in central Denton. Less than 10 minutes from historic Denton Square. Conveniently located near I35E, UNT, Texas Women's University, and diverse dining experiences. Built in 2018 with contemporary elegance with functionality. Spacious closets and pantry. Large open kitchen with plenty of counter space. The spacious yard is perfect for gatherings, gardening, or enjoying a quiet evening under the stars. Nestled in a sought-after, vibrant neighborhood, you'll love the sense of community and the endless amenities nearby.</p> <p><i>Listing Courtesy of KELLER WILLIAMS REALTY</i></p>	Single Family	3/2	1,739 sq ft	6,926	2018	3/9/2025	\$337,000	\$194
 <p>32 ● Active *New, Active: 2/12/2025 <i>MLS ID: 20843111</i></p> <p>100 Mckamy Blvd</p> <p>Well-maintained three bedroom, two bath home (with pool!) in north Denton. Large, open living room & kitchen design. Kitchen includes stainless steel appliances and an island. Dedicated formal dining area and breakfast space. Split bedroom set up. Master bathroom includes garden tub, separate shower, dual vanities and walk-in closet. Backyard has a good sized patio area to relax around the pool. Large corner lot. Easy access to Loop 288.</p> <p><i>Listing Courtesy of Denton County Property Mgmt, Inc</i></p>	Single Family	3/2	2,031 sq ft	8,494	2005	2/12/2025	\$364,999	\$180
 <p>33 ● Active *New, Active: 2/21/2025 <i>MLS ID: 20850755</i></p> <p>2001 Pembroke Pl</p> <p>Welcome to 2001 Pembroke Pl, in the sought after neighborhood of Southridge! This inviting home is a perfect blend of comfort and opportunity, featuring a recently replaced HVAC system and roof that provide peace of mind for years to come. All structural maintenance has been expertly attended to, ensuring that this home boasts solid bones you can rely on. This home is perfect for anyone looking to add their own touch to a home at a great price. With a fair price point, this residence presents an excellent opportunity for a savvy buyer to add their personal touch and create the space, while still staying in budget and competitive with the current market. Imagine the possibilities as you infuse your unique style into this well-maintained canvas. Located in a desirable neighborhood, this home combines functionality with potential, making it an ideal choice for first-time buyers or those looking to invest. Don't miss out on the chance to make this home your own! Schedule a viewing today and discover the endless possibilities that await you!</p> <p><i>Listing Courtesy of Relo Radar</i></p>	Single Family	4/3	2,203 sq ft	15,986	1972	2/21/2025	\$405,000	\$184
 <p>34 ● Active *New, Active: 1/3/2025 <i>MLS ID: 20808640</i></p> <p>3921 Fawn Dr</p> <p>EXQUISITE CUSTOM-BUILT HOME in Denton, TX WITH ADJACENT LOT INCLUDED!! Discover the perfect blend of comfort and luxury in this stunning custom-built home boasting 4 bedrooms, 4 full bathrooms, and 2,800 square feet of meticulously designed living space. Nestled in a peaceful neighborhood, this property offers numerous upgrades and features, making it an exceptional find. The kitchen is a standout with elegant soapstone countertops, while the bathrooms showcase sleek quartz countertops for a sophisticated touch. Recent updates include 14 upgraded windows (2019), new carpet upstairs, a recently installed dishwasher, and a brand-new 12'x12' shed (2024). The interiors are equally impressive with handscraped hardwood flooring, plantation shutters downstairs, and a spacious walk-in pantry. This home is an entertainer's dream with an extended flagstone patio complete with sunshades, a cozy exterior firepit, and a whole-house gutter system. Practical features like a cedar carport with attic storage and a central full-home vacuum system add convenience and functionality. AS A BONUS, THE SALE INCLUDES THE ADJOINING LOT TO THE SOUTH, offering endless possibilities for expansion or outdoor enjoyment. This exceptional home exudes sophistication and functionality, making it perfect for families and entertainers alike. Don't miss the chance to make it yours!</p> <p><i>Listing Courtesy of Ebby Halliday, REALTORS</i></p>	Single Family	4/4	2,800 sq ft	12,588	1999	1/3/2025	\$589,900	\$211





New Listings: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	35 ● Active *New, Active: 2/27/2025 MLS ID: 20855812	Single Family	3/2	1,507 sq ft	7,840	2007	2/27/2025 \$324,900	\$216
<p>2905 Lipizzan Dr</p> <p>Gorgeous UPDATED single story home nestled in the Wheeler Ridge community of Denton. There are many memories to be made in this spacious 3 bedroom 2 bath home graced with an inviting open-concept floorplan, gorgeous flooring, updated bathrooms and neutral colors. Open to the living area, the chef's kitchen features 2023 granite countertops, 2023 ceramic tile flooring and a microwave and dishwasher. The cozy family room boasts laminate flooring and a corner wood-burning fireplace. Generously sized secondary bedrooms. You'll enjoy spending time in the large backyard. Additional amenities include 2023 light fixtures and ceiling fans. Neighborhood amenities include a community pool, and walking, jogging, and bike trails. Easy access to I-35, shopping, restaurants. Don't miss out on this rare find!</p> <p><i>Listing Courtesy of Keller Williams Realty-FM</i></p>								
	36 ● Active *New, Active: 2/25/2025 MLS ID: 20853170	Single Family	4/2	1,905 sq ft	7,623	2002	2/25/2025 \$2,540 mo.	\$1
<p>3704 Saint Johns Dr</p> <p>Traditional single family home. This home features: spacious living room and dining room, great kitchen with back-splash, breakfast bar and walk in pantry, open nook, family room with corner fireplace, lots of windows, and master bath has a garden tub. Exterior includes 2-car garage and large, fenced yard with open patio. Homes this well-maintained and move-in ready lease quickly. Schedule your tour and submit your application today.</p> <p><i>Courtesy of Progress Residential Property</i></p>								
	37 ● Active *New, Active: 3/12/2025 MLS ID: 20868589	Single Family	4/3	2,831 sq ft	8,232	2010	3/12/2025 \$495,000	\$175
<p>7508 Jackpine Dr</p> <p>MORE GORGEOUS PICTURES COMING SOON! Tucked away in a peaceful and private setting, this highly desirable one-story home offers a beautiful yard that invites relaxation and endless possibilities for outdoor entertaining. Designed by Standard Pacific, this custom home showcases impressive 11-foot ceilings, plantation shutters, crown moldings, and an inviting gas log fireplace, all bathed in natural light. The spacious garage provides ample storage space for your needs. The gourmet kitchen is perfect for any home chef, featuring granite countertops, a gas stove, a large island, a breakfast nook, and a walk-in pantry. Open to the living and dining areas, this kitchen ensures a seamless flow for both everyday living and entertaining. The serene primary suite is a true retreat, complete with a cozy sitting area and a spa-like ensuite bath offering a soaking tub, separate shower, dual vanities, and a generous walk-in closet. Step outside to your own private backyard oasis, where a stunning pavestone patio, a luxurious spa that seats eight, and a charming pergola provide the perfect environment for both relaxation and gatherings. This exceptional outdoor space will quickly become your favorite place to unwind or entertain guests. Welcome home!</p> <p><i>Listing Courtesy of Mindset Real Estate</i></p>								
	38 ● Active *New, Active: 3/13/2025 MLS ID: 20869174	Single Family	3/2	1,835 sq ft	6,011	2023	3/13/2025 \$400,000	\$218
<p>3300 Kingsgarden Rd</p> <p>Why Wait to Build When You Can Buy Almost New?!!! Immaculately Maintained Meritage Home Greeted w Stone Accent Exterior, Covered Front Porch, Luxury Vinyl Plank Flooring Throughout Living Areas, Study Upon Entry & True Open Concept Floorplan...Ideal for Entertaining. Light & Bright Kitchen w Quartz Countertops, Counter Height Breakfast Bar Island, Walkin Pantry & SS Appliances...Gas Range, Dishwasher & Builtin Microwave...All Open to Dining Area & Living Room bringing the Entire Family Together. Secluded Owners Suite w Ensuite Bath...Dual Sinks, Walkin Shower & Walkin Closet. Secondary Bedrooms Tucked Away in this Split Bedroom Floorplan w Full Bath. Spacious Backyard w Covered Back Porch large enough to Grill, Chill & Wind Down after a Long Day...w Ample Backyard Space to Roam & Play. Energy Efficient & 1 2 10 Builder Warranty in Place. Perks of 3300 Kingsgarden...Adjacent View of Neighborhood Lake, Walking Trails, Close enough to enjoy the afternoon at North Lakes Park or Rec Center. Easy Access to Shopping, Dining & Entertainment!</p> <p><i>Listing Courtesy of Local Pro Realty LLC</i></p>								




New Listings: 50 (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>39 ● Active *New, Active: 3/6/2025 MLS ID: 20839877</p> <p>409 W Sycamore St</p> <p>An Unmatched Find in the Heart of Historic Denton! Welcome to a timeless treasure on one of the most beloved streets in all of lâ??il d! This craftsman-style 3br 2bath in an unbeatable location, has a perfect blend of historic character and contemporary living, featuring a fully finished accessory dwelling unit - perfect for family, guests or rental income. Relax and unwind on your front porch, with views of the iconic Denton County Courthouse domes, or enjoy morning coffee or late night hangs in the spacious, screened-in porch on the east side of the house. Inside, this home features original hardwood floors, beautiful coffered ceilings, built-ins throughout, walk-in pantry, eat-in kitchen, and a loft-style second story creating extra living space. With the thriving downtown square, historical museums, and the Denton Community Market just steps away, thereâ??s no shortage of art, music and local flavor right outside your door. Located in a designated cultural district (Original Denton District - ODD), this home is a rare find! Multiple Offers. Deadline Wed 19th 5pm</p> <p><i>Listing Courtesy of Ebby Halliday, REALTORS</i></p>	Single Family	3/2	2,001 sq ft	11,325	1927	3/6/2025	\$400,000	\$200
 <p>40 ● Active *New, Active: 3/5/2025 MLS ID: 20861734</p> <p>3203 Breton Dr</p> <p>Run, don't walk, to view this east facing, skillfully upgraded home with a custom pantry, 3 custom closets, a custom office with a built-in desk, a custom utility room, solar window screens and an insulated garage to keep the house cool, plus a fold-away workshop in the garage - this home will wow you! One of only a few homes in Wheeler Ridge with a pool in the backyard, and still plenty of room for dogs and kids to run and play, this home has so much to love! With 5 large bedrooms there is room for everyone, and the library on the upper level is perfect for a kids' office or reading space. The expansive primary bedroom (2 custom closets, dual sinks, garden tub, standing shower) offers a park view that immediately sets the tranquil tone a primary bedroom should. With granite counters and a tile backsplash the kitchen is the heart of the home. The expansive counterspace invites you to prepare and serve food to all your friends and family. The pantry is a chef's dream and the dual sinks, with a cup cleaner attachment!, makes clean up a breeze! The living room has a cozy wood burning fireplace to warm the family on cold winter evenings. Or you could head upstairs to the media room where a motorized movie screen descends to display your favorite films. Wheeler Ridge has a prime Denton location near a Kroger, Sprouts, Starbucks, (coming soon) Dutch Bros Coffee, Einstein Bagels and more! Plus only 10 minutes away from the Shops at Highland Village and a quick 4 minute drive to I35-E you can be anywhere you want to be. Wheeler Ridge has ponds, walking trails, playgrounds, and is zoned for desirable schools. Come see this incredible home for yourself! ***Open House Sunday 2-5!***</p> <p><i>Listing Courtesy of CENTURY 21 JUDGE FITE CO.</i></p>	Single Family	5/3	3,448 sq ft	7,187	2003	3/5/2025	\$465,000	\$135
 <p>41 ● Active *New, Active: 2/16/2025 MLS ID: 20846205</p> <p>8108 Canoe Ridge Ln</p> <p>4 Bedroom Zoned GUYER High With Views Of The Community Park! All Bedrooms Are Upstairs! Most Majors Replaced Between 2018-2020:Roof, HVAC, Water Heater, Siding & Kitchen Completely Remodeled *Fencing 2020 & 2024*Covered Porch*Tile Throughout 1st Floor*Powder Bath Down Great For Guests Or QUick Clean Up*Formal Living & Dining Upon Entrance That Flows Into The Family Room Featuring A Gorgeous Fireplace*Family Room & Dining Room Open To Kitchen* Kitchen Has Beautiful Mosaic Tile Backsplash, Granite, Breakfast Bar, Painted Cabinets, Stainless Steel Appliances Including Dishwasher, Microwave, Electric Stove & Oven*Huge WI Pantry & Utility Room Off Of Kitchen & Into Garage*Primary Bedroom Has A Large Sitting Area Big Enough For Lounging Chairs or Sofa, An Office Space, Workout Area, Nursery,etc*PB Also Features Ensuite With Double Sinks, Garden Tub, Separate Shower & WI Closet*Secondary Bedrooms & Bathroom Are Extremely Spacious*Community Amenities: Pool,Basketball Court, Volleyball Court, Parks, Benches, Jogging Trails & Community Clubhouse*</p> <p><i>Listing Courtesy of CENTURY 21 JUDGE FITE CO.</i></p>	Single Family	4/3	2,136 sq ft	6,490	2000	2/16/2025	\$359,999	\$169



New Listings: 50 (cont.)

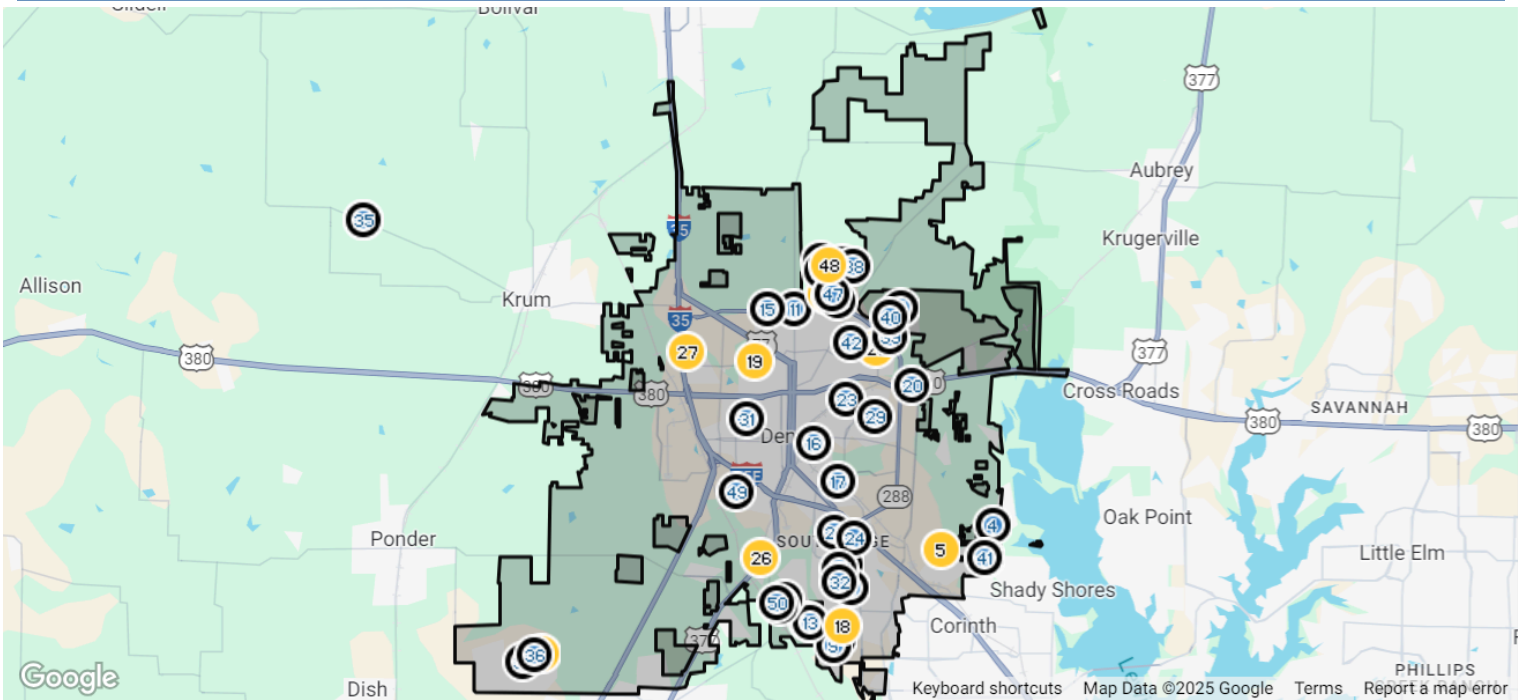
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	42 ● Active *New, Active: 12/27/2024 MLS ID: 20803623	Single Family	4/5	3,647 sq ft	44,692	1987	12/27/2024 \$700,000	\$192
<p>Back on market- Buyer wasn't able to sell their contingency home. This is your chance! Discover your dream home in sought-after Montecito! This stunning two-story gem is nestled on a private 1-acre lot, with a sparkling pool and a spacious three-car garage. Step inside to find four generous bedrooms with walk in closets, four well-appointed bathrooms, and a chef's kitchen boasting a fully renovated design with an oversized island quartz and copious storage and counter space. The home offers two inviting living spaces and two dining areas with tons of storage and built ins. Wood-look tile flooring on the main level and beautiful hardwoods upstairs. Soaring ceilings and decorative lighting elevate the home's interior. Outdoor living is equally impressive, with a large poolside patio offering picturesque views of the expansive backyard. The primary suite features a private decked balcony ideal for relaxing and a spacious en suite bathroom designed for ultimate comfort. Fully appointed garage apartment provides flexibility for working from home, guests or extended family.</p> <p><i>Listing Courtesy of Hometown Real Estate</i></p>								
	43 ● Active *New, Active: 3/12/2025 MLS ID: 20865470	Single Family	3/3	2,153 sq ft	14,331	1971	3/12/2025 \$300,000	\$139
<p>Multiple offers received! Highest and Best by 8pm Saturday 3-15. Huge potential in this Denton property! Located in the mature and highly desired Headlee neighborhood. Stunning curb-appeal on this ranch style home that sits on nearly one-third of an acre. 3 bedrooms as well as study - oversized primary suite features an en-suite bathroom with walk-in closet. Endless possibilities! Spread out and relax in the oversized backyard with covered patio and storage building. Come make this home yours!</p> <p><i>Listing Courtesy of Fathom Realty, LLC</i></p>								
	44 ● Active *New, Active: 1/23/2025 MLS ID: 20824121	Single Family	3/2	2,148 sq ft	10,149	1974	1/23/2025 \$424,999	\$198
<p>Beautifully updated home in one of Denton's most established and sought after neighborhoods. Pride of ownership shows in this charming and spacious three bedroom home with an office. The open floorplan and creative kitchen design provide plenty of room for entertaining, while the sunroom and backyard give additional space for those larger gatherings. The side entry drive way with automatic gate and rear entry garage add security and privacy to the home. Large beautiful trees provide plenty of shade on those hot summer nights. It's close proximity to great schools, shopping and downtown Denton will quickly tell you why so many people love this area of town. Don't miss out, schedule your showing today.</p> <p><i>Listing Courtesy of Top 10 Realty</i></p>								
	45 ● Active *New, Active: 3/13/2025 MLS ID: 20868830	Single Family	3/2	1,552 sq ft	9,670	1982	3/13/2025 \$305,000	\$197
<p>Nestled in an established neighborhood with mature trees, this beautifully updated single-story home is sure to impress! Inside, tasteful updates create a modern yet inviting feel, with unique light fixtures adding character throughout. New paint, floors, fixtures and finishes through out to include a new water heater. The living room boasts a cozy fireplace and a striking ceiling beam, while the remodeled kitchen is a chef's dream, offering both style and function. Hard surface flooring and neutral paint tones provide the perfect blank canvas for your personal touch. With 3 spacious bedrooms, this home offers comfort and versatility. Step outside to a large covered patio overlooking a sprawling fenced backyard ready for endless possibilities! Professional photos coming soon don't miss this one! Discounted rate options and no lender fee future refinancing may be available for qualified buyers of this home.</p> <p><i>Listing Courtesy of Orchard Brokerage, LLC</i></p>								

