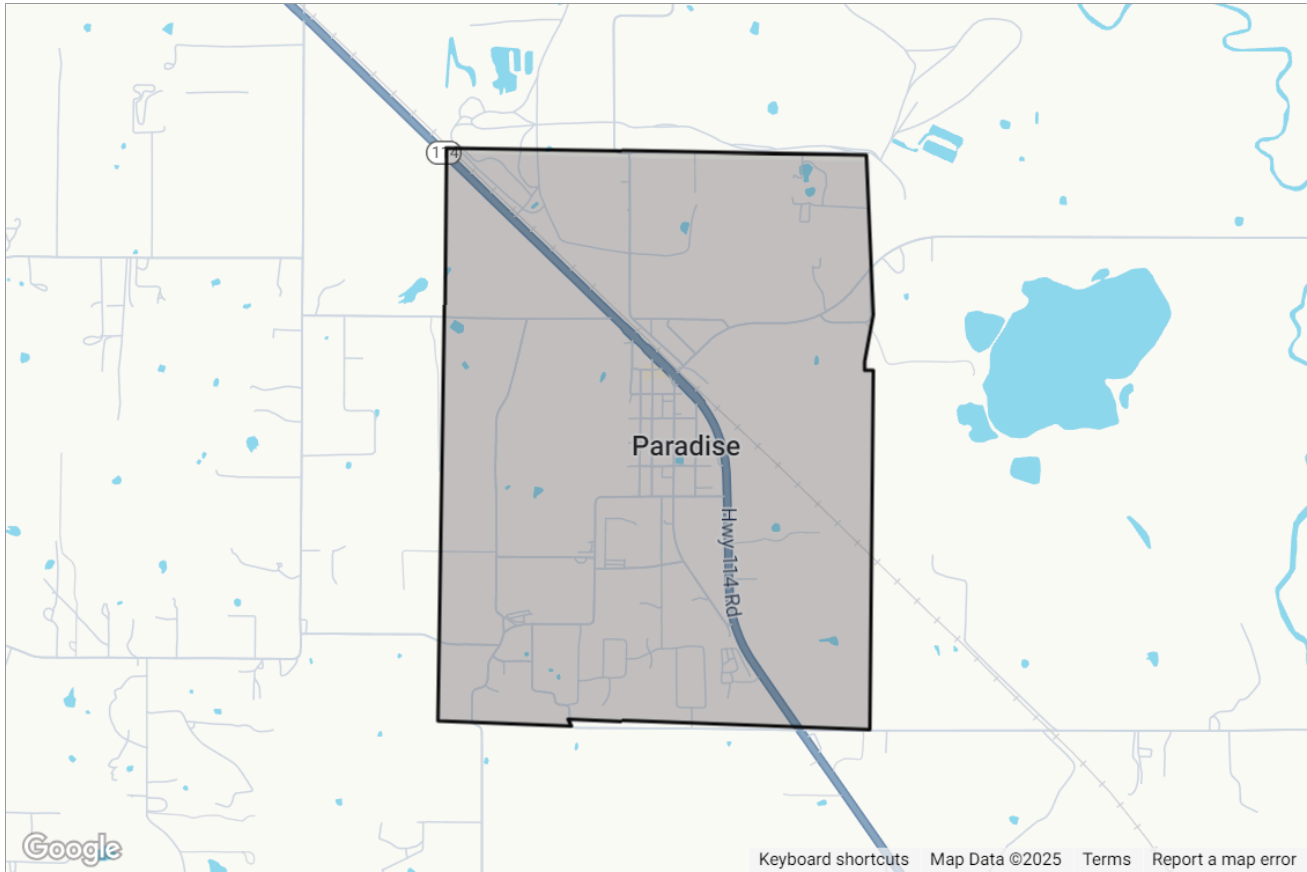


MARKET ACTIVITY REPORT

Paradise, Texas



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



Mobile: (214) 287-0009

Main: david@peetrealty.com

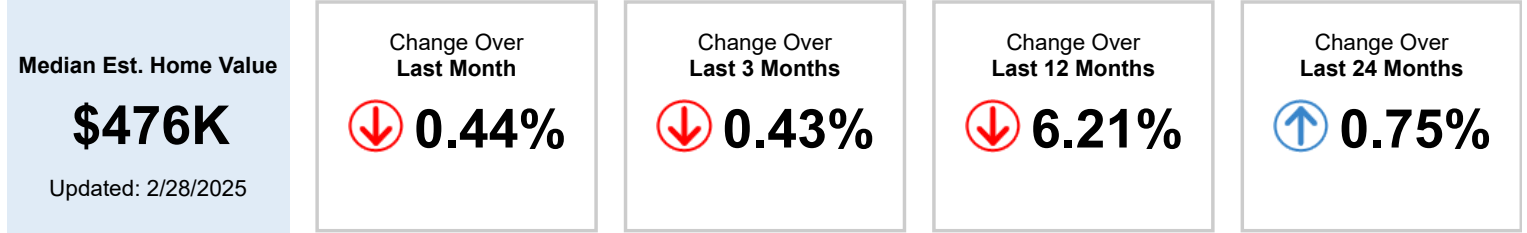
Agent: <http://peetrealty.com>

Peet Realty

PO Box 1748
Decatur, TX 76234

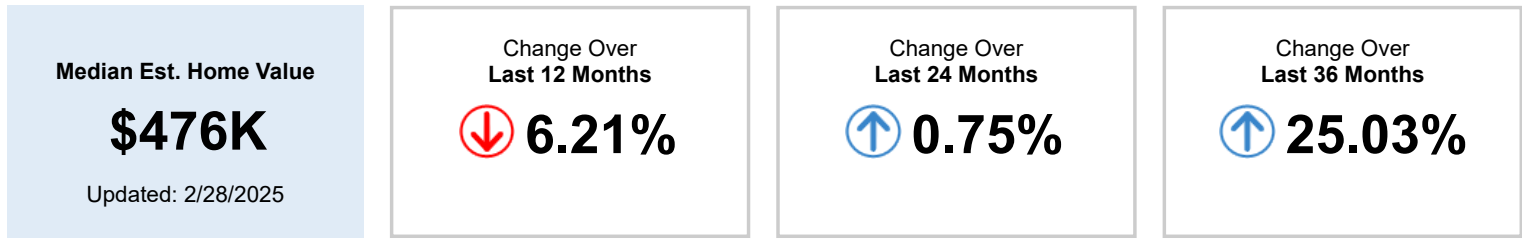