New Listings: 50 (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>46 ● Active *New, Active: 3/14/2025 <i>MLS ID: 20850958</i></p> <p>209 Royal Oaks Ct</p> <p>Amazing Kent Key Custom brick 4 bedroom, 5 bath, 5 car garage home located in a cul de sac. You will love the soaring ceilings, dramatic windows and relaxing ambiance this home exudes. The gourmet kitchen features an abundance of storage with 2 pantries, reverse osmosis water filtration at the kitchen sink, as well as an ISE Hot tap. The GE Profile Refrigerator and the wine refrigerator are included. Please look at the upgrades list in media there are too many to mention here. 4 spacious living areas include the family room, sun room, loft and game room. Wonderful owner's suite with beautifully remodeled one of a kind closet that is everyone's dream. Guest suite includes a full bath with a walk in shower. 5 car garage includes a storage closet and a workshop. You really need to see this home to appreciate everything it has to offer. The home has breath taking architectural details throughout.</p> <p><i>Listing Courtesy of Ebby Halliday, REALTORS</i></p>	Single Family	4/5	4,287 sq ft	16,247	1995	3/14/2025	\$799,900	\$187
 <p>47 ● Active *New, Active: 3/4/2025 <i>MLS ID: 20860523</i></p> <p>220 Bluebird Cir</p> <p>MOVE-IN READY!!! Impeccably Maintained 1 Story Home near downtown Denton, 12 mins from UNT, easy access to 35. Open floorplan, high-end finish out with granite countertops, new stainless steel appliances and oversized gourmet kitchen, DESIGNER tile, sink, gorgeous backsplash, gas cooktop, double oven + microwave doubles as convection oven, 10 foot island doubles as breakfast bar seats 5!!! Decorative lighting and white cabinets all the way to ceiling! Recessed lighting in living areas, plus new ceiling fans in bedrooms. Breakfast area and laundry room. 3 BR, 2 BA - Updated bathrooms, new toilets and sinks, stone coated steel ROOF with 75 year transferrable warranty, new doors throughout, fresh paint, beautiful luxury vinyl plank floors that are water resistant, neutral colors chosen by designer, Energy Efficient, radiant barrier, newly installed 2025 HVAC and Condenser, TANKLESS WATER HEATER, 2 car garage with shop area. Large lot, mature trees, friendly neighbors. Hop on rail to go to Downtown Denton!!! Gorgeous home!!! Foundation solid, and structure checked by engineer. Receipts and warranties available!!! Meet me at the Open House this Saturday!!!</p> <p><i>Listing Courtesy of First Place Real Estate</i></p>	Single Family	3/2	1,183 sq ft	8,407	1970	3/4/2025	\$315,000	\$266
 <p>48 ● Active *New, Active: 2/4/2025 <i>MLS ID: 20835058</i></p> <p>2028 Bowling Green St</p> <p>Welcome to 2028 Bowling Green Street, a charming single-family home nestled in the desirable North University Place subdivision of Denton, Texas. Built in 1970, this traditional-style residence offers 1,947 square feet of comfortable living space. The home features four spacious bedrooms and two full bathrooms, with one of the secondary bedrooms easily convertible to a home office, front room, or a formal dining room. The interior boasts a cozy living area with a brick fireplace, perfect for relaxing evenings. The kitchen comes equipped with a dishwasher and disposal, ensuring convenience for daily meal preparations. Flooring includes a combination of tile and vinyl, and the home is kept comfortable year-round with central heating and cooling systems. Exterior highlights include a brick facade. The expansive lot is adorned with large, mature trees, offering shade and enhancing the property's curb appeal. Located close to Rayzor Ranch, residents enjoy easy access to shopping, dining, and entertainment options like the park. The neighborhood is also conveniently situated near the University of North Texas, making it a popular area for biking to campus. This property combines a prime location with the potential to create your dream home in a well-established neighborhood.</p> <p><i>Listing Courtesy of REAL</i></p>	Single Family	4/2	1,947 sq ft	9,278	1970	2/4/2025	\$359,000	\$184

New Listings: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	49 ● Active • <i>New, Active: 3/5/2025</i> <i>MLS ID: 20859494</i>							
1709 Broadway St	Single Family	3/2	1,330 sq ft	11,586	1980	3/5/2025	\$349,900	\$263
<p>Located in close proximity to the University of North Texas (UNT) and Texas Woman's University (TWU), this exquisitely updated 3 Bedroom, 2 Bathroom residence displays an array of impressive features, including a stunning pool. The property's prime location, mere minutes from these reputable institutions, renders it an ideal choice for students, faculty, and young professionals seeking a convenient and desirable living environment. Since 2018, this residence has undergone a comprehensive renovation, transforming it into a charming modern home. The transformation includes the creation of an open-concept floor plan, which seamlessly integrates the living, dining, and kitchen areas. Both bathrooms have been fully upgraded, featuring sleek, modern fixtures. The kitchen has been completely remodeled, allowing plenty of counter and cabinet space for cooking at family gatherings! To further enhance the outdoor living experience, a 10-foot fence has been erected, encasing the backyard and creating a private retreat. The sparkling pool, perfectly suited for warm summer days and relaxing evenings. The private backyard, replete with a spacious pool area, offers an ideal setting for entertainment, relaxation, and recreation.</p> <p><i>Listing Courtesy of EXP REALTY</i></p>								
	50 ● Active • <i>New, Active: 2/20/2025</i> <i>MLS ID: 20840016</i>							
12305 Glenbrook St	Single Family	3/4	3,140 sq ft	13,895	2021	2/20/2025	\$1,625,000	\$518
<p>Experience the height of luxury in this stunning Avalon home, located on Glenbrook in the prestigious Robson Ranch neighborhood. Spanning over 3,140 sf of living space, sophistication and comfort with its bright, open floor plan is perfect for both intimate gatherings and grand entertaining. At the heart of the home, the chef's kitchen is a showpiece, featuring a grand island, platinum quartz countertops, and top-tier appliances, including a Wolf gas stove, Sub-Zero refrigerator, and Wolf Speed Double Oven. A butler's pantry and spacious walk-in pantry provide ample storage. The expansive living area is designed for both relaxation and entertainment, featuring custom window treatments, a built-in wet bar, and an impressive 16-foot stackable glass door that seamlessly merges indoor and outdoor living. The elegant dining room is further elevated with a built-in hutch, adding a refined touch of charm. A secondary living space, thoughtfully extended by two feet, serves as a versatile den or office, catering to your personal needs. Retreat to the grand primary suite, a sanctuary of tranquility complete with a serene sitting area and a spa-inspired en-suite bath. Two additional generously sized bedrooms each boast their own en-suite bathrooms, complemented by a beautifully appointed powder room for guests. A well-equipped utility room offers abundant storage, a sink, and counter space for added convenience. Step outside into a private oasis: a covered travertine patio transforms into an outdoor paradise featuring a gourmet outdoor kitchen, fireplace, heater, and custom-designed pool and spa. The beautifully manicured turf backyard offers breathtaking golf course and pond views. A spacious three-car garage includes epoxy floors, a 240V car plug-in, custom cabinetry, slat walls, and storage lifts. A whole-home GENERAC generator ensures peace of mind. More than just a home, this exceptional residence offers a lifestyle of elegance, comfort, and effortless luxury.</p> <p><i>Listing Courtesy of Berkshire HathawayHS Worldwide</i></p>								



Pending: 50

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
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1 **Pending** • Pending as of 3/18/2025 *MLS ID: 20820534*

3613 Helm Ln Single Family 5/3 3,230 sq ft 6,882 2/8/2025 \$499,000 3/18/2025 \$154





Welcome to 3613 Helm Lane, a spacious and modern 2 story single-family home nestled in the desirable Teasley Trails community of Denton, Texas. Built in 2017, this impressive residence offers 5 bedrooms and 3 full bathrooms, encompassing approximately 3,230 square feet of living space. As you step inside, you'll be greeted by an open and inviting floor plan. The main level features a well-appointed kitchen equipped with modern appliances, including a dishwasher, garbage disposal, microwave, GAS cook top and electric oven. The kitchen seamlessly flows into the living area, where an electric fireplace adds warmth and ambiance. The flooring throughout the home is a combination of tile and carpet, providing both durability and comfort. The home's five bedrooms offer ample space for family and guests, while the three full bathrooms are thoughtfully designed for convenience. Three Bedrooms downstairs including the primary and one of the bedrooms can actually be dedicated as an office along with 2 full bathrooms. Upstairs you will find 2 spacious bedrooms a Gameroom, media room and a FULL bathroom. The property is equipped with central heating and cooling systems, ensuring year-round comfort. An attached garage provides secure parking and additional storage space. Situated on a 6,882 square foot lot, the exterior of the home offers potential for outdoor activities and landscaping. The Teasley Trails community is known for its family-friendly atmosphere and proximity to local amenities, making it an ideal location for those seeking both comfort and convenience.

Listing Courtesy of JPAR Grapevine East






Pending: 50 (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>2 Pending *Pending as of 3/18/2025 <i>MLS ID: 20818808</i></p> <p>4013 Hialeah Dr</p> <p>Single Family 3/3 2,143 sq ft 7,971 1/22/2025 \$424,900 3/18/2025 \$198</p> <p>Discounted rate options and no lender fee future refinancing may be available for qualified buyers of this home. Welcome to this charming, well-maintained single-story gem! This 3-bedroom beauty is vacant and ready for you to call it home. With hard surface floors throughout the main living areas and neutral paint, the home offers the perfect backdrop for your personal style. The spacious floor plan includes a light-filled open-concept kitchen with a large island, sleek granite countertops, dark cabinetry, and high-end stainless steel appliances — ideal for cooking, entertaining, or just enjoying your space. The primary suite is your personal retreat, complete with a luxurious 5-piece ensuite bath. And with a bonus room that could easily serve as a home office or hobby space, the possibilities are endless! Step outside into the sprawling backyard, where a large, extended patio awaits — ready for summer BBQs, relaxing evenings, or creating your own outdoor oasis. Don't miss out on this move-in ready home — schedule your tour today!</p> <p><i>Listing Courtesy of Orchard Brokerage, LLC</i></p>								
 <p>3 Pending *Pending as of 3/18/2025 <i>MLS ID: 20847834</i></p> <p>8205 Hidden Path Ln</p> <p>Single Family 4/3 2,668 sq ft 7,666 2/20/2025 \$375,000 3/18/2025 \$141</p> <p>Beautiful curb appeal and Incredible floor plan with 2,668 square feet, a 16x14 owner's retreat downstairs, 4 bedrooms and 2.5 baths. You will thoroughly enjoy entertaining in the 2 grand living areas and 2 dining areas. Great location close to I35 and Teasley with convenient access to shopping, dining, parks, Lake Lewisville and schools. Open kitchen showcases an abundance of cabinets, diamond laid tile backsplash, a walk-in pantry, sleek black appliances including a gas cooktop 5 burner range, plus a microwave, dishwasher and stainless refrigerator that stays, and a garbage disposal installed 12-2023. Dine casually in the breakfast nook, at the breakfast bar or more formally in the main dining room while entertaining. This dining space could also be utilized perfectly as a home office, flex living or a space to meet your needs. Owner's retreat downstairs with an ensuite bath with a garden tub, separate shower, dual sinks and a walk-in closet. At the top of the stairs find a spectacular game room already furnished with a billiard table complete with pool cues and racks. Beyond the game, room find 3 very generous sized bedrooms with walk-in closets and convenient access to a full bathroom. Extend your entertaining onto the spacious 20x11 covered patio ideal for year-round enjoyment, overlooking a generous size backyard with plenty of space for pets and play and includes a shed. Other updates in this lovely haven include a roof and fresh stained fence in 12-2024, HVAC in 3-2021, water heater 3-2022 and all new toilets in 11-2019. Your new home awaits!</p> <p><i>Listing Courtesy of Keller Williams Realty-FM</i></p>								
 <p>4 Pending *Pending as of 3/18/2025 <i>MLS ID: 20848703</i></p> <p>4116 Red Wolfe Rd</p> <p>Single Family 4/4 3,211 sq ft 10,280 2/20/2025 \$630,000 3/18/2025 \$196</p> <p>Stunningly Updated Home with Pool and Outdoor Living Area — Priced to Sell! This beautifully updated home offers the perfect blend of modern comfort and outdoor luxury. The kitchen has been completely remodeled with sleek quartz countertops, a stylish glass tile backsplash, and cabinetry with contemporary hardware. A gas stove with a convenient pot filler makes cooking a breeze, while a spacious island with modern lighting anchors the open floor plan. A cozy breakfast nook is just off the kitchen, and the adjacent formal dining room provides the ideal setting for entertaining. The living room is enhanced by an updated built-in entertainment center with lighting and automatic blinds, creating a sophisticated yet inviting space. The large Primary Bedroom, tucked just off the living room, boasts a sitting area and blackout automatic blinds for ultimate relaxation. The Primary Bathroom Suite includes dual walk-in closets and beautiful tile flooring. Throughout the home, you'll find beautiful scraped hardwood floors in the entryway, study, kitchen, living room, dining areas, and primary bedroom, adding warmth and style to every room. At the front of the house, two spacious bedrooms, an office, and a laundry room with upgraded cabinets and pull-out drawers offer both functionality and convenience. Upstairs, a versatile flex space with a half bath is the perfect spot for a home theater or game room — limitless possibilities for fun and relaxation! Step outside and enjoy a resort-like backyard featuring a saltwater pool and a covered gazebo, ideal for entertaining or unwinding. The outdoor kitchen is a true chef's dream, equipped with a built-in Bull propane grill, side burner, cooler, and a large island for effortless hosting. This home is an entertainer's paradise — welcome Spring and Summer with a splash.</p> <p><i>Listing Courtesy of Coldwell Banker Realty Frisco</i></p>								









Pending: 50 (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>5 ○ Pending <i>• Pending: 3/18/2025</i> <i>MLS ID: 20814851</i></p> <p>3804 Juniperio St</p> <p>Single Family 3/2 1,851 sq ft 6,229 1/11/2025 \$2,200 mo. 3/18/2025 \$1</p> <p>Spacious 3 bed 2ba one-level home with an additional room perfect for an office or study! Great open floor plan with huge living room. Eat in Kitchen with plenty of room for a large table. Nice back yard with an over-sized covered patio. It's also close to shopping, dining, schools, and with easy access to highways.</p> <p><i>Courtesy of Post Oak Realty, LLC</i></p>								
 <p>6 ○ Pending <i>• Pending: 3/17/2025</i> <i>MLS ID: 20832276</i></p> <p>9412 Grandview Dr</p> <p>Single Family 3/2 1,845 sq ft 8,407 2/4/2025 \$3,000 mo. 3/17/2025 \$2</p> <p>Rent in the Active Adult community of Robson Ranch. This home is located close to all the amenities. Come enjoy the Robson lifestyle in this 3 bedroom open concept home. Owner transfers owners rights to use of community amenities to tenants.</p> <p><i>Courtesy of Rightsize Realty Assoc, LLC</i></p>								
 <p>7 ○ Pending <i>• Pending as of 3/17/2025</i> <i>MLS ID: 20744215</i></p> <p>3917 Grant Pkwy</p> <p>Single Family 3/2 1,973 sq ft 8,712 10/9/2024 \$335,000 3/17/2025 \$170</p> <p>This well maintained home has many amenities including beautiful handscraped oak hardwood floors, crown molding, and tall ceilings. The gas fireplace adds ambiance and is cozy for cooler evenings. The back porch has been enclosed and fully insulated with ductwork added for heat and air providing more square footage to the home. The large kitchen includes double ovens, eat in dining area, and breakfast bar. The split bedroom floorplan includes a large primary suite with large walk in closet with floor to ceiling storage and ensuite bathroom. This solid brick home has a privacy fenced back yard, mature trees, a full irrigation system and beautiful landscaping. This amazing property is in an established neighborhood, rarely with listings available, and in an excellent location. Call today to schedule your private showing and see the endless opportunities this property provides!</p> <p><i>Listing Courtesy of Real Estate Shoppe TX, LLC</i></p>								
 <p>8 ○ Pending <i>• Pending as of 3/17/2025</i> <i>MLS ID: 20850275</i></p> <p>7520 Sunset Valley Ln</p> <p>Single Family 3/2 1,649 sq ft 6,324 2/26/2025 \$371,494 3/17/2025 \$225</p> <p>Built by M-I Homes. Welcome to 7521 Sunset Valley Lane in Denton, TX! This stunning 3-bedroom, 2-bathroom home is a gem waiting for you to call it yours. Situated on a peaceful street, this one-story new construction home offers the perfect blend of modern design and comfort. As you step inside, you'll be greeted by an inviting open floorplan that seamlessly connects the living spaces. The spacious kitchen is a chef's dream with sleek countertops, ample storage, and top-of-the-line appliances. Whether you're hosting a dinner party or enjoying a quiet meal with your family, this kitchen is sure to inspire your inner chef. The house features 3 well-appointed bedrooms, including a master suite that offers a private retreat with a luxurious en-suite bathroom and a walk-in closet. The remaining bedrooms provide flexibility for guests, children, or a home office to suit your needs. Step outside to a covered patio where you can sip your morning coffee or unwind after a long day, all while enjoying the fresh air and peaceful surroundings. With a 2-car garage, you'll have plenty of room for your vehicles or storage needs. Don't miss out on the opportunity to make this house your home. Schedule your visit today!</p> <p><i>Listing Courtesy of Escape Realty</i></p>								






Pending: 50 (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>9 🕒 Pending <i>*Pending as of 3/17/2025</i> <i>MLS ID: 20812975</i></p> <p>8700 Serenity Way</p>	Single Family	4/3	2,318 sq ft	7,013	1/17/2025	\$369,900	3/17/2025	\$160
<p>BEAUTIFULLY UPDATED 4 BEDROOM HOME WITH A LARGE BACKYARD! Fall in love with this warm & inviting floor plan graced with gorgeous plank flooring, new carpet, fresh paint, updated bathrooms, LED lighting & an open-concept floorplan. Unwind in the cozy family room boasting a brick fireplace, or prepare your culinary masterpieces in the remodeled kitchen showcasing beautiful countertops, freshly painted cabinets, stainless steel appliances & a walk-in pantry. End your day in the renovated & massive primary suite offering a dual sink vanity, upgraded tile flooring, a semi-frameless shower with marble floor tile, a soaking tub, recently replaced toilet & a large walk-in closet. Spend time outdoors in your spacious backyard with a patio & plenty of room to play. Other features include a recently replaced roof, water heater, high-efficiency HVAC system, 2nd floor air ducts & Low-E windows. Residents have access to a community pool, playground & basketball court. Great location near schools & Cross Timbers Park South!</p> <p style="text-align: center;"><i>Listing Courtesy of Berkshire HathawayHS PenFed TX</i></p>								
 <p>10 🕒 Pending <i>*Pending as of 3/17/2025</i> <i>MLS ID: 20754805</i></p> <p>7616 Sunburst Trl</p>	Single Family	3/2	1,885 sq ft	7,013	10/15/2024	\$340,000	3/17/2025	\$180
<p>HUGE 25K PRICE DROP!!!!!! LOWEST PRICE IN RYAN RANCH ESTATES!!!! LISTED WELL BELOW COMPS. Move in ready home for sale in low inventory Ryan Ranch Estates!! This 3 brdm 2 bath home is located on an exterior lot and is within walking distance of city maintained park and miles of nature trails that lead to Denton's Wiggly field dog park! Home features granite counters, SS appliances, open layout, full sprinklers, New carpet, HOA maintains backyard fence! This home is priced to sell and won't last long! Schedule your showing today!</p> <p style="text-align: center;"><i>Listing Courtesy of Stag Residential</i></p>								
 <p>11 🕒 Pending <i>*Pending as of 3/17/2025</i> <i>MLS ID: 20855276</i></p> <p>3504 Skelton St</p>	Single Family	4/2	1,568 sq ft	6,011	2/28/2025	\$335,000	3/17/2025	\$214
<p>Beautiful home in central Denton. Less than 10 minutes from historic Denton Square. Conveniently located near I35E, UNT, Texas Women's University, and diverse dining experiences. Built in 2019 with contemporary elegance with functionality. Spacious closets and pantry. Open kitchen concept with large kitchen island. The spacious yard is perfect for gatherings, gardening, or enjoying a quiet evening under the stars. Nestled in a sought-after, vibrant neighborhood, you'll love the sense of community and the endless amenities nearby.</p> <p style="text-align: center;"><i>Listing Courtesy of KELLER WILLIAMS REALTY</i></p>								
 <p>12 🕒 Pending <i>*Pending: 3/17/2025</i> <i>MLS ID: 20702005</i></p> <p>4025 Sheraton Rd</p>	Single Family	4/3	1,692 sq ft	4,791	8/13/2024	\$2,025 mo.	3/17/2025	\$1
<p>Modern 4-bedroom, 2.5-bathroom duplex in Denton, TX. This spacious unit features an open-concept living area, updated kitchen with granite countertops, and a master suite with a private bath. Built in smart home features let you take total control of your home from your smartphone. Enjoy the convenience of a half bath on the main floor and a fenced backyard. Located near UNT, TWU, shopping, and dining. Available for immediate move-in. Schedule your tour today!</p> <p style="text-align: center;"><i>Courtesy of Homeward Property Management</i></p>								
 <p>13 🕒 Pending <i>*Pending as of 3/16/2025</i> <i>MLS ID: 20837637</i></p> <p>817 Dawnlight Dr</p>	Single Family	3/2	1,804 sq ft	8,102	2/10/2025	\$350,000	3/16/2025	\$194
<p>Charming Ryan Ranch property that is a must-see. This home features a spacious open-concept layout, with an abundance of natural light. Enter into a flex space that could be used as a formal living area and dining room and or office with custom built-in cabinets and shelving. The kitchen is open to the breakfast area and cozy living room area with centered, gas-starting, fireplace. A large skylight lights up the kitchen, where you will find SS appliances, painted cabinets, and granite counter-tops. The primary suite offers a serene retreat with an ensuite bathroom dawning dual sinks and a walk-in-closet. Enjoy outdoor living on the covered back patio with large custom built deck to an above ground pool. Kitchen refrigerator negotiable.</p> <p style="text-align: center;"><i>Listing Courtesy of Fathom Realty, LLC</i></p>								









Pending: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
	14  Pending	*Pending as of 3/16/2025 MLS ID: 20805160						
5500 Persimmon Dr	Single Family	3/2	1,597 sq ft	5,227	12/31/2024	\$337,500	3/16/2025	\$211
<p>Amazing Value! Come experience the joy of home ownership with this lovely recently remodeled home! HOME OFFERS PRIVACY WITH NO HOMES BEHIND! Recent updates included, all new flooring, carpet and Vinyl Plank. New Paint in every room too! Large Front Door for a grand look! The entry is wide with plenty of space to add shelving or hutch. Master bedroom offers split design with plenty of space in the living. Tall ceilings, entry and living! Kitchen features granite tops, custom cabinets, and nice island. Dining Room offers plenty of space for a large table. Covered Patio that is large enough for plenty of seating. Come and see you will be impressed with the value offered!</p> <p><i>Listing Courtesy of Justin Henry Real Estate Advis</i></p>								
	15  Pending	*Pending as of 3/15/2025 MLS ID: 20850337						
1400 Carrigan Ln	Single Family	3/2	2,218 sq ft	16,160	2/20/2025	\$375,000	3/15/2025	\$169
<p>If you are looking for move-in-ready, low maintenance living, you just found it! This home has been well maintained & is located on an oversized corner lot with an extended driveway. Packed with thoughtful updates including fresh paint and new flooring. Bright open floor plan that's designed for entertaining and everyday living. The eat-in kitchen has solid wood cabinets, granite counters and recently replaced appliances. This 3 bed, 2 bath home has generously sized bedrooms with a split floor plan, extra closet storage, dual sinks in bathrooms and a large separate office. Other recent improvements include windows, AC, roof, gutters, sprinkler system, garage door and a board on board cedar fence. Easy access to Loop 288, I-35! Minutes from Rayzor Ranch, Denton Square, UNT, TWU!</p> <p><i>Listing Courtesy of Mission To Close</i></p>								
	16  Pending	*Pending as of 3/14/2025 MLS ID: 20850651						
802 Lakey St	Single Family	3/2	1,208 sq ft	8,276	2/22/2025	\$259,999	3/14/2025	\$215
<p>Welcome to this adorable, fully renovated home in the heart of Denton! With 3 bedrooms, 2 bathrooms, and stylish updates throughout, this gem is move-in ready. Enjoy peace of mind with a brand-new roof, and fresh modern finishes throughout. The spacious backyard is perfect for entertaining, while the covered front porch is the ideal spot for morning coffee. Inside, you'll find new floors, fresh paint, updated light fixtures, and a stunning kitchen with granite countertops, new appliances, and sleek cabinetry. Both bathrooms feature new tile showers, vanities, and modern touches. Located just minutes from the vibrant Denton Square, you'll have easy access to top restaurants like Union Bear & LSA Burger, buzzing nightlife, and local shops. Plus, it's conveniently close to TWU, UNT, and public transportation for an effortless commute. This adorable home is also walking distance to Fred Moore Park where it includes basketball courts, playground, swings, picnic areas, and walking paths. Don't miss your chance to own this charming home in Denton Texas! schedule a showing today!</p> <p><i>Listing Courtesy of Post Oak Realty</i></p>								
	17  Pending	*Pending as of 3/14/2025 MLS ID: 20863285						
1401 San Gabriel Dr	Single Family	3/2	2,162 sq ft	10,410	3/6/2025	\$359,000	3/14/2025	\$166
<p>MULTIPLE OFFERS RECEIVED. BEST AND FINAL BY SUNDAY, MARCH 9 AT 9PM. This home is packed with charm and ready for a new chapter! Picture this: vaulted ceilings, a giant brick fireplace, and a spacious living room where you could host gatherings. We've swapped out the old popcorn ceilings for something a little less crunchy. The Jack and Jill doors in the guest bathroom? Gone, because who needs that extra work. We turned the dining room into a bonus room, so you can finally have that home office, game room, or craft space you've always wanted. The brand-new pressure-treated deck is perfect for BBQ. Plus, the front yard is all green and sod-tastic, and the backyard now has garden beds for you to embrace life and beauty around you. Inside, we've banished wallpaper and added fresh paint because who doesn't love a fresh coat? The master bath is now spa-worthy, with double vanities, a separate shower, and enough closet space to make you feel like a celebrity. And in case you were wondering if this house was keeping up with modern times, we've got you covered with a brand-new HVAC and water heater from 2023 because nothing says reliable like cool air and hot water. Don't miss out on this lovable gem, and the opportunity to continue the legacy by calling this home.</p> <p><i>Listing Courtesy of Compass RE Texas, LLC</i></p>								





Pending: 50 (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>18 ⦿ Pending *Pending: 3/10/2025 MLS ID: 20832630 1901 Doecrest Dr</p> <p>Charming 4 beds, 2.5 baths, 2,136 sq ft home in Denton! Open kitchen concept with updated counters. Primary suite with attached bathroom. Spacious backyard, great for gatherings! Pets accepted on a case by case basis. Additional admin fees apply. Schedule your showing today! This home is as-is. LEASE TERM: 1-2 years <i>Courtesy of Open House Texas Property Mgmt</i></p>	Single Family	4/3	2,136 sq ft	17,598	1/31/2025	\$2,245 mo.	3/10/2025	\$1
 <p>19 ⦿ Pending *Pending: 3/6/2025 MLS ID: 20849604 1318 Greenbriar St</p> <p>Charming 3 beds, 2 baths, 1,548 sq ft home in Denton! Open kitchen concept with updated counters. Primary suite with attached bathroom. Spacious backyard, great for gatherings! Pets accepted on a case by case basis. Additional admin fees apply. Schedule your showing today! This home is as-is. LEASE TERM: 1-2 years <i>Courtesy of Open House Texas Property Mgmt</i></p>	Single Family	3/2	1,548 sq ft	10,149	2/20/2025	\$2,225 mo.	3/6/2025	\$1
 <p>20 ⦿ Pending *Pending as of 3/14/2025 MLS ID: 20847889 1013 Atlanta Dr</p> <p>Welcome to 1013 Atlanta Drive in Denton, TX—a charming haven where comfort and style come together! This delightful home boasts three cozy bedrooms and two bathrooms, offering a perfect home to create your dream living space. Step into a spacious living room, ideal for everything from lively social gatherings to quiet, relaxing evenings. The kitchen is a sleek hosting space with ample storage for all your cooking needs. The primary suite is a peaceful retreat, complete with a private en-suite bathroom, while the additional bedrooms offer flexibility for work, play, or rest. Outside, the expansive backyard is a canvas ready for your outdoor ideas—whether it's hosting a barbecue, throwing a garden party, or simply enjoying the Texas evenings. Ideally located close to local amenities and entertainment, 1013 Atlanta Drive blends serenity with convenience. Don't miss the opportunity to make this charming house your new home—schedule your tour today! <i>Listing Courtesy of Compass RE Texas, LLC</i></p>	Single Family	3/2	1,608 sq ft	5,488	2/20/2025	\$330,000	3/14/2025	\$205
 <p>21 ⦿ Pending *Pending as of 3/14/2025 MLS ID: 20798450 5313 Locke Dr</p> <p>Great Family home located in our beautiful Stark Farms community. Perfect open concept with a designer kitchen that features gas stainless steel appliances with 42 inch uppers. This beautiful kitchen overlooks into the dining and great room featuring an electric fireplace creating a great environment to entertain in. Primary bedroom features an oversized shower, bonus linen closet, and a large walk in closet. This home also includes engineered hardwood floor throughout the main areas of the home. Beautiful design touches throughout and also offers a covered back patio for entertainment. Visit our Beazer Homes model in Stark Farms today to learn more about this home! Washer Dryer Fridge and Blinds INCLUDED! <i>Listing Courtesy of RE/MAX DFW Associates</i></p>	Single Family	3/2	1,518 sq ft	5,501	12/16/2024	\$369,990	3/14/2025	\$244
 <p>22 ⦿ Pending *Pending as of 3/14/2025 MLS ID: 20826178 705 Smokerise Cir</p> <p>Step into elegance and comfort in this stunning 3-bedroom, 3-bath home featuring soaring tall ceilings, custom architectural pillars, and a versatile layout. Enjoy two spacious living areas, each offering a cozy ambiance with its own fireplace. The home provides two dining spaces, ideal for both casual meals and formal gatherings. The bright and airy sunroom bathes the home in natural light, creating a peaceful space for relaxation. The kitchen has had the cabinets freshly painted along with the cabinets in spare bathroom, two back bedrooms and the walls and ceilings, adding a modern touch to its timeless charm. Step outside to a gorgeous, expansive back patio deck, perfect for entertaining or unwinding under the Texas sky. This home truly blends style, functionality, and warmth for a lifestyle you'll love. Super quiet subdivision with no through traffic. <i>Listing Courtesy of Century 21 Mike Bowman, Inc.</i></p>	Single Family	3/3	2,192 sq ft	10,497	1/29/2025	\$425,000	3/14/2025	\$194