Paradise, Texas

Market Snapshot: Estimated Home Values



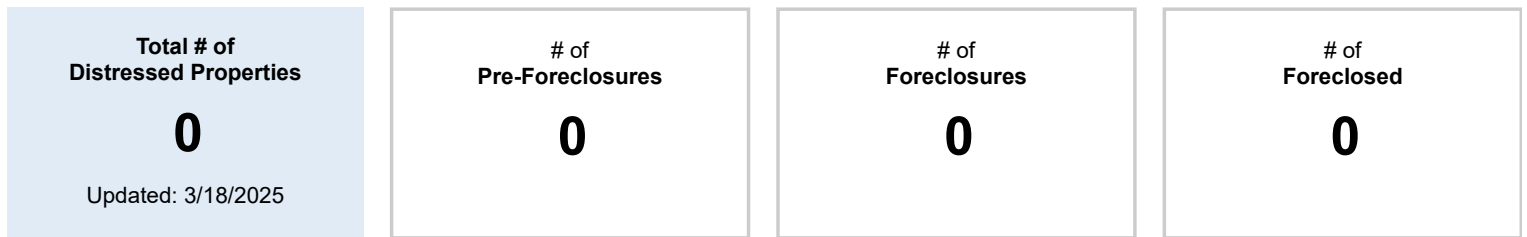
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **SFR** data.

Market Snapshot: 12-Month Change in Estimated Value



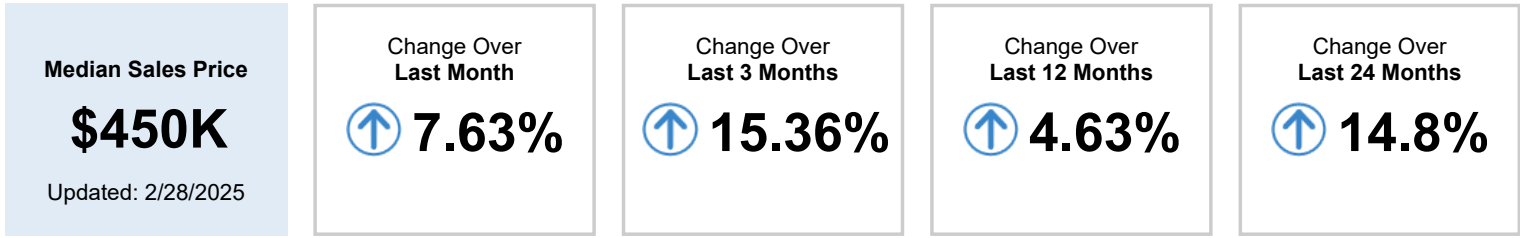
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **SFR** data.