Pending: 50 (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>23  Pending *Pending as of 3/14/2025 MLS ID: 20799857</p> <p>1704 Meadow Oak St</p> <p>Single Family 4/2 1,346 sq ft 6,185 12/18/2024 \$240,000 3/14/2025 \$178</p> <p>Great first time buyer or investor home in quiet neighborhood of Meadow Oaks. House seems to be in good shape, just need minor cosmetics. Perfect home was a rental and just needs a little clean up to be rentable again.. if your looking to do more, you could paint and carpet interior to give it a whole new look. Please see offer instructions in documents. No Low ball offers. No and or assigns.. Buyer to verify all information regarding size, schools and area of home.</p> <p><i>Listing Courtesy of Keller Williams Realty DPR</i></p>								
 <p>24  Pending *Pending as of 3/13/2025 MLS ID: 20745104</p> <p>2308 Caddo Cir</p> <p>Single Family 4/3 2,270 sq ft 10,715 10/4/2024 \$399,900 3/13/2025 \$176</p> <p>Location! Location! Location! North facing ! This spacious and beautiful home is located on a quiet cul-de-sac. Enjoy all the perks of having a pool without any maintenance hassles or costs. Literally steps from the community pool, this home offers the perfect blend of convenience and tranquility. The backyard is massive and backs to a greenbelt - total privacy! Enjoy quick access to the interstate, along with a variety of dining, shopping, and entertainment options, all while being nestled on a spacious greenbelt lot that provides a peaceful retreat from the city's hustle. Less than a mile from Buc-ees and the Movies! Lots of updates! The first floor features the primary bedroom with private access to utility room and garage thru the closet, a gourmet -style kitchen, one of two living areas, and both formal and casual dining spaces. Upstairs, you'll find three additional bedrooms and a second living area and game room , providing plenty of space for family or guests. The main floor has engineered wood flooring, with tile in the wet areas for added durability. Carpet upstairs. This home is ready for a new owner. Call today for a private viewing.</p> <p><i>Listing Courtesy of Great Western Realty</i></p>								
 <p>25  Pending *Pending as of 3/13/2025 MLS ID: 20842715</p> <p>3605 Monte Carlo Ln</p> <p>Single Family 3/2 1,692 sq ft 6,324 2/12/2025 \$429,019 3/13/2025 \$254</p> <p>Built by M-I Homes. Welcome to your new home at 3605 Monte Carlo Lane in Denton, TX. This beautiful 3-bedroom, 2-bathroom house offers a warm and inviting space for you and your loved ones to create lasting memories. With upgraded finishes, an open-concept layout, the comfort of a new-construction home, this Kingsley home plan has so much to love. Situated in a peaceful and friendly neighborhood, this new construction property built by M-I Homes, one of the nation's leading new construction home builders, presents a charming 1-story layout that exudes modern appeal. The spacious open floorplan effortlessly connects the kitchen, living, and dining areas, providing a seamless flow ideal for both daily living and entertaining guests. Wood-look tile flooring provides a stylish and durable addition, guiding you through the main spaces. The well-appointed kitchen is a chef's delight, boasting sleek granite countertops, ample cabinet storage, and modern stainless steel appliances, making meal preparation a joy. A covered patio extends the living space outdoors, perfect for enjoying your morning coffee or hosting al fresco gatherings with friends and family. With an open-concept living space, this home offers comfortable bedrooms and stylish bathrooms designed to meet your everyday needs. The owner's suite provides a private retreat with a luxurious en-suite bathroom, complete with a dua-sink vanity and marble-inspired wall tile surrounding the walk-in shower. Parking will never be an issue with the convenience of a 2-car garage. Located in a desirable area of Denton, TX, residents can enjoy easy access to local amenities, schools, parks, and major roadways for convenient commuting. This home presents a great opportunity to embrace a quality lifestyle in a welcoming community. Don't miss out on the chance to make this house your home sweet home. Schedule a visit today and discover the endless possibilities of living at 3605 Monte Carlo Ln.</p> <p><i>Listing Courtesy of Escape Realty</i></p>								
 <p>26  Pending *Pending: 3/13/2025 MLS ID: 20810682</p> <p>1133 Wintercreek Dr</p> <p>Single Family 3/2 1,761 sq ft 7,753 1/7/2025 \$1,945 mo. 3/13/2025 \$1</p> <p>Charming 3 beds, 2 baths, 1,761 sq ft home in Denton! Open kitchen concept with updated counters. Primary suite with attached bathroom. Spacious backyard, great for gatherings! Pets accepted on a case by case basis. Additional admin fees apply. Schedule your showing today! This home is as-is. LEASE TERM: 1-2 years</p> <p><i>Courtesy of Open House Texas Property Mgmt</i></p>								







Pending: 50 (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>27 Pending *Pending: 3/13/2025 <i>MLS ID: 20848647</i></p> <p>2012 Windsor Farms Dr Single Family 3/2 1,692 sq ft 21,780 2/19/2025 \$1,985 mo. 3/13/2025 \$1</p> <p>Adorable home ready for move in! This home offers 3 bedroom and 2 bathrooms located in beautiful place. In addition, this home features tile and carpeted floors. Home has 2 attached car garage space. The modern kitchen is equipped with modern appliances and offers updated cabinets with plenty of storage space. The beautiful patio offers plenty of open space for enjoying gorgeous days outdoors. The private, fenced in backyard, is perfect for pets or for enjoying gorgeous days outdoors. Home has neutral paint throughout. This home won't last long. Apply today!</p> <p><i>Courtesy of FirstKey Homes</i></p>								
 <p>28 Pending *Pending: 3/12/2025 <i>MLS ID: 20774484</i></p> <p>2516 Foxcroft Cir Single Family 3/2 1,457 sq ft 9,452 11/9/2024 \$1,845 mo. 3/12/2025 \$1</p> <p>Neatly maintained home close to college, shopping and restaurants. 3 bedroom plus 2 living areas, large fenced in back yard with large trees. Updated kitchen featuring 42 inch raised panel kitchen cabinets, granite counter tops, gas cooking, ceramic tile back splash and microwave. Luxury Vinyl Plank flooring throughout.</p> <p><i>Courtesy of Keller Williams Realty DPR</i></p>								
 <p>29 Pending *Pending as of 3/12/2025 <i>MLS ID: 20818360</i></p> <p>142 Springtree St Single Family 4/3 2,631 sq ft 6,534 1/15/2025 \$402,000 3/12/2025 \$153</p> <p>Welcome to this inviting home, where modern style meets comfort. The interior is freshly painted with a neutral color scheme that complements the all stainless steel appliances in the kitchen. The kitchen also boasts an accent backsplash, adding a touch of elegance. The primary bathroom features double sinks, a separate tub, and shower for a spa-like experience. Enjoy the outdoors from the comfort of a covered patio overlooking a fenced-in backyard. The property has had partial flooring replacement, ensuring a fresh and updated look. This home is a haven of contemporary living, waiting for you to make it your own. This home has been virtually staged to illustrate its potential.</p> <p><i>Listing Courtesy of Opendoor Brokerage, LLC</i></p>								
 <p>30 Pending *Pending as of 3/11/2025 <i>MLS ID: 20822434</i></p> <p>10916 Murray S Johnson St Single Family 3/2 2,274 sq ft 10,890 1/21/2025 \$549,900 3/11/2025 \$242</p> <p>WELCOME HOME TO ONE OF BEST VALUES IN ACTIVE SENIOR ADULT COUNTRY CLUB COMMUNITY OF PRESTIGIOUS ROBSON RANCH THAT EXEMPLIFIES THE TRUE DEFINITION OF THE PRIDE OF OWNERSHIP AT EVERY TURN.... BE MESMERIZED BY THIS EVER SO POPULAR ROBSON RANCH SIENNA MODEL NESTLED IN THE HEART OF ROBSON RANCH. LARGE OPEN LIGHT AND BRIGHT FLOOR PLAN WITH SPACIOUS GOURMET ISLAND KITCHEN WITH UPDATED STAINLESS STEEL APPLIANCES AND MUCH MORE, 2 DINING, 3 BEDROOM OR 2 BEDROOM PLUS STUDY. DELIGHTFUL RELAXING COURTYARD AND FULL LENGTH REAR PATIO WITH BUILT IN GRILLING CENTER. OVERSIZED EXTENDED GARAGE FOR LARGE TRUCK OR GOLF CART....PLUS...SEPERATE FULL SIZE SINGLE GARAGE..... MOVE IN READY , SHOWS LIKE A MODEL WITH UPGRADES GALORE!! BE MESMERIZED BY THE CHARM AND DECLARE IT HOME BEFORE ITS GONE.....MOVE FAST! WON'T LAST!</p> <p><i>Listing Courtesy of EBS Realty</i></p>								





Pending: 50 (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>31 Pending *Pending as of 3/11/2025 <i>MLS ID: 20852607</i></p> <p>1717 W Oak St</p> <p>Nestled in the heart of Denton's historic district, this beautifully designer renovated custom built home blends timeless charm with modern luxury. Situated on a spacious lot of over one third acre, this property offers ample outdoor space while being just minutes from UNT and TWU. Inside, you'll find gorgeous refinished original hardwood floors, an updated and reworked floorplan, extensive storage, and interior designer selected finishes that elevate every space. The thoughtfully redesigned layout enhances flow and functionality while preserving the home's vintage character. From the stunning remodeled kitchen to the spa-like remodeled bathrooms, no detail has been overlooked in this complete transformation. Experience the best of historic charm with modern comfort. Included in the renovation is all new kitchen including cabinets, counter tops, sink, faucet, light fixtures, and appliances, all new bathrooms, new kitchen windows, whole house re-wired, new light fixtures throughout, reworked floorplan including expanded kitchen and master closet. Additional updates include adding landscaping and sprinkler system to the front yard, new garage door, new sliding glass doors, moved water heater from attic, and pier and beam foundation improved. Walking distance to Denton's much loved downtown square, Aura coffee, Mr. Chopsticks, and so many other much loved Denton classics.</p> <p><i>Listing Courtesy of Carrico and Associates Realtors</i></p>	Single Family	3/3	1,974 sq ft	14,897	2/28/2025	\$635,000	3/11/2025	\$322
 <p>32 Pending *Pending as of 3/11/2025 <i>MLS ID: 20857884</i></p> <p>4021 Monte Carlo Ln</p> <p>MOVE IN READY! This stunningly crafted home spans 1,992 square feet, featuring 3 spacious bedrooms and 2 beautifully appointed baths. As you enter, the exquisite foyer welcomes you with sweeping views of the open-concept floor plan, showcasing luxurious finishes that define the home's elegance. The expansive kitchen seamlessly flows into the great room, creating the perfect setting for both casual living and memorable entertaining. Schedule your appointment today to experience this remarkable home and all it has to offer! Don't miss out on one of the final Toll Brothers opportunities in Parkvue!</p> <p><i>Listing Courtesy of Your Home Free LLC</i></p>	Single Family	3/2	2,102 sq ft	8,015	2/28/2025	\$549,364	3/11/2025	\$261
 <p>33 Pending *Pending as of 3/10/2025 <i>MLS ID: 20826647</i></p> <p>4809 Heathermore Way</p> <p>Welcome to the Stuart Ridge Community of North Denton. This rare 1 story is available now! Why wait to build and pay more, this home is on a spacious lot and ready for a quick move in! The exterior offers stone and brick w covered front and back patios, sprinkled lawn and landscaped front yard. Inside is immaculate and offers 4 bedrooms or option one as a home study. Open concept and large living space. Great kitchen w beautiful counters and a walk in pantry. Backyard can easily accommodate a pool, if you wish. Home is equipped with a video doorbell, programmable thermostat, a door lock, a smart light switch, a touchscreen smart home control device, and a smart speaker. Located minutes away from Water Park, CH Collins Stadium, shops, restaurants and schools. Come see us soon because this perfect for the selective buyers.</p> <p><i>Listing Courtesy of Keller Williams Realty-FM</i></p>	Single Family	4/2	1,852 sq ft	6,141	1/25/2025	\$369,900	3/10/2025	\$200









Pending: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
	34  Pending	*Pending as of 3/10/2025 MLS ID: 20859712						
7512 Sunset Valley Ln	Single Family	4/2	1,898 sq ft	5,662	3/5/2025	\$396,704	3/10/2025	\$209
<p>Built by M-I Homes. Welcome to your new home at 7512 Sunset Valley Lane, Denton, TX 76249 in the delightful community of Meadow Park! This charming 3-bedroom, 2-bathroom home is now available for sale. Situated on a single story, this new construction home offers a perfect blend of modern aesthetics and cozy comfort. As you step inside, you'll be greeted by a spacious open floor plan that seamlessly connects the living room, dining area, and kitchen, providing an ideal setting for everyday living and entertaining guests. The kitchen is a chef's dream with sleek countertops, ample cabinet space, and modern appliances, making meal preparations a breeze. Whether you're hosting dinner parties or enjoying a quiet breakfast, this kitchen caters to all your culinary needs. Retreat to the generously sized bedrooms for relaxation after a long day, each offering ample natural light and closet space. The primary bedroom features an en-suite bathroom for added privacy and convenience. Step outside to the covered patio area, where you can unwind with a morning coffee or host a barbecue gathering with friends and family. The outdoor space provides a private oasis for enjoying the Texas weather year-round. This home also includes a 2-car garage for parking and storage convenience. As one of our new homes for sale in Denton, TX, 7512 Sunset Valley Lane is nestled in the vibrant community of Meadow Park, where you'll have access to a range of amenities and activities. Explore nearby parks, shopping centers, and dining options, providing entertainment for all tastes and preferences. Don't miss out on the opportunity to make this beautiful house your new home. Schedule a visit today!</p> <p><i>Listing Courtesy of Escape Realty</i></p>								
	35  Pending	*Pending as of 3/10/2025 MLS ID: 20863228						
7529 Sunset Valley Ln	Single Family	4/3	2,680 sq ft	7,623	3/6/2025	\$478,124	3/10/2025	\$178
<p>Built by M-I Homes. Welcome to your new home sweet home at 7529 Sunset Valley Lane, in Denton, TX and within the brand new community of Meadow Park. Located on a spacious, corner homesite, this stunning, 2-story house, boasting 4 bedrooms and 3 bathrooms, is now available for sale, offering a spacious living environment for you and your loved ones. The upgraded Platinum Interior Package brings elegant features to life like wood-look tile flooring and an abundance of white cabinetry. Situated in a tranquil neighborhood, this newly constructed home by M-I Homes, one of the nation's leading new construction home builders, is a true gem. As you step inside, you'll be greeted by a modern open floor plan, ideal for both relaxation and entertaining guests. The chef-inspired kitchen is a focal point, featuring sleek granite countertops, ample storage space, and top-of-the-line stainless steel appliances, making meal preparation a breeze. Each bedroom is designed with comfort in mind, offering a cozy retreat for rest and relaxation. The bathrooms are elegantly appointed, with stylish fixtures and finishes, plus marble-inspired wall tile, creating a spa-like ambiance for your daily routine. For added convenience, this home includes a covered patio where you can unwind and savor the fresh air, perfect for hosting outdoor gatherings or simply enjoying a cup of coffee in the morning. With a 2-car garage, you'll never have to worry about parking hassles. This home on Sunset Valley Lane offers not only a beautiful place to live but also a convenient location. Meadow Park is close to amenities, schools, and recreational facilities, so you'll have everything you need within reach. Don't miss out on the opportunity to make this house your home. Schedule a visit today and see for yourself the charm and comfort 7529 Sunset Valley Lane has to offer.</p> <p><i>Listing Courtesy of Escape Realty</i></p>								
	36  Pending	*Pending as of 3/10/2025 MLS ID: 20767760						
10505 Murray S Johnson St	Single Family	3/2	2,030 sq ft	8,407	11/1/2024	\$500,000	3/10/2025	\$246
<p>DON'T WAIT...NEW PRICE! GOLF CART INCLUDED! Absolutely Beautiful 3 Bdrm 2 Bath Home w Gated Courtyard & Golf Cart Garage in Robson Ranch Active Adult Community~Enjoy Resort Style Living at it's Finest~Unique Milano Floor Plan~ Huge Enclosed Patio w Air Conditioner & Ceiling Fans for Year-Round Enjoyment~Great Layout w Tiled Flooring Throughout Home~Two Separate Living Areas are Great For Entertaining~Formal Dining & Breakfast Areas~ Spacious Living w Built-in Entertainment Center~ Gourmet Kitchen w Stainless Steel Gas Cooktop Stove and 2 Ovens~Convenient Seating Around the Bar~Private Master Suite w Bay Window, Bath Has Dual Sinks, Shower & His N Her Closets~ Front Bedroom Has Built-in Storage & Desk...Great for an Office or Craft Room & Convenient Murphy Bed for When You Have Guests~ Nearby 3rd Bedroom w Views into the Enclosed Patio~Beautiful Lush Backyard w Mature Trees, Landscaping & Wrought Iron Fencing~ SCHEDULE YOUR PRIVATE SHOWING TODAY!!!</p> <p><i>Listing Courtesy of RE/MAX Trinity</i></p>								