Market Snapshot: Concentration of Distressed Properties



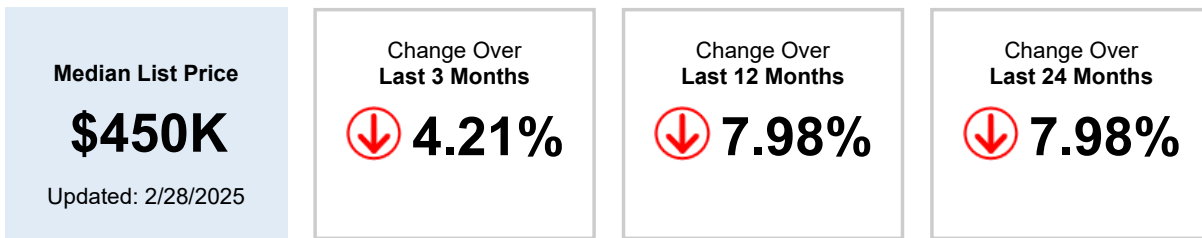
About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **SFR** as of 3/18/2025.

Market Snapshot: Sales Price



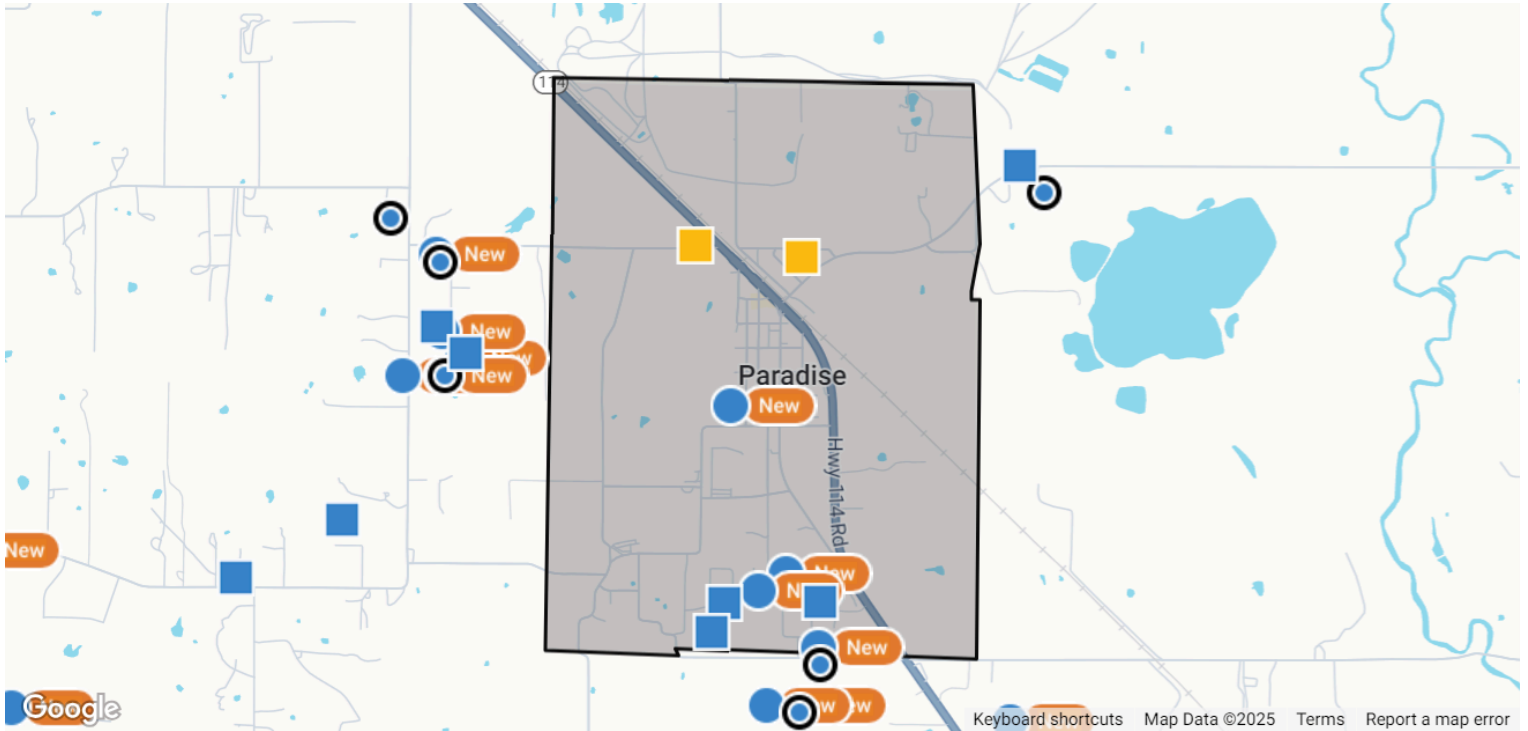
About this data: The Metrics displayed here reflect median sales price for **SFR** using **MLS listing** data.