Pending: 50 (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>37 🕒 Pending <i>*Pending as of 3/10/2025</i> <i>MLS ID: 20847368</i></p> <p>5417 Candlewood Dr</p> <p>Single Family 4/2 2,051 sq ft 5,501 2/18/2025 \$414,990 3/10/2025 \$202</p> <p>Great Family home located in our beautiful Stark Farms community. Perfect open concept with a designer kitchen that features a walk-in pantry. This stunning kitchen overlooks into the dining and great room, which creates a great entertainment space. Primary bedroom features a oversized soaker tub, separate shower, and a spacious walk in closet. This home also includes engineered hardwood floor throughout your main living spaces. Beautiful design touches throughout and includes a spacious covered patio for entertainment. Visit our Beazer Homes model in Stark Farms today to learn more about this home! Washer Dryer Fridge and Blinds INCLUDED!</p> <p style="text-align: right;"><i>Listing Courtesy of RE/MAX DFW Associates</i></p>								
 <p>38 🕒 Pending <i>*Pending as of 3/10/2025</i> <i>MLS ID: 20786534</i></p> <p>5312 Locke Dr</p> <p>Single Family 3/2 1,518 sq ft 5,501 11/26/2024 \$379,990 3/10/2025 \$250</p> <p>Great Family home located in our beautiful Stark Farms community. Perfect open concept with a designer kitchen that features gas stainless steel appliances with 42 inch uppers. This beautiful kitchen overlooks into the dining and great room featuring an electric fireplace creating a great environment to entertain in. Primary bedroom features an oversized shower, bonus linen closet, and a large walk in closet. This home also includes engineered hardwood floor throughout the main areas of the home. Beautiful design touches throughout and also offers a covered back patio for entertainment. Visit our Beazer Homes model in Stark Farms today to learn more about this home! Washer Dryer Fridge and Blinds INCLUDED!</p> <p style="text-align: right;"><i>Listing Courtesy of RE/MAX DFW Associates</i></p>								
 <p>39 🕒 Pending <i>*Pending as of 3/10/2025</i> <i>MLS ID: 20851279</i></p> <p>3000 Megan St</p> <p>Single Family 3/2 1,738 sq ft 10,454 2/24/2025 \$429,500 3/10/2025 \$247</p> <p>Welcome to your own private summertime oasis. Beautifully landscaped gardens, your own in-ground pool with waterfalls, plenty of deck space for any occasion and plenty of privacy await you at this self-powered home with three roomy bedrooms, an office and a large primary suite. Many smart features such as thermostat, sprinkler controllers and a Tesla EV charger are matched with closed circuit security cameras with a two week DVR (no subscription cost) and an HD TV antenna for free HD channels over the air. You will get an 8x12 storage shed on a concrete slab. There are too many other top notch upgrades to mention like the very handy utility sink in the garage or the beautiful 8 foot board-on-board cedar fence surrounding the large corner lot. Right in the middle of Denton's most desirable school district, the neighborhood is centrally located close to everything.</p> <p style="text-align: right;"><i>Listing Courtesy of Creekview Realty</i></p>								
 <p>40 🕒 Pending <i>*Pending as of 3/10/2025</i> <i>MLS ID: 20795237</i></p> <p>3116 Royal Throne Ct</p> <p>Single Family 4/3 2,680 sq ft 5,967 12/11/2024 \$459,990 3/10/2025 \$172</p> <p>Built by M-I Homes. Welcome to your new home at 3116 Royal Throne Court in the brand new community of Kings Way in Denton, TX! Located in a quaint cul-de-sac, this beautiful, two-story new construction home offers a blend of modern design and functionality, perfect for today's lifestyle. This spacious Livingston home plan boasts 4 bedrooms, 2 of which are on the first floor, providing ample space for a growing family or guests. With 3 full bathrooms, convenience and comfort are at the forefront of this home's design. The open floorplan seamlessly connects the kitchen, dining area, and living room, creating an inviting space for entertaining or relaxing. Wood-look tile flooring guides you through the main living spaces adding a stylish and durable enhancement. The kitchen is a chef's dream with sleek granite countertops, stainless steel appliances, and plenty of storage space for all your culinary needs. Imagine preparing delicious meals while enjoying the company of family and friends in this thoughtfully designed kitchen. Step outside to the covered patio and envision quiet mornings sipping coffee or hosting summer BBQs in your private outdoor oasis. Whether you enjoy gardening, grilling, or simply unwinding after a long day, the outdoor space at 3116 Royal Throne Court offers endless possibilities. The owner's suite is located privately at the back of the home, welcoming you to luxury with sloped ceilings and an en-suite bathroom with marble-inspired tile surrounding the walk-in shower. A flex room can be found on the first floor, ready to become your new home office, reading nook, or music room. Head upstairs to discover the game room, a full bathroom with dual sinks, and 2 additional bedrooms. Situated in a convenient Denton location with easy access to the 288 loop, top-rated schools, shopping, dining, and more, this new construction home makes the perfect place to settle down. Schedule your visit today!</p> <p style="text-align: right;"><i>Listing Courtesy of Escape Realty</i></p>								



Pending: 50 (cont.)

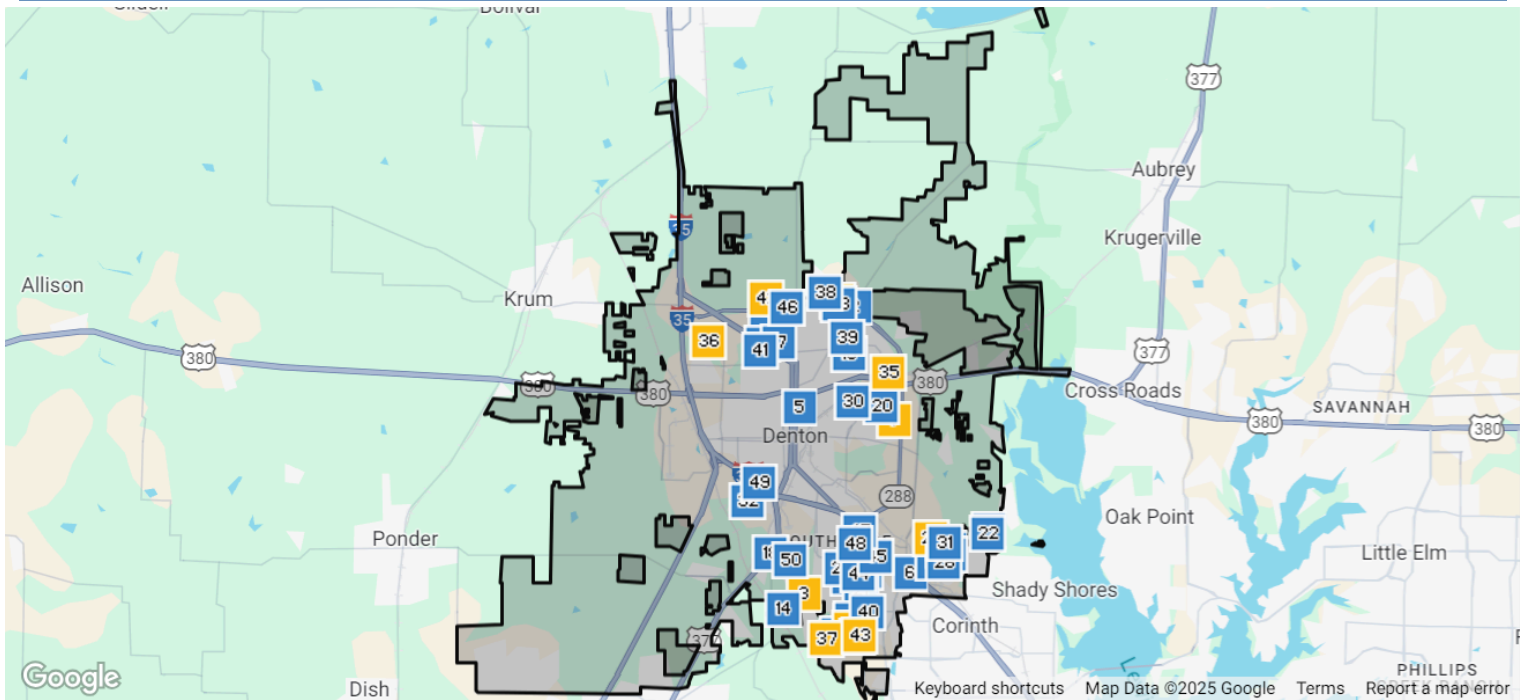
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p>41  Pending *Pending as of 3/10/2025 <i>MLS ID: 20849103</i></p> <p>7516 Sunset Valley Ln</p>	Single Family	3/2	1,600 sq ft	6,878	2/28/2025	\$373,294	3/10/2025	\$233
<p>Built by M-I Homes. Welcome to this charming new construction home located at 7516 Sunset Valley Lane in the brand new community of Meadow Park. This beautiful home offers a blend of modern design and convenience, perfect for anyone looking for a new place to call home. This single-story home, features 3 bedrooms and 2 bathrooms, plus an open-concept layout. The beauty of our upgraded Platinum Interior Package brings this space to life with wood-look tile flooring, an abundance of stained cabinetry for added storage, and elevated finishes throughout. As you step inside, you'll be greeted by an open floorplan that seamlessly connects the living area, dining space, and a well-appointed kitchen. The kitchen is a chef's delight with sleek granite countertops, modern stainless steel appliances, and ample storage space, making meal preparation an absolute pleasure. A large center island with an undermount sink further enhances your meal prep space. The bedrooms are spacious and offer comfortable retreats for rest and relaxation. The primary bedroom includes an en-suite bathroom for added privacy and convenience. Marble-inspired tile accentuates the walk-in shower and a dual sink vanity makes your daily routine a breeze. The two additional bedrooms provide flexibility for guests, family members, or even a home office setup to suit your needs. One of the highlights of this home is the covered patio, perfect for enjoying the outdoors and hosting gatherings with friends and family. With a 2-car garage, you'll have plenty of room for your vehicles or guest parking. As one of our new homes for sale in Denton, TX, this home provides easy access to local amenities, schools, shopping centers, and parks, ensuring that everything you need is within reach. Don't miss out on the opportunity to own this wonderful new home. Schedule a visit today and experience the comfort and convenience that this home has to offer.</p> <p><i>Listing Courtesy of Escape Realty</i></p>								
 <p>42  Pending *Pending as of 3/10/2025 <i>MLS ID: 20811710</i></p> <p>1811 Locksley Ln</p>	Single Family	4/3	2,706 sq ft	13,285	1/16/2025	\$549,900	3/10/2025	\$203
<p>Fabulous updated home, located in much desired Nette Schultz school district. Interior has been completed renovated, with many custom features. Wood floors compliment the entrance. Custom chandeliers. Incredible kitchen, including stainless appliances, quartz countertops, sink feature and oversized island. 4 generous sized bedrooms. 3 full baths. Gorgeous tile, wallpaper and designer paint colors. Living area is open to kitchen, breakfast and outdoor deck. Primary bedroom promotes privacy paired with spa-like bath. Sizable utility room and pantry. Abundant sized lot, including 2 separate outdoor areas, 1 featuring the in-ground sparkling pool. 2 car carport. Beautifully landscaped yard.</p> <p><i>Listing Courtesy of CENTURY 21 JUDGE FITE CO.</i></p>								
 <p>43  Pending *Pending as of 3/9/2025 <i>MLS ID: 20850512</i></p> <p>317 Oakbluff Dr</p>	Single Family	4/2	1,828 sq ft	5,967	2/21/2025	\$399,000	3/9/2025	\$218
<p>Welcome to your dream home in the heart of Denton! Built in 2018, with modern updates throughout & a touch of nature, backing up to a serene greenbelt for ultimate privacy. The open-concept layout connects the living, kitchen, & dining areas—ideal for entertaining & everyday living. The kitchen boasts granite countertops, gas range, spacious island, & pantry. The primary suite has an en-suite bath with a soaking tub, double vanity, separate shower, & walk-in closet. Three additional bedrooms are thoughtfully positioned on the opposite side, offering flexibility for family, guests, or work-from-home living. Out back has an extended covered patio, perfect for hosting year-round. Enjoy the pool during the warmer months, which can be effortlessly transformed into a cozy firepit setting during winter. Adding to the home's appeal are the paid-off solar panels, providing energy efficiency & cost savings. Walking distance to A+ Ryan Elementary. Don't miss the opportunity to own this exceptional home!</p> <p><i>Listing Courtesy of Compass RE Texas, LLC</i></p>								
 <p>44  Pending *Pending: 3/9/2025 <i>MLS ID: 20795848</i></p> <p>2812 Buckingham Dr</p>	Single Family	4/2	1,701 sq ft	6,098	12/11/2024	\$2,250 mo.	3/9/2025	\$1
<p>This 2021 built spacious 4-bedroom, 2-bathroom home offers an open floorplan that seamlessly blends functionality and comfort. With modern features and an ideal location, this property is perfect for families, students, and professionals alike. This house central location, coupled with modern finishes, offers the best of convenience and comfort. Don't miss the opportunity to call this lovely home your new rental home. Washer & Dryer included</p> <p><i>Courtesy of RE/MAX Trinity</i></p>								

Pending: 50 (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>45 🕒 Pending *Pending as of 3/7/2025 <i>MLS ID: 20813265</i></p> <p>2700 Euston St</p> <p>Single Family 4/2 1,881 sq ft 13,068 1/17/2025 \$356,700 3/7/2025 \$190</p> <p>Beautiful 4-Bedroom, 2-Bath Home on one third of an Acre - Perfectly Maintained! Welcome to this stunning 4-bedroom, 2-bath home, situated on a gorgeous one third of an acre lot in a peaceful, family-friendly neighborhood. Built in 2021 by its original owner, this home has been meticulously cared for and offers an open floor plan that's ideal for modern living. Whether you're entertaining guests or enjoying quiet family time, the spacious design creates a seamless flow throughout the main living areas. The home features a large back patio, perfect for outdoor dining and relaxation, and there's ample space in the backyard for a future pool, garden, or play area. With easy access to excellent schools, local amenities, and major routes, you'll enjoy both convenience and tranquility. This move-in-ready gem is an opportunity you won't want to miss. Bidet toilet in primary bathroom is an added bonus. Seller added storm doors front and back. Schedule your showing today and imagine making this beautiful home your own!</p> <p style="text-align: center;"><i>Listing Courtesy of Coldwell Banker APEX, REALTORS</i></p>								
 <p>46 🕒 Pending *Pending as of 3/3/2025 <i>MLS ID: 20832698</i></p> <p>400 Hogan Dr</p> <p>Single Family 4/2 1,845 sq ft 9,016 2/1/2025 \$414,900 3/3/2025 \$225</p> <p>Gorgeous home built in 2022 and ready for its new owners! Home boasts 4 bedrooms, 2 baths and a wonderful open layout. Beautiful wood-look tile flooring in main areas. Kitchen features eat-in island, gas range, granite countertops, wet bar or buffet counter area. Open and spacious living room opens to dining area and kitchen-perfect for entertaining! Split bedroom arrangement offers privacy and front bedroom can easily double as an office space. Private primary bedroom with double vanity, separate garden tub and shower and spacious walk-in closet. Plenty of space for everyone with oversized backyard including nice covered patio area with added french drains. Nestled in the desirable Country Club Terrace community and zoned to top-rated Denton ISD schools! Located conveniently close to schools, shopping, and restaurants.</p> <p style="text-align: center;"><i>Listing Courtesy of Home & Fifth Realty</i></p>								
 <p>47 🕒 Pending *Pending as of 2/28/2025 <i>MLS ID: 20849003</i></p> <p>2913 Royal Acres</p> <p>Single Family 4/2 1,778 sq ft 6,098 2/20/2025 \$345,000 2/28/2025 \$194</p> <p>Welcome to this charming 4-bedroom, 2-bathroom gem in a great neighborhood! Whether you're starting out, moving up, down-sizing, or just moving on, this home has it all. The cozy interior features a spacious living area perfect for movie nights, and the four bedrooms give you room to grow, work from home, or host out-of-town guests. This home features upgraded light fixtures, plumbing fixtures, gutters all the way around the home, an extended patio, and wainscoting on the kitchen island. Situated in a friendly neighborhood, you're close to parks, shops, top-rated schools, the C.H. Athletic Complex, and Denton Water Works Park. Don't miss your chance to make this sweet house your home!</p> <p style="text-align: center;"><i>Listing Courtesy of Compass RE Texas, LLC</i></p>								
 <p>48 🕒 Pending *Pending: 2/18/2025 <i>MLS ID: 20841039</i></p> <p>1329 Skyline Dr</p> <p>Single Family 5/2 2,001 sq ft 5,749 2/10/2025 \$2,400 mo. 2/18/2025 \$1</p> <p>Welcome to this amazing 5 bedroom home in the heart of Denton! A beautiful, professionally landscaped front yard, with a light covered front porch and back patio await a new family. Enjoy the gourmet kitchen that includes white quartz countertops for plenty of prep space, stainless steel dishwasher, smooth top cooktop, stainless steel microwave, ample space for storage with so many cabinets, an island, and a peninsula. Relax in the large primary bedroom suite with a luxurious ensuite bathroom that includes a 5-foot shower, chrome faucets and plumbing fixtures, vanity, and spacious walk-in closet. 4 additional bedrooms provide all the space you need for a growing family, flex space, a playroom, home office or whatever your heart desires. Vinyl plank flooring in common areas, tile in wet areas, & carpet in rooms. Your 2-car garage has epoxy flooring! Enjoy the outdoors on your covered back patio with a greenbelt that backs up to you so no neighbors. Conveniently located right off of Loop 288 North and close to I-35E and US-380. For your convenience, the fridge, washer, and dryer are INCLUDED in the rent amount!</p> <p style="text-align: center;"><i>Courtesy of Real</i></p>								

Pending: 50 (cont.)