Market Snapshot: List Price






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

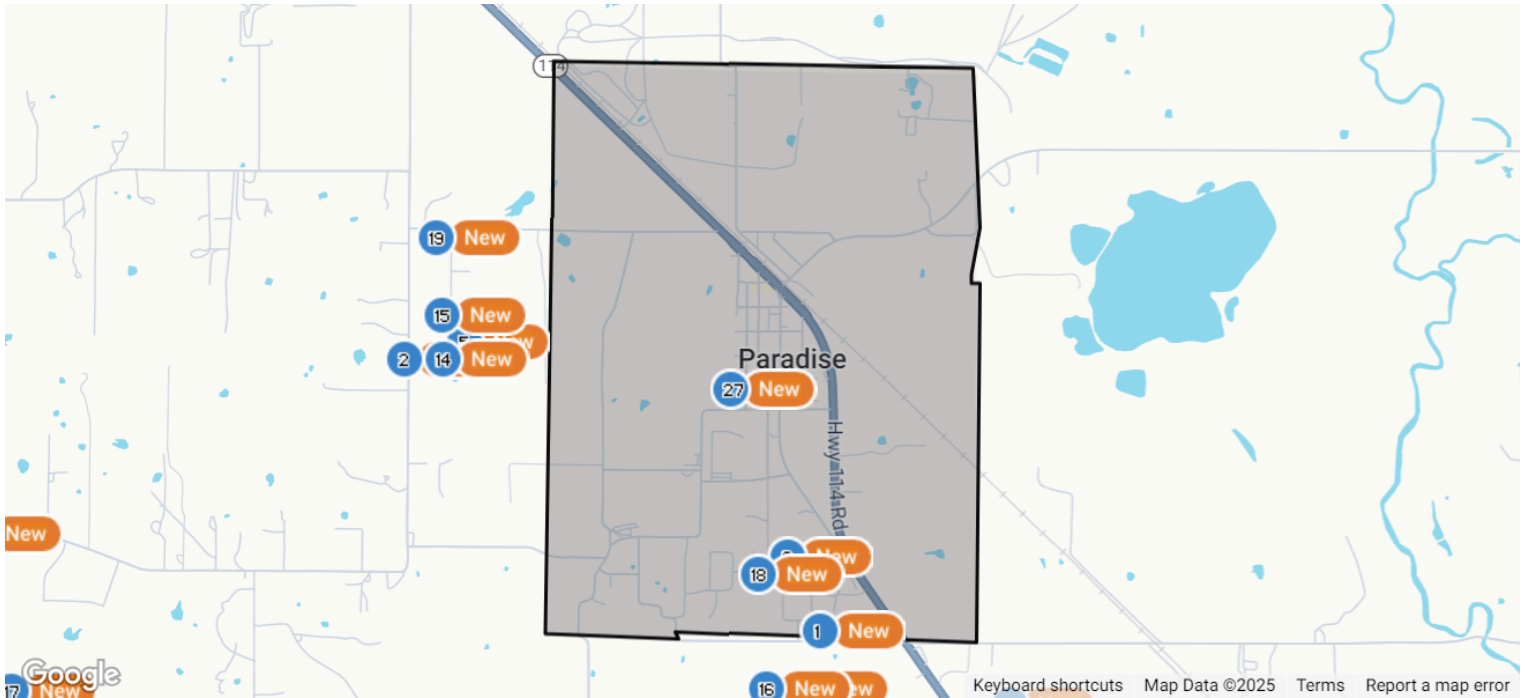
Market Activity Summary Stats



Search Criteria | **Location:** Paradise, 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 | 28 | 8 | 18 |
| Low Price / Value | \$375,000 | \$294,999 | \$2,400 |
| Median Price / Value | \$470,000 | \$479,500 | \$432,450 |
| High Price / Value | \$6,500,000 | \$799,900 | \$762,786 |
| Average Price / Sq. Ft. | \$255 | \$219 | \$208 |
| Median Price / Sq. Ft. | \$218 | \$208 | \$213 |
| Average Days in RPR | 41 | 115 | 112 |
| Median Days in RPR | 46 | 128 | 106 |
| Total Volume | \$20,450,685 | \$4,154,499 | \$7,983,381 |

Paradise, Texas



New Listings: 28

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



1 ● Active • New, Active: 3/18/2025 *MLS ID: 20874407*

470 Olde Towne Rd Single Family 3/3 2,201 sq ft 31,798 2022 3/18/2025 \$502,000 \$228

This 3 bedroom 2.1 bath brick home is located in the new subdivision of Windmill Ridge Estates on a corner lot. Granite countertops in kitchen, custom built stained cabinets with custom trim work. Open floor concept with kitchen island and hanging pendant lights, crown molding in living, kitchen and master bedroom. Wood burning fireplace with bookcase. Enormous pantry with lots of storage space! Large walk in master shower with tile and double bench, garden tub and huge walk in master closet with island which goes into the laundry room. Mud bench right off garage