	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
	49	⓪ Pending	*Pending as of 2/24/2025 MLS ID: 20807405					
2104 Tawny Dr	Single Family	3/2	1,549 sq ft	7,143	1/3/2025	\$350,000	2/24/2025	\$226
<p>Welcome to the Pinnacle of Living in Denton! If youâ??re not living here, youâ??re missing out on the lifestyle you deserve. Nestled in the highly sought-after Eagle Creek community, this stunning like-new traditional home redefines comfort, elegance, and convenience, creating an unparalleled living experience. Imagine stepping into a space that feels like it was designed just for you. The open-concept layout is a masterpiece, with recessed lighting casting a warm glow on every corner. At the heart of it all is the chefâ??s kitchenâ??a dream come true with a sprawling island, gleaming quartz countertops, stainless steel appliances, a gas range, chic tile backsplash, and a walk-in pantry large enough to store all your culinary ambitions. Privacy and tranquility await with the thoughtfully designed split-bedroom floor plan. The primary suite is nothing short of a sanctuary, featuring a luxurious tile shower, dual sinks, and not one but two massive walk-in closetsâ??because your dream home should accommodate your dreams. The homeâ??s current owner, an elderly woman, has found the layout perfect for peaceful living, though her untidy roommates have left plenty of room for a new owner to refresh the space and make it their own. Step outside to embrace the perfect setting for Texas living. The large fenced backyard is your private oasis, ready for unforgettable family gatherings, playful pets, or serene evenings under the stars. The covered patio invites you to relax year-round, while the 6' wood fence, full sprinkler system, and seamless gutters ensure your outdoor haven stays pristine. But this isnâ??t just a homeâ??itâ??s a haven of efficiency and sustainability, equipped with a high-efficiency 16 SEER HVAC system and a tankless water heater, keeping you comfortable while saving on energy costs. Location? Unmatched. Youâ??re just minutes from UNT, Downtown Denton, and Rayzor Ranch, with quick freeway access making everything you need just a heartbeat away. Itâ??s the place to thrive.</p> <p><i>Listing Courtesy of RE/MAX Cross Country</i></p>								
	50	⓪ Pending	*Pending as of 3/4/2025 MLS ID: 20834279					
521 Watson Ln	Single Family	4/2	2,183 sq ft	6,490	2/3/2025	\$439,900	3/4/2025	\$202
<p>Absolutely stunning home in newer neighborhood of Denton! Designer details throughout-the sellers have poured a lot of love into this one! Single-story home built in 2022, offering 4 bedrooms, 2 baths and a wonderful open layout. Eat-in kitchen w gas stove, quartz countertops, breakfast bar and designer lighting. Custom bar is open to dining room and spacious living room! The primary bedroom is split for privacy & has large walk-in closet, dual sinks, garden tub & separate shower. Completely remodeled guest bath with custom details and 3 additional split bedrooms that could double as office space as well. Plantation shutters throughout. Amazing backyard entertaining space complete with turf grass, custom landscaping details everywhere and covered back patio with fan. Garage is a dream with epoxy flooring. Gorgeous landscaping throughout front and back make this home a showstopper! Located conveniently close to I35 access, schools and shopping. Shows better than new!!</p> <p><i>Listing Courtesy of Home & Fifth Realty</i></p>								







Closed: 50

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p>1 ■ Closed • Leased Date: 3/18/2025, MLS Listing 20739604: 10/15/2024 MLS ID: 20739604</p> <p>3400 Hummingbird Ln Single Family 3/2 1,279 sq ft 7,797 1968 3/18/2025 \$1,795 mo. \$1</p> <p>One story 3-2-2 home in Denton. Energy efficient HVAC, dishwasher, stainless steel range. New wood-look tile throughout home. Large storage building in back yard, along with a deck and covered patio. Fenced yard. <i>Courtesy of Denton County Property Mgmt, Inc</i></p>								
 <p>2 ■ Closed • Sold Date: 3/13/2025, MLS Listing 20823753: 1/24/2025 MLS ID: 20823753</p> <p>3908 Zilda Way Single Family 4/2 1,889 sq ft 12,719 2000 3/13/2025 \$339,000 \$179</p> <p>Wow, great house in Woodrow Wilson School District. This very well maintained, this beautiful home is centrally located near schools and churches. It has easy access to Hwy 428 (Sherman Dr) and Loop 288. Features include split arrangement, large living area with cozy, wood burning fireplace, separate utility, and new Whirlpool stainless appliances. The master suite features a master bath with his and her sinks, garden tub, separate shower, and walk in closet. The fourth bedroom is off to itself allowing privacy for an older child or parent. The backyard has plenty of room for the kids and pets to run and play, and you'll love the pergola covered patio. This home is ready to move in and is a must see. <i>Courtesy of RE/MAX DFW Associates</i></p>								






Closed: 50 (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: 3/15/2025, MLS Listing 20797229: 12/13/2024 MLS ID: 20797229</p> <p>204 Thistle Rdg</p> <p>Welcome to your dream home, ready for immediate move-in! This charming residence features a cozy front porch and an attractive stone and brick exterior, highlighted by a decorative front door that invites you inside. Step through the entrance onto gorgeous handscraped hardwood floors leading you to a dedicated study—perfect for remote work or quiet reading time. The spacious living room boasts a stunning floor-to-ceiling stone fireplace, creating a warm and welcoming atmosphere for gatherings. Enjoy your meals in the bright breakfast area, filled with natural light, or host elegant dinners in the formal dining room. The well-appointed kitchen is a cook's delight, showcasing stainless steel appliances, a decorative backsplash, convenient breakfast bar, pantry, and gas cooking for culinary enthusiasts. Retreat to the luxurious master suite, complete with a jetted tub, a separate shower, and double vanity. The inviting backyard features a charming pergola, perfect for outdoor entertaining or simply unwinding after a long day. Don't miss out on this fantastic opportunity—schedule your tour today and experience the perfect blend of comfort and style!</p> <p><i>Courtesy of RE/MAX Dallas Suburbs</i></p>	Single Family	4/3	3,200 sq ft	6,534	2007	3/15/2025	\$3,200 mo.	\$1
 <p>4 Closed *Sold Date: 3/14/2025, MLS Listing 20777002: 11/13/2024 MLS ID: 20777002</p> <p>7504 Sweetgate Ln</p> <p>Welcome Home! PAID OFF SOLAR PANELS! Step inside to see a voluminous open-concept floor plan with a great layout perfect for a growing family. The Chef's kitchen features top-tier appliances including a 6-burner Dacor commercial gas range, built-in refrigerator, touchless sink, coffee and wine bar, a pot filler, custom cabinets, and Ukraine wood shelves. The living room features vaulted-height ceilings, gas fireplace, and a wall of windows that drench the inside in natural light. Downstairs you will find the secluded primary bedroom that boasts an en-suite bathroom with a garden tub, stand-up shower, and large walk-in closet. Discover the second living area, media room, and 4 bedrooms open to the downstairs living area! Private outdoor space with covered patio perfect for entertaining. A must-see.</p> <p><i>Courtesy of Only 1 Realty Group LLC</i></p>	Single Family	5/4	4,346 sq ft	8,102	2010	3/14/2025	\$630,000	\$145
 <p>5 Closed *Sold Date: 3/14/2025, MLS Listing 20822752: 1/23/2025 MLS ID: 20822752</p> <p>601 N Austin St</p> <p>Charming 1928 home in the heart of Denton! Nestled on a corner lot, this charming 3-bedroom, 2- full bath craftsman home offers a perfect balance of historic character, comfort, and an unbeatable location! The large covered front porch welcomes you into this cozy home with original hardwood floors, large rooms, natural light, and tall customized ceilings. Beautiful large kitchen with wood beam, Viking dishwasher, Viking gas stove, Viking stainless vented hood, quartz countertops, and beverage station with wine fridge. Both master bath and secondary bath have been fully renovated. Tankless water heater. Large backyard with private pergola, outdoor kitchen, chimnea, and Aries hot tub for entertaining, making this a one of a kind home. Some updates include, interior and exterior paint 2017, roof 2017, all underground plumbing. One of the most sought after locations in Denton! Close proximity to Denton Square and TWU!</p> <p><i>Courtesy of Keller Williams Realty-FM</i></p>	Single Family	3/2	1,712 sq ft	6,751	1928	3/14/2025	\$450,000	\$263
 <p>6 Closed *Sold Date: 3/14/2025, MLS Listing 20827805: 2/4/2025 MLS ID: 20827805</p> <p>3908 Waterford Way</p> <p>Beautifully updated 4 bedroom, 2 bath home ready for move in! New kitchen and bathrooms with new paint and flooring throughout. Designer touches in every room include quartz countertops, tile, premium appliances, stylish light fixtures and custom cabinets. Soaring vaulted ceiling in living room with cedar beam and matching wood mantle. Sunny breakfast area features bay windows overlooking backyard. Primary bedroom has double closets and bathroom featuring dual sinks, walk in shower and new linen cabinets. Bonus built in desk and shelving outside primary bedroom. Attached two car garage. Convenient location close to shopping, restaurants and freeways. Must see!</p> <p><i>Courtesy of Josh White Properties</i></p>	Single Family	4/2	1,991 sq ft	8,232	1980	3/14/2025	\$330,000	\$166





Closed: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p>12 Closed * Sold Date: 2/24/2025, MLS Listing 20755245: 10/24/2024 MLS ID: 20755245</p> <p>2644 Fondren Rd</p>	Single Family	3/2	1,597 sq ft	8,407	2001	2/24/2025	\$350,000	\$219
<p>Nestled on a spacious corner lot, this move-in-ready gem offers the perfect blend of comfort and convenience. Step inside to discover an inviting open floor plan designed for easy living. Elegant crown molding and natural stone flooring add a touch of sophistication throughout. The well-appointed kitchen features a center island, an overhead skylight, and modern stainless steel appliances—perfect for everyday cooking and entertaining. Unwind in the primary suite, which offers a spa-like bathroom with a walk-in shower, a relaxing garden tub, and a large walk-in closet. Outside, the oversized lot provides plenty of space to enjoy, including a covered patio and a convenient storage shed. A gated entry from the street allows direct backyard access, perfect for added flexibility. Located in the sought-after Summit Oaks subdivision, this home is conveniently located near schools, shopping, dining, and more. Don't miss the chance to make this beautiful home yours!</p> <p style="text-align: right;"><i>Courtesy of Real Estate Shoppe TX, LLC</i></p>								
 <p>13 Closed * Sold Date: 2/27/2025, MLS Listing 20753193: 10/12/2024 MLS ID: 20753193</p> <p>7904 Hidden Path Ln</p>	Single Family	3/2	1,833 sq ft	7,579	2001	2/27/2025	\$332,500	\$181
<p>PRICE REDUCTION !! Motivated Seller !! Beautiful home in River Oaks community of Denton. Single story home with 3 Bedrooms and 2 full bathrooms. Property features 2 Living area, Dining area and a breakfast area. One living area can be used as an office or study. Open concept home with lots of natural light. Great schools. Master bath has dual vanities, separate shower and garden tub. Easy access to shopping places. Washer, Dryer and Refrigerator included.</p> <p style="text-align: right;"><i>Courtesy of Beam Real Estate, LLC</i></p>								
 <p>14 Closed * Sold Date: 2/26/2025, MLS Listing 20815569: 1/16/2025 MLS ID: 20815569</p> <p>401 Hogan Dr</p>	Single Family	4/2	2,205 sq ft	7,318	2022	2/26/2025	\$432,000	\$196
<p>Don't miss out, on this beautiful charming 4 bedroom 2 bath is nestled in the sought after Country club Terrace subdivision. Gorgeous, hallway entrance, that flows right into spectacular spaces open floor plan, great for family gatherings, and entertaining. This home offers formal dining or turn it into a dedicated office space. Gorgeous open style eat-in kitchen, with stainless steel appliances, gas range, and a water filter system installed in the kitchen! There's no need to buy bottled water! In addition this homes comes with a water softener machine installed to help the life span of your household appliances, and improve the look, smell, and taste of your water. Enjoy gorgeous primary bedroom suite, with large walk-in closet. Beautiful flooring throughout the home. This home is located on a Premium lot, with a gorgeous covered front porch, and covered back patio, with a beautiful peaceful view, with no homes behind it, to relax, rest, and enjoy</p> <p style="text-align: right;"><i>Courtesy of KELLER WILLIAMS REALTY</i></p>								
 <p>15 Closed * Sold Date: 2/26/2025, MLS Listing 20810883: 1/7/2025 MLS ID: 20810883</p> <p>7209 Livingston Dr</p>	Single Family	6/4	4,045 sq ft	11,499	2001	2/26/2025	\$484,000	\$120
<p>Charming home on a 1-4-acre lot in Denton with a fenced backyard featuring a covered patio and granite countertops. Enjoy an outdoor grill and bar area, perfect for entertaining. The kitchen was remodeled in 2012 with matching granite countertops. The roof is 10 years old, offering peace of mind. Located in a desirable neighborhood, this home provides a cozy and inviting space for both indoor and outdoor living.</p> <p style="text-align: right;"><i>Courtesy of Joseph Walter Realty, LLC</i></p>								