along with half bath. High speed internet available. Established trees in the backyard, plus sod, bushes and sprinkler system. Great school district Paradise ISD! Located 30 minutes from Alliance Fort Worth. Come enjoy the country living in this quiet small community!

Listing Courtesy of C21 Sue Ann Denton, Decatur







2 ● Active • New, Active: 1/9/2025 *MLS ID: 20813003*

225 Lonicera Ln Single Family 4/2 2,107 sq ft 43,995 2024 1/9/2025 \$429,075 \$204




The four-bedroom Caddo floor plan is perfect for entertaining, starting with its striking curb appeal. Homeowners can choose from seven unique elevations, each featuring large windows and stunning stonework that make a statement as guests arrive. Inside, a covered porch leads to an open gathering space where the family room, dining area, and gourmet kitchen blend seamlessly. The oversized island serves as the centerpiece, allowing you to host with ease, whether for intimate dinners or large gatherings. A door to the backyard enhances your entertaining options, while the cozy fireplace at the other end of the space adds warmth. The owner's suite, tucked in the back corner, offers privacy with a spacious layout, double vanities, a separate water closet, and a large walk-in closet. Conveniently, the laundry room is across from the suite, perfect for easy chores. Three additional bedrooms, each with double-door closets, share a full bathroom down a private hallway.

Listing Courtesy of NTex Realty, LP





New Listings: 28 (cont.)

| | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Year Built | List Date | List / Lease Price | Price per sq. ft. |
|--|---------------|---------|---------------------|------------------|------------|-----------|--------------------|-------------------|
|  <p>3 ● Active • New, Active: 3/15/2025 <i>MLS ID: 20859534</i></p> <p>160 Read Ranch Dr</p> <p>This beautiful 1,717 sq ft 4 bed 2 bath brick home built in 2023 is located on 0.800 acres with a very nice pipe and net wire back yard fence. There is an outdoor patio area for cooking out and a large backyard for entertaining. The living area with fireplace and open concept kitchen gives a very comfortable family time. It is located in a new addition in the heart of Paradise near the school as well as town. There are all of the amenities you could want, and one bedroom can be an office as it is set up to be now. This is certainly a home you can raise your family in with a great school district and a very good family environment. PLEASE SEE IT TODAY! AT IT'S PRICE IT CERTAINLY WON'T LAST LONG!!</p> <p><i>Listing Courtesy of Parker Properties Real Estate</i></p> | Single Family | 4/2 | 1,717 sq ft | 34,848 | 2023 | 3/15/2025 | \$394,910 | \$230 |
|  <p>4 ● Active • New, Active: 3/17/2025 <i>MLS ID: 20873118</i></p> <p>215 County Road 3451</p> <p>METICULOUSLY MAINTAINED BETTER THAN NEW 1 ACRE WITH A RATED SCHOOLS AND NO HOA. Gorgeous custom Doug Parr home in desirable Tanglewood Estates. 4 bedroom or 3 bed and study. The optional 4th bedroom is just inside the entry. Split bedroom plan with Great room, floor to ceiling stone fireplace with wood mantle and vaulted ceiling with stunning wood beams. Open floorplan. Kitchen with oversized island, elec appl, WI pantry, deep basin sink, gorgeous tile backsplash, granite counters, 42 in in cabinets and large wood vent hood. All but 2 bed have updated wood look tile flooring. Great with kids or pets. All rooms have ceiling fans. All windows have roller shades. Master has box ceiling, large WI closet with built in shoe cubbies and chest of drawers and ensuite bath with dual sinks. granite counter and WI shower. Full acre is fenced, dual gates and sprinkler system full front and half back. Extended concrete provides addl parking and extends to 30x20 shop outbuilding with garage door and electric. Use as workshop, storage, hobbies or extra parking. Home has full gutters. Covered patio with fireplace and flat screen TV stays. Oversized 2 car garage with room for freezer. Property has approx 50 trees. Large backyard perfect for kids, pets or pool. Privacy and serenity awaits you. Come home to country living yet be minutes from town. Wonderful memories to be made in this gorgeous home and property. PICTURES TO BE TAKEN ON MARCH 18</p> <p><i>Listing Courtesy of 3% Real Estate Company</i></p> | Single Family | 4/3 | 2,245 sq ft | 43,560 | 2019 | 3/17/2025 | \$499,900 | \$223 |
|  <p>5 ● Active • New, Active: 2/1/2025 <i>MLS ID: 20833056</i></p> <p>197 Lonicera Ln</p> <p>We are excited to introduce a brand new floor plan called the Salado! The entry is open to a bright flex Room on the right. The private owner's suite is separate from bedrooms 2 through 4. The owner's suite is complete by including a garden tub, separate shower, private commode, walk in closet, and dual, separate vanities. Adjacent to the owner's suite is the large living room with a fireplace option and open to the spacious island kitchen.</p> <p><i>Listing Courtesy of NTex Realty, LP</i></p> | Single Family | 4/2 | 2,229 sq ft | 43,560 | 2025 | 2/1/2025 | \$483,725 | \$217 |
|  <p>6 ● Active • New, Active: 3/6/2025 <i>MLS ID: 20863928</i></p> <p>213 Stuart St</p> <p>Welcome to this stunning 4-bedroom, 3-bathroom home that perfectly blends comfort and modern living. Step inside to discover an inviting eat-in kitchen featuring elegant quartz countertops, ideal for both casual meals and entertaining. The spacious layout includes a dedicated office, perfect for remote work or study, ensuring a productive environment. One of the standout features of this property is the expansive backyard, offering ample space for outdoor activities, gardening, or simply relaxing in your own private oasis. The three-car garage provides plenty of room for vehicles and additional storage. This home is a perfect fit for families seeking a blend of functionality and style in a desirable neighborhood. Don't miss the opportunity to make it yours!</p> <p><i>Listing Courtesy of White Rock Realty</i></p> | Single Family | 4/3 | 2,298 sq ft | 28,749 | 2022 | 3/6/2025 | \$495,000 | \$215 |