Closed: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p>16 Closed * Sold Date: 2/26/2025, MLS Listing 20561406: 3/14/2024 <i>MLS ID: 20561406</i></p> <p>1710 Mistywood Ln</p> <p>Welcome to your dream home nestled in the heart of a sought-after Idiots Hill neighborhood! This charming 4-bedroom residence exudes warmth and character, boasting a picturesque setting framed by mature trees. Step inside to discover a spacious layout featuring an inviting living room perfect for gatherings, a kitchen with updated patterned tile and a cozy family room with a fireplace. Retreat to the serene primary suite located downstairs while three additional bedrooms offer versatility for guests or a home office upstairs. Outside, the backyard provides a tranquil oasis for relaxation or entertaining. With its prime location and timeless appeal, this home offers the quintessential blend of comfort and convenience. Experience the best of suburban living in this idyllic retreat! FOUNDATION REPAIR DONE JULY 2024, NEW BACKYARD CONCRETE PAD, NEW GUTTERS, NEW PLUMBING! WORK IS DONE FOR THE NEW BUYERS!! COME SEE THIS HOME PRICED TO SELL!! MOTIVATED SELLERS!</p> <p><i>Courtesy of Fathom Realty, LLC</i></p>	Single Family	4/2	2,851 sq ft	14,984	1965	2/26/2025	\$380,000	\$133
 <p>17 Closed * Sold Date: 2/25/2025, Public Record <i>MLS ID: -</i></p> <p>513 Northridge St</p> <p>-</p>	Single Family	3/2	2,274 sq ft	13,159	1978	2/25/2025	-	\$173
 <p>18 Closed * Sold Date: 2/25/2025, Public Record <i>MLS ID: -</i></p> <p>3100 Pinehurst Ct</p> <p>-</p>	Single Family	4/3	1,887 sq ft	10,311	2001	2/25/2025	-	\$175
 <p>19 Closed * Sold Date: 2/26/2025, MLS Listing 20760865: 10/23/2024 <i>MLS ID: 20760865</i></p> <p>4805 Wasatch Dr</p> <p>This charming single-story home, located in the highly desirable Glenwood Village neighborhood of Denton, TX, offers 3 bedrooms, 2 baths, and an inviting open floor plan. The spacious living area flows seamlessly into a modern kitchen, featuring stainless steel appliances, granite countertops, and beautifully stained cabinets. The breakfast area on the east side of the home brings in plenty of morning light, providing a bright, inviting space to start your day or enjoy coffee on the patio. Conveniently located near I-35, you'll enjoy quick access to shopping, dining, and entertainment options, making this home an ideal blend of comfort and convenience in a prime location.</p> <p><i>Courtesy of Central Metro Realty</i></p>	Single Family	3/2	1,419 sq ft	5,793	2015	2/26/2025	\$325,000	\$229
 <p>20 Closed * Sold Date: 2/25/2025, MLS Listing 20680793: 7/26/2024 <i>MLS ID: 20680793</i></p> <p>2913 Weston Dr</p> <p>Discover this delightful 1,230 sq ft home nestled on a spacious .301-acre lot. Featuring 3 cozy bedrooms and 2 full baths, this residence offers comfort and potential for making it your own. The bright and inviting living spaces are perfect for family gatherings or entertaining, including a china cabinet in the dining area that will convey with the property. The kitchen comes equipped with a refrigerator, also to convey. One of the standout features of this home is the expansive backyard. There's ample space for outdoor activities, gardening, or even adding a patio or pool. Imagine summer barbecues, a playground for kids, or a lush garden retreat. The water heater and AC were both replaced in 2018. Please note that the fireplace is currently missing the chimney flue. Don't miss this opportunity to own a charming home with great potential, both inside and out!</p> <p><i>Courtesy of KELLER WILLIAMS REALTY</i></p>	Single Family	3/2	1,230 sq ft	13,111	1984	2/25/2025	\$280,000	\$228





Closed: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p>21 ■ Closed * Sold Date: 2/25/2025, MLS Listing 20805447: 1/1/2025 <i>MLS ID: 20805447</i></p> <p>2405 Wildwood Ln</p> <p>Single Family 3/2 1,676 sq ft 6,011 1998 2/25/2025 \$281,500 \$168</p> <p>HUGE reduction in price! For sale or short term lease! The sellers have loved this home but moved for a great business opportunity! Show stopper of a kitchen!!! Floor to ceiling built ins, butcher block counter tops, stainless appliances including a double oven, refrigerator and drink refrigerator. Large pantry and utility room including washer and dryer that is less than 2 years old that stay! Floors recently replaced and fresh paint with large patio area that is covered with lights, and a recent HVAC unit. Don't forget the storage building and front play area that is fenced. Currently zoned for Guyer high school and convenient to shopping and I-35. Come and see. You will FALL IN LOVE! Sellers are moving out of state so must sell! Please make appointment with broker bay. Easy to show and sell!!!</p> <p><i>Courtesy of KELLER WILLIAMS REALTY</i></p>								
 <p>22 ■ Closed * Sold Date: 2/27/2025, Public Record <i>MLS ID: -</i></p> <p>7601 Hinkley Oak Dr</p> <p>Single Family 5/4 4,269 sq ft 8,899 2009 2/27/2025 - \$142</p> <p>-</p>								
 <p>23 ■ Closed * Sold Date: 2/25/2025, MLS Listing 20817837: 1/15/2025 <i>MLS ID: 20817837</i></p> <p>7109 Livingston Dr</p> <p>Single Family 6/4 4,045 sq ft 10,149 2002 2/25/2025 \$480,000 \$119</p> <p>Start with peace of mind thanks to the new roof installed at the end of 2022, then experience the perfect blend of modern upgrades and timeless charm in this beautifully maintained home! Recently refreshed with new interior paint and luxury vinyl flooring throughout the family room, living room, dining room, and hallway, this home offers a stylish yet practical living space for any lifestyle. Updated fireplaces, including a stunning double-sided fireplace that connects the master bedroom and bathroom, create cozy, inviting spaces to relax. The open-concept living areas, with their soaring vaulted ceilings, provide a sense of grandeur, perfect for both entertaining and everyday living. The versatile 5th bedroom is ideal for a media room, game room, or home office—tailored to your needs. Located in an HOA-free community and zoned for the highly regarded Guyer High School, this home offers a convenient location and access to top-tier education. With easy access to Teasley Lane, FM 2499, and I-35, you're just minutes away from all the best shopping, dining, and amenities Denton has to offer. Don't miss the opportunity to own this exceptional property—schedule your private tour today!</p> <p><i>Courtesy of Coldwell Banker Realty Plano</i></p>								
 <p>24 ■ Closed * Leased Date: 3/14/2025, MLS Listing 20762432: 10/24/2024 <i>MLS ID: 20762432</i></p> <p>3404 Oceanview Dr</p> <p>Single Family 4/4 3,209 sq ft 5,706 2015 3/14/2025 \$2,881 mo. \$1</p> <p>Nice house with 4 bedrooms, 3.5 baths, study, game rooms. This 2-story house is located in highly sought-after Villages of Caramel in Denton. Beautiful engineered hard wood floors!! A study space can be found immediately off the foyer. Continue into the luxurious, open-concept spaces to find the MASSIVE kitchen, dining room, and family room. The kitchen is well equipped with a large center island with bright lighting, white-painted cabinetry, stainless steel appliances, designer light fixtures, a beautiful back splash and more. The owner's suite is on the second floor for maximum privacy, No backyard neighbors and get a great view of the pond behind. The deluxe owner's bathroom delivers the daily convenience of double sinks, a large walk-in shower. Walk-in closets in every bedroom and all rooms over-sized!! Interior lot in the neighborhood, less traffic, quiet street. Section 8 vouchers accepted.</p> <p><i>Courtesy of Kothamasu Group Inc</i></p>								






Closed: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p>25 Closed * Sold Date: 3/13/2025, MLS Listing 20847202: 2/18/2025 MLS ID: 20847202</p> <p>3604 Doris Dr</p> <p>Beautiful home in central Denton. Less than 10 minutes from historic Denton Square. Conveniently located near I35E, UNT, Texas Women's University, and diverse dining experiences. Built in 2019 with contemporary elegance with functionality. Spacious closets and pantry. Open kitchen concept with large kitchen island. The spacious yard is perfect for gatherings, gardening, or enjoying a quiet evening under the stars. Nestled in a sought-after, vibrant neighborhood, you'll love the sense of community and the endless amenities nearby.</p> <p><i>Courtesy of KELLER WILLIAMS REALTY</i></p>	Single Family	3/2	1,269 sq ft	6,011	2019	3/13/2025	\$295,000	\$232
 <p>26 Closed * Leased Date: 3/14/2025, MLS Listing 20804442: 12/30/2024 MLS ID: 20804442</p> <p>7605 Shoal Bnd</p> <p>This renovated Denton, TX rental home boasts an impressive spacious fenced yard and an attached garage. Step inside this two-story smart home to find open layout on the first floor. Gather with friends and family by the brick fireplace in the living room, and stay comfortable year-round thanks to the lighted ceiling fan overhead. This space flows directly into the modern kitchen, which comes complete with a full set of appliances, ample crisp cabinetry, and a convenient built-in microwave. Access the laundry room via the kitchen. Upstairs, the vast primary suite has a walk-in closet, wood-look flooring, and a private bathroom.</p> <p><i>Courtesy of Progress Residential Property</i></p>	Single Family	3/3	2,136 sq ft	7,143	2002	3/14/2025	\$2,105 mo.	\$1
 <p>27 Closed * Sold Date: 3/14/2025, MLS Listing 20739277: 11/7/2024 MLS ID: 20739277</p> <p>1501 Asher Ln</p> <p>Built by M-I Homes. Welcome to this breathtaking 2-story new construction home, located on a peaceful corner homes at Woodmere in Denton, TX. Offering 5 bedrooms and 3 bathrooms, this spacious home offers an abundance of open-concept living spaces and thoughtfully crafted details from top to bottom. The stately brick exterior makes a stunning first impression as you pull in-to the 2-car garage. Step through the upgraded, 8-ft front door and into the foyer where you'll be greeted by luxury vinyl plank flooring and 18-ft ceiling. A private bedroom suite resides privately off the foyer, complete with a walk-in closet and en-suite bathroom. Continue into the heart of the home, where you'll be met with the open and inviting family room, enhanced by a cozy corner fireplace with a white tile surround and stained box mantel. The open-concept layout seamlessly flows into the well-equipped kitchen and adjacent dining room, ideal for entertaining and everyday living. The kitchen will impress with an abundance of white painted cabinetry, light quartz countertops, stainless steel appliances, and a large center island. The single-bowl, undermount sink sits off to the side, below a beautiful window, providing a glimpse of your outdoor oasis. The owner's suite is located at the back of the home, complete with an extended bay window and 11-ft sloped ceilings, making the space feel lighter and larger. The deluxe en-suite bath layout features modern, marble-inspired tile selections, dual sinks, a walk-in shower, and a relaxing soaking tub. The walk-in shower completes the space. The baluster-lined staircase ushers you to the second floor, where a large game room awaits. A full bathroom with dual sinks and 3 generously sized bedrooms complete the second floor. Schedule your visit today and bring your new home dreams to life in Denton!</p> <p><i>Courtesy of Escape Realty</i></p>	Single Family	5/3	2,571 sq ft	5,967	2025	3/14/2025	\$485,000	\$189
 <p>28 Closed * Sold Date: 3/13/2025, MLS Listing 20831381: 1/30/2025 MLS ID: 20831381</p> <p>4709 Heron Pond Ln</p> <p>Well maintained home in the Preserve at Pecan Creek. This 1 owner home offers 3 bedrooms and 2.5 bathrooms. Enjoy entertaining with the wonderful open layout from the living area to the kitchen. The living area offers a cozy fireplace, decorative pant and windows to view the backyard. The spacious kitchen boasts tons of cabinets, flat top stove, built in microwave and walk in pantry. The dining room can be used as an office or study area. Upstairs features 2 nice sized bedrooms and a wonderful loft or game room. A full bath upstairs has dual sinks and tub shower combination. Enjoy peaceful times on the patio overlooking the backyard, with plenty of area to play or garden. Community pool, playground and bike, jogging trails. Close to major highways, dining and shopping.</p> <p><i>Courtesy of Coldwell Banker Realty</i></p>	Single Family	3/3	2,169 sq ft	5,488	2005	3/13/2025	\$365,000	\$168





Closed: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
	29	■ Closed	*Leased Date: 3/13/2025, MLS Listing 20747400: 10/7/2024 MLS ID: 20747400					
917 Euston St	Single Family	3/2	1,652 sq ft	6,098	2020	3/13/2025	\$2,000 mo.	\$1
<p>This like new home features an island kitchen with granite countertops, stainless steel appliances and overlooks a large family room. All three bedrooms are nicely sized and the master has a large shower and walk in closet. The living areas have hard surfaced floors and carpet in all bedrooms. The garage has an epoxy coating and the oversized backyard is perfect for entertaining. Best of all it is close to local colleges, shopping, restaurants and entertainment! This home is also available for short term rentals.</p> <p style="text-align: right;"><i>Courtesy of Mark Cabal Realty</i></p>								
	30	■ Closed	*Sold Date: 3/4/2025, MLS Listing 20824514: 1/22/2025 MLS ID: 20824514					
820 Royal Meadow St	Single Family	3/2	1,232 sq ft	10,018	1988	3/4/2025	\$290,000	\$235
<p>Nestled on a quiet street at the end of the cut de sac, this home exudes warmth and character, inviting you to relax in its cozy living spaces. Tradition meets convenience in this delightful single family abode that has fresh paint and new carpet! Ready to move in for a first time home, College Student or establish this into an income producing rental property. This home has an open concept living space, perfect for creating lasting memories with loved ones. There is an abundance of natural light through the generous windows. Take pleasure in the kitchen that has a serving bar for guests or savor your morning coffee on the private sun glassed back porch that opens into the large backyard that can be created into your own private retreat after a long day. Top notch schools and amenities near by, this home offers the ideal blend of suburban living and urban accessibility.</p> <p style="text-align: right;"><i>Courtesy of Texas Landmark Realtors</i></p>								
	31	■ Closed	*Sold Date: 3/11/2025, MLS Listing 20847843: 2/21/2025 MLS ID: 20847843					
3500 Harbour Mist Trl	Single Family	5/4	3,947 sq ft	5,488	2020	3/11/2025	\$500,000	\$127
<p>Welcome to your dream home—where you'll never pay an electric bill again and can actually generate revenue with solar energy! This beautiful home boasts designer finishes and an open, spacious floor plan perfect for any family. With five bedrooms, an office, and expansive living areas both upstairs and downstairs, there's room for everyone. On the first floor, you'll find a formal dining room that leads into a kitchen featuring stone countertops and stainless steel appliances, with a large eat-in area and a massive living room. The primary bedroom is conveniently located downstairs, with large windows that flood the space with natural light. Upstairs offers a fantastic great room, beautifully designed for relaxation and entertainment, whether you're watching movies or enjoying board games. All secondary bedrooms, as well as the office, are located on the second floor. Outside, the backyard is a blank canvas, ready for you to create your perfect outdoor space. With no neighbors directly behind, thanks to the greenbelt, you'll enjoy added privacy. The yard is perfect for kids, pets, or even a garden. Don't miss out on the opportunity to own this incredible home—schedule a tour today! Many of the personal items are for sale too! If you want to keep this model home look, ask about the furniture that is for sale!</p> <p style="text-align: right;"><i>Courtesy of Real</i></p>								
	32	■ Closed	*Sold Date: 3/12/2025, MLS Listing 20780726: 11/19/2024 MLS ID: 20780726					
1617 Swallow St	Single Family	4/2	2,100 sq ft	7,540	2024	3/12/2025	\$429,340	\$204
<p>D.R. Horton is now selling in the new phase at their fabulous community of Eagle Creek in Denton and Denton ISD!! Gorgeous open concept single story 4 bedroom Kingbird Floorplan-Elevation E, on North facing corner lot, with an estimated Spring completion. Large Chef's Kitchen with seating Island, Pendant lights, abundant Cabinets, tiled Backsplash, built-in stainless steel Appliances and wide Pantry. Spacious Living and luxurious main Bedroom at the rear of the Home with dual sink Vanity, over sized Shower, Linen Closet and walk-in Closet. Quartz Countertops in Kitchen and vanities in both Baths. Designer Pkg including tiled Entry, Halls, Living, Kitchen and Wet areas plus Home is Connected Smart Home Technology. High-efficiency SEER HVAC System, Tankless Water Heater, covered back Patio, full gutters, front Coach Lights, 6 foot fenced backyard, landscape Pkg with full Sprinkler System and more! Community Playground, Club House and Pool. Close proximity to Downtown Denton, UNT, TWU, The Square, Rayzor Ranch Town Center and Restaurants, I-35E & I-35W.</p> <p style="text-align: right;"><i>Courtesy of Century 21 Mike Bowman, Inc.</i></p>								