New Listings: 28 (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>7 ● Active • <i>New, Active: 3/12/2025</i> <i>MLS ID: 20867418</i></p> <p>640 County Road 3581</p> <p>Welcome to this exceptional property offering both a spacious three bed, two bath main home and a separate one bed, one bath guest house, perfect for multi-generational living or an income-producing opportunity. Nestled on 2.2 private acres, this retreat provides ample space and versatility for any lifestyle. The main home features a large open-concept family room and kitchen, complete with a huge island, ideal for entertaining. The kitchen has ample cabinets for storage, stainless steel appliances and granite counters. The oversized laundry room offers plenty of storage space along with enough room to setup an office or home gym. The primary bedroom is thoughtfully separated from the two guest bedrooms, ensuring privacy for all family members. The guest house offers a fully independent living space, perfect for extended family, guests, or rental income. It features a full kitchen, living room, bedroom, bathroom, and laundry, providing comfort and convenience in a private setting. Outdoors, enjoy the expansive gazebo, perfect for relaxing or hosting gatherings. A 20 x 35 shop offers plenty of room for hobbies, storage, or a home business. With its unique combination of space, privacy, and flexibility, this property is a rare find. Situated within the desirable Paradise ISD. Don't miss this opportunity in charming Paradise TX!</p> <p><i>Listing Courtesy of Bray Real Estate-Ft Worth</i></p> | Single Family | 4/3 | 2,330 sq ft | 95,832 | 2001 | 3/12/2025 | \$495,000 | \$212 |
|  <p>8 ● Active • <i>New, Active: 3/14/2025</i> <i>MLS ID: 20868199</i></p> <p>505 Spring Valley Rd</p> <p>Sitting on a peaceful 10 acre parcel, this beautiful home is perched at the top of a small hill and surrounded by trees. The home itself is a custom build and has over 3700 square feet, 4 bedrooms, 3 full bathrooms, spacious living room, fantastic kitchen, and bonus upstairs space for a media room or extra room for guests. The front of the house has a separate office and a formal dining room that is currently being used and setup as a bedroom. The master bedroom is your own space to relax with a generously sized room, ensuite bath with his and hers closets, dual vanities, large walk in shower and separate garden tub for soaking and relaxing. The home has ample storage throughout which helps keep things put away for a neat and tidy look. The property is sprawling over 10 acres and ample tree coverage helps provide shade for outdoor activities or animals. The property has 2 detached storage buildings one is 23x23 and the other 25x30. They would be great for storing tractors, outside equipment or implements, outdoor toys, or supplies and tools for animals and their care. The property is cross fenced for animals and currently has goats on the back. If you are looking for some elbow room to get away from the city life and room to have your animals, This property could check your boxes!</p> <p><i>Listing Courtesy of Parker Properties Real Estate</i></p> | Single Family | 4/3 | 3,782 sq ft | 440,391 | 2008 | 3/14/2025 | \$999,000 | \$264 |
|  <p>9 ● Active • <i>New, Active: 2/8/2025</i> <i>MLS ID: 20839000</i></p> <p>Clem Tbd County Road 3355</p> <p>New construction proposed Clementine plan features 3 bed 2.5 bath with a pocket office & oversized attached garage. As you enter the open concept home you have a generous living area that leads to the dining and kitchen. Luxury vinyl plank floors in the common areas with carpet in the bedrooms & accent tile in baths & laundry makes easy maintenance with water resistant The Kitchen has abundant storage, granite or quartz countertops, an eat-at-island with custom painted cabinetry, stain grade available for upgrade. The dining area has stained accent beams and the light fixture of your choosing! The master bedroom is large enough for a sitting area or nursery. Choose to have a barn door that leads to the ensuite with a high-back soaking tub, all tiled & frameless glass shower +2 separate vanities & walk in closet. Take advantage of NO PAYMENTS while you build with Zeal Home Builders! This Magnolia plan lacks no features a custom home deserves including split bedrooms, large porches, custom cabinetry & closets, Delta faucets, concrete drive, decorative mirrors, wall mounted TV outlets & hardline ethernet ports, SPRAY FOAM insulated walls & more. Builder spared no expense on your 2-car garage fully finished with can lighting & smart MyQ side mount garage motor & auto-lock for extra safety. Enjoy your nights & weekends on your expansive back patio with room to lounge & entertain. NO HOA & NO CITY TAXES! This property is the best of both worlds & country feel and minutes to town. Bring your chickens, farm animals, & metal shops encouraged! Experience the freedom to transform this house into your dream home. With a wide range of options at your disposal, you can tailor it to suit your unique needs. Home was 3-phase inspected & a comes with 1-2-10 3rd Party Warranty for your peace of mind. Txt keyword ZHBHOME6 to 88000 for for floorplan & finish out info! Directions & lot map at www.zhb.homes Photos & floor plan are of past home & subject to change.</p> <p><i>Listing Courtesy of Zeal, REALTORS</i></p> | Single Family | 3/3 | 1,825 sq ft | 60,984 | 2025 | 2/8/2025 | \$450,000 | \$247 |





New Listings: 28 (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>10 ● Active *New, Active: 3/10/2025 <i>MLS ID: 20848190</i></p> <p>152 Niki Rd</p> <p>Welcome to your Ranch-style oasis in Paradise, TX! This beautiful 4-bedroom, 3.5-bathroom home boasts 2680 square feet of luxurious living space. The primary bedroom and en-suite is done perfectly. Very open with lots of natural light and a spacious game room perfectly suited for a pool table. Nestled on a heavily treed 2.190 acres. Located outside the city limits and within Bridgeport School District This property offers serene countryside living. Just a little under a quarter mile is the community lake, fully stocked for fishing or to just sit with your peaceful thoughts. Additionally, a separate handicap accessible apartment provides flexibility and convenience for multi-generational living or rental income. The backyard is a great entertaining area with a covered porch, fire pit and an uncovered patio. Don't miss this opportunity to own your slice of Paradise!</p> <p><i>Listing Courtesy of Tomie Fox Real Estate Group</i></p> | Single Family | 4/4 | 3,328 sq ft | 95,396 | 2009 | 3/10/2025 | \$579,000 | \$174 |
|  <p>11 ● Active *New, Active: 12/19/2024 <i>MLS ID: 20800388</i></p> <p>820 County Road 3592</p> <p>Country Retreat with Endless Opportunities! Nestled on 5 serene acres just outside city limits and 28 miles from downtown Fort Worth, this 3 bedroom, 2 bathroom home features a charming wraparound porch, updated kitchen and bathrooms with granite countertops, and modern comforts throughout. This property is perfect for personal use or a business venture, with a 48x60 fully insulated shop featuring central heat and air, a scenic pond, private well, six septic tanks, two RV hookups with 50amp service, one with sewer hookup. Currently operating as a winery, which is also available for purchase, this versatile property is ideal for an event venue, bed and breakfast, VRBO, or any home based business. There is plenty of acreage for a vineyard! Ask agent for link to videos of past events at the property. You don't want to miss this unique opportunity!</p> <p><i>Listing Courtesy of RE/MAX Associates of Arlington</i></p> | Single Family | 3/2 | 2,442 sq ft | 217,800 | 1987 | 12/19/2024 | \$850,000 | \$348 |
|  <p>12 ● Active *New, Active: 2/4/2025 <i>MLS ID: 20835935</i></p> <p>230 Love Trl</p> <p>Are you tired of the city life and want to move to the county? Do not miss out on this opportunity to call this 3 Bedroom 2 bath 2 car garage all on 3 acres of land with plenty of wild life, HOME. The roof is approximately 4 years old, HVAC system is about 3 years old, it was also painted on the interior 3 years ago and the exterior was painted 2 years ago with the hot water heater being replaced around 2 years ago as well. They also extended the well when they purchased and replaced the pump at the same time. Please verify schools and measurements.</p> <p><i>Listing Courtesy of Shahan Real Estate</i></p> | Single Family | 3/2 | 1,663 sq ft | 130,680 | 1994 | 2/4/2025 | \$413,000 | \$248 |
|  <p>13 ● Active *New, Active: 1/20/2025 <i>MLS ID: 20821507</i></p> <p>2694 County Road 3555</p> <p>Welcome to 3.3 acres of unrestricted country living, just a short commute to Denton and Fort Worth! This move-in-ready home, remodeled and expanded in 2012, offers an oversized covered parking area, a new outdoor AC unit (2024), and a custom storm shelter. Enjoy the above-ground pool with a new pump, outdoor fire pit, and versatile she-shed with AC. The spacious family room boasts a 12' vaulted ceiling, and the large laundry room provides extra storage. Additional features include a storage barn, 30-amp RV plug, fenced dog area, room for a garden, and high-speed satellite internet. Septic tanks were pumped in 2023, and electrical work was updated in 2012. Don't miss this well-maintained gem with endless possibilities!</p> <p><i>Listing Courtesy of EXP REALTY</i></p> | Single Family | 3/2 | 2,233 sq ft | 143,748 | 2003 | 1/20/2025 | \$479,000 | \$215 |



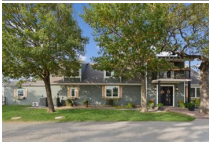
New Listings: 28 (cont.