Closed: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
	33	■ Closed	* Sold Date: 3/12/2025, MLS Listing 20794172: 12/18/2024 MLS ID: 20794172					
2664 Wellington Dr	Single Family	3/3	2,237 sq ft	2,613	2024	3/12/2025	\$389,117	\$174
<p>Brand new, energy-efficient home ready NOW! The thoughtfully designed main level brings everyone together with an effortless open concept and useful features. Pebble cabinets with shaded grey granite countertops, brown grey EVP flooring with light grey brown carpet. Imagine spending summer weekends on the lake when you live just minutes from Lake Lewisville. A central location with easy access to I-35, Argyle, Flower Mound, and Denton makes it easy to get to work or fun. Community features include access to a pool, children's playground, and community trails. Each of our homes is built with innovative, energy-efficient features designed to help you enjoy more savings, better health, real comfort and peace of mind.</p> <p><i>Courtesy of Meritage Homes Realty</i></p>								
	34	■ Closed	* Sold Date: 3/5/2025, MLS Listing 20834154: 2/13/2025 MLS ID: 20834154					
2305 Lighthouse Dr	Single Family	3/2	1,865 sq ft	5,488	2014	3/5/2025	\$390,000	\$209
<p>Discover this beautifully maintained 3-bedroom, 2-bathroom single-story home in a quiet, highly desirable neighborhood within Denton ISD (Guyer HS included!). The open-concept living room flows seamlessly into the spacious kitchen, featuring granite countertops, an island, a gas range, a stainless steel refrigerator, and a breakfast bar—perfect for entertaining. Enjoy cozy nights by the gas fireplace with new carpet installed in 2023. The dedicated office with French doors and built-in shelving is ideal for remote work or a library. The primary suite is a true retreat, with a garden tub, separate shower, dual sinks, and a walk-in closet. Step outside to a tranquil backyard oasis featuring a covered patio with a fan, a pebble rock area with a bench, a newly installed paver walkway (2024), and a gorgeous fence (installed in 2022 and restained in 2024). Additional upgrades include a roof replacement (2023), oxidation system (2024), and roller shades throughout the home (2023-2024). Located minutes from schools, shopping, and dining, this home is move-in ready—schedule your private tour today!</p> <p><i>Courtesy of Keller Williams Realty-FM</i></p>								
	35	■ Closed	* Leased Date: 3/12/2025, MLS Listing 20827324: 1/26/2025 MLS ID: 20827324					
1421 Misty Hollow St	Single Family	3/2	1,369 sq ft	6,534	1986	3/12/2025	\$2,000 mo.	\$1
<p>Well maintained 3 bedroom, 2 bathroom home in the heart of Denton. This is just minutes away from the square and both universities and is located in a quiet neighborhood.</p> <p><i>Courtesy of KELLER WILLIAMS REALTY</i></p>								
	36	■ Closed	* Leased Date: 3/12/2025, MLS Listing 20836209: 2/5/2025 MLS ID: 20836209					
2532 John Dr	Single Family	3/2	1,314 sq ft	7,187	1998	3/12/2025	\$1,850 mo.	\$1
<p>Adorable 3-2-2 in Denton. Great open floorplan with 2 dining areas, an office and tall ceilings throughout. Living area includes a gas fireplace. Kitchen is equipped with a built-in microwave, dishwasher, disposal, stove and breakfast bar. Split bedroom design. Primary suite features a jetted tub with separate shower and walk-in closet. Fenced backyard with open patio. Full size utility area, alarm system and more! Lawn care included! Easy access to 35! Come check this one out before it's gone!</p> <p><i>Courtesy of CENTURY 21 JUDGE FITE MANAGEMENT</i></p>								
	37	■ Closed	* Leased Date: 3/6/2025, MLS Listing 20835643: 2/4/2025 MLS ID: 20835643					
8208 Clear River Ln	Single Family	4/3	2,611 sq ft	6,969	2000	3/6/2025	\$2,400 mo.	\$1
<p>Welcome to this two-story brick home featuring 4 spacious bedrooms, 2.5 baths, and multiple living areas. The primary suite is conveniently located downstairs, while the remaining bedrooms are upstairs, offering privacy and comfort for everyone. Enjoy the three versatile living spaces, ideal for a formal sitting area, game room, or home office. The open-concept kitchen and living area with a fireplace creates a warm and inviting atmosphere. Step outside and take advantage of the community pool, neighborhood park, walking-jogging paths just a few steps away. Easy access to local shopping, dining, and schools, this home is a must-see!</p> <p><i>Courtesy of KELLER WILLIAMS REALTY</i></p>								





Closed: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p>38 Closed * Sold Date: 3/11/2025, MLS Listing 20843226: 2/14/2025 MLS ID: 20843226 813 Juno Ln Single Family 3/2 1,645 sq ft 10,933 1994 3/11/2025 \$290,000 \$176</p> <p>Welcome Home! Discover this charming 3-bedroom, 2-bath residence located in a sought-after Denton neighborhood??ready for you to make it your own. Enjoy a spacious backyard complete with a covered patio, perfect for outdoor gatherings or quiet relaxation. The property also features two storage buildings equipped with electricity and air conditioning, offering versatile space for projects or extra storage. Plus, with a gated side-entry garage and no HOA fees, you'll appreciate the added security and freedom this home provides. Don't miss out on this fantastic opportunity??schedule your viewing today! <i>Courtesy of KELLER WILLIAMS REALTY</i></p>								
 <p>39 Closed * Sold Date: 3/11/2025, MLS Listing 20833080: 2/4/2025 MLS ID: 20833080 2909 Croydon St Single Family 4/2 1,882 sq ft 9,583 1966 3/11/2025 \$365,000 \$194</p> <p>Welcome to 2909 Croydon Street, an elegantly updated residence in the heart of Denton, TX. This charming home boasts 4 spacious bedrooms and 2 beautifully appointed bathrooms, offering a perfect blend of modern comfort and timeless appeal. Meticulously maintained, the interior features an open-concept design with abundant natural light that highlights the tasteful finishes throughout, including beautiful hardwood flooring, elegant fixtures, tiles, and updates. Enjoy the formal living room with a gas fireplace and the secondary living area. The kitchen is tastefully updated, equipped with sleek countertops and contemporary appliances, and a beautiful backsplash connected to a breakfast area and formal dining area. Step outside to discover a serene backyard, perfect for relaxing, pets, and activities. With its inviting ambiance and thoughtful updates, this home is a true gem. Experience the sophisticated lifestyle that awaits you at this delightful property. Schedule your showing today!... <i>Courtesy of Compass RE Texas, LLC.</i></p>								
 <p>40 Closed * Sold Date: 3/11/2025, MLS Listing 20848823: 2/19/2025 MLS ID: 20848823 2901 Paddock Way Single Family 5/4 3,760 sq ft 6,011 2006 3/11/2025 \$375,000 \$100</p> <p>Located in the highly sought-after Wheeler Ridge neighborhood, this spacious Texas-sized home has room for everyone. <i>Courtesy of Keller Williams Central</i></p>								
 <p>41 Closed * Sold Date: 3/10/2025, MLS Listing 20838543: 2/7/2025 MLS ID: 20838543 1109 Hearth Dr Single Family 4/3 2,191 sq ft 7,405 2020 3/10/2025 \$435,000 \$199</p> <p>Welcome to 1109 Hearth, a beautiful 4 bedroom, 3 bath home with an office in the desirable Fireside Park community of Denton. Backing up to a greenbelt, the backyard offers privacy and the feeling of wide, open spaces as you view the greenbelt space from the covered patio. This well maintained single story offers wood-look luxury vinyl flooring throughout the main living areas and bathrooms, with carpet in the 4 bedrooms. With freshly painted walls and baseboards, this home is move in ready and very charming! The open floorplan offers great space for entertaining, along with functionality. While cooking in the gorgeous kitchen with white cabinets, subway tile backsplash, granite counters and large island, you'll have sightlines to the dining room and living room. With a split bedroom layout, the primary suite offers privacy and relaxation, with dual vanities, garden tub, separate shower and walk-in closet. The spacious laundry room offers a sliding barn door and great storage. Located within walking distance of North Lakes Park and Recreation Center, you'll have access to walking trails, a dog park, 2 large lakes and sports fields. Just 2 minutes from The University of North Texas and Texas Health Presbyterian-Denton, and close to abundant shopping, dining and entertainment options. <i>Courtesy of Lily Moore Realty</i></p>								

Closed: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p>42 ■ Closed *Leased Date: 3/9/2025, MLS Listing 20808558: 1/3/2025 MLS ID: 20808558</p> <p>3725 Beatriz Dr</p> <p>Single Family 4/2 1,826 sq ft 11,417 2005 3/9/2025 \$2,175 mo. \$1</p> <p>\$100 AMAZON GIFT CARD IF YOU MOVE IN BY 3.31 This beautiful 4-bedroom, 2-bathroom home offers 1,826 square feet of comfortable living space. It features an open floor plan with plenty of natural light. The modern kitchen comes with a dishwasher, microwave, electric stove, and fridge. Each bedroom has great closet space, and the bathrooms provide a relaxing atmosphere. This pet-friendly property is perfect for your furry friends. Located in a quiet cul-de-sac next to a green belt, you'll enjoy peaceful surroundings with easy access to parks and walking trails. Just a short walk to UNT Discovery Park, this home is in a welcoming community near top-rated schools. All renters must complete petscreening.com even if you do not have a pet. 2 pet limit - \$55 monthly pet rent per pet Security deposit is equal to one month's rent. First month's rent, and any applicable pet fees due upon move-in. Residents must have a combined household income of 3x monthly rent. If the property meets your needs, an application will be required to run a background check. The fee is \$55 per applicant and will include criminal, credit and eviction history. We work applications in the order received.</p> <p><i>Courtesy of Milestone Premier Properties</i></p>								
 <p>43 ■ Closed *Leased Date: 3/11/2025, MLS Listing 20856856: 2/28/2025 MLS ID: 20856856</p> <p>2404 Windhaven Dr</p> <p>Single Family 3/2 1,865 sq ft 5,488 2015 3/11/2025 \$2,350 mo. \$1</p> <p>Charming 3-Bed, 2-Bath Home with Study in Ideal Location. This beautiful home offers 3 spacious bedrooms, 2 full bathrooms, and a dedicated study, perfect for work or relaxation. No carpet??enjoy luxury vinyl plank (LVP) flooring that is both stylish and easy to maintain. Located in a highly desirable area, this home is just minutes from the Shops at Highland Village and Flower Mound, offering great shopping, dining, and entertainment options. Plus, it comes with a refrigerator, making it move-in ready. Donâ??t miss out on this charming propertyâ??schedule a tour today. Tenant and tenant agent to confirm and information and measurements .</p> <p><i>Courtesy of VRHOMES GROUP LLC</i></p>								
 <p>44 ■ Closed *Sold Date: 3/10/2025, MLS Listing 20738824: 10/15/2024 MLS ID: 20738824</p> <p>2400 Westheimer Dr</p> <p>Single Family 3/2 1,803 sq ft 9,713 2000 3/10/2025 \$314,000 \$174</p> <p>Located perfectly with easy access to Nelsen Elementary, Teasley Lane, I-35E, I-35W, HWY 377, Grapevine Lake, Lewisville Lake, shopping, dining, and so much more! Are you looking for a big back yard space? This home is on a corner lot so there is an abundance of yard for you or your pets to enjoy. Plenty of room for a pool or just for entertaining! This home boasts an owners suite large enough for a sitting area, and any furniture you may need. Both the 2nd & 3rd bedrooms come with the convenience of walk-in closets. The 2 car garage has an additional oversized space that offers lots of room for storage, or possibly a golf cart or ATV. Enjoy relaxing in the main living area while experiencing the nice warm fire in the decorative fireplace. On warm summer days relax and feel the fresh air while under the cover of the rear patio. This one is a must see, and it will not last long. Schedule your private tour today.</p> <p><i>Courtesy of Local Realty Agency</i></p>								
 <p>45 ■ Closed *Sold Date: 2/18/2025, MLS Listing 20765250: 10/28/2024 MLS ID: 20765250</p> <p>2901 Bella Lago Dr</p> <p>Single Family 3/2 2,102 sq ft 5,488 2015 2/18/2025 \$489,900 \$233</p> <p>Welcome to your dream home in the heart of Denton! This beautifully maintained 3-bedroom, 2-bath residence offers spacious living with modern amenities. Step inside to discover a bright and airy open floor plan, perfect for entertaining. The inviting living area features large windows that fill the space with natural light, while the adjacent gourmet kitchen boasts stainless steel appliances, ample counter space, and a cozy breakfast nook. Retreat to the generous primary suite, complete with an en-suite bathroom featuring dual sinks, a soaking tub, and a separate shower. Three additional bedrooms provide plenty of space for family or guests, and a versatile bonus room can be transformed into a home office or play area. Enjoy outdoor living in the private backyard, ideal for barbecues or relaxing after a long day. Located in a friendly neighborhood with easy access to parks, schools, and shopping, this home is a perfect blend of comfort and convenience. Don't miss your chance to make this Denton gem your own!</p> <p><i>Courtesy of David Christopher & Associates</i></p>								

Closed: 50 (cont.)

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
	46	Closed	* Sold Date: 12/21/2024, Public Record		MLS ID: –				
	3608 Doris Dr	Single Family	4/2	1,910 sq ft	6,011	2019	12/21/2024	\$30,000	\$190
	–								
	47	Closed	* Sold Date: 2/18/2025, MLS Listing 20819170: 1/17/2025		MLS ID: 20819170				
	3005 Kootenay Cir	Single Family	4/3	2,920 sq ft	8,712	2001	2/18/2025	\$395,000	\$135
	<p>Welcome to your new home in the vibrant community of Denton! This stunning residence offers four bedrooms, three baths, and a two-car garage, there's ample space for your family to grow. Step inside to discover a spacious living area with natural light, creating an inviting atmosphere for relaxing with loved ones or entertaining guests. The adjacent kitchen features a gas range and abundant counter space. With three living areas, including a cozy den and a versatile space ideal for a home office or playroom, this home offers endless possibilities to suit your lifestyle and needs. Retreat to the master suite, complete with a luxurious en-suite bath featuring a soaking tub, providing a tranquil sanctuary to unwind after a long day. Outside, the private backyard beckons with its lush landscaping and covered patio. Wind River Estates is a wonderful community that features plenty of walking paths and a community pool. Conveniently located close to schools, shopping and good access to UNT & I-35.</p> <p><i>Courtesy of RE/MAX Dallas Suburbs</i></p>								
	48	Closed	* Sold Date: 2/21/2025, MLS Listing 20768232: 10/31/2024		MLS ID: 20768232				
	2212 Loon Lake Rd	Single Family	3/2	1,866 sq ft	7,187	1998	2/21/2025	\$349,900	\$188
	<p>BUYER TO RECEIVE 4K LENDING CREDIT THROUGH PREFERRED LENDER! Welcome to your dream home in the heart of Denton! This beautifully maintained residence at 2122 Loon Lake Drive offers a perfect blend of comfort and style. As you enter, youâ??re greeted by a spacious open floor plan filled with natural light. The inviting living area features large windows and a cozy fireplace, creating an ideal space for family gatherings or entertaining friends. The modern kitchen boasts stainless steel appliances, ample counter space, and a breakfast bar, making it a chefâ??s delight. Adjacent to the kitchen, the dining area overlooks the serene backyard, perfect for enjoying morning coffee or evening dinners. The master suite is a true retreat, complete with a private bathroom featuring dual vanities, a soaking tub, and a separate shower. Three additional bedrooms provide plenty of space for family, guests, or a home office. Step outside to your own private oasis! The backyard is beautifully landscaped and offers a patio area for outdoor dining or relaxation, all surrounded by mature trees for added privacy. Located in a friendly neighborhood with easy access to parks, schools, and shopping, this home is not just a property; itâ??s a lifestyle. Donâ??t miss the opportunity to make 2122 Loon Lake Drive your new home! Schedule a viewing today!</p> <p><i>Courtesy of Great Western Realty</i></p>								
	49	Closed	* Sold Date: 2/21/2025, Public Record		MLS ID: –				
	2014 McCormick St	Single Family	3/2	1,571 sq ft	8,124	1978	2/21/2025	–	\$170
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Closed: 50 (cont.)

	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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50 Closed * Sold Date: 2/20/2025, MLS Listing 20821311: 1/22/2025 MLS ID: 20821311

113 Meadowlands Dr Single Family 4/4 3,372 sq ft 20,560 2006 2/20/2025 \$830,000 \$246

This exceptional home is the perfect blend of comfort, convenience and style. Elevate your lifestyle while keeping energy costs low!!! Nestled in one of the most desirable areas of Denton, 113 Meadowlands Drive is the perfect mix of European inspired charm and cutting edge efficiency! This meticulously maintained single story home exudes curb appeal and greets guests with a striking solid wood arched front door. Once inside you will find 4 large bedrooms, 3.5 baths, stunning interiors, a private backyard oasis and efficient smart home upgrades. These include 11 kwh solar panels, SPAN smart home panel, a Tesla back up battery to keep the electricity going in the event of a power outage, SPAN Drive EV charger, new low-e windows, new HVAC and a variable speed pool pump to name a few! A true chef's kitchen awaits you equipped with a 6 burner SS gas range, commercial sized SS refrigerator, reverse osmosis water filter and a massive island perfect for hosting. A second living area is seamlessly located off the heart of the home making this an ideal bonus space to fit your specific needs. Each large bedroom has it's own full bath and ample storage. You will appreciate unwinding after a long day in the stunning and luxurious owner's ensuite. Gorgeous wood floors, 3 car garage with upgraded doors, cozy gas fireplace, light and bright! Step outside to a beautiful near half acre private backyard retreat featuring new cedar fencing, a modern saltwater pool and spa with plenty of play room! Enjoy the designated dining area, perfect for al fresco meals and making memories year-round! Conveniently located near fabulous shopping, dining and entertainment. This modern living home in the heart of Denton is minutes from UNT, TWU, 2 major highways, Dallas and Fort Worth. With it's blend of charm, functionality, modern upgrades and conveniences, this home is a true gem! Come see this jewel today, you will not be disappointed!!

Courtesy of Southern Collective Realty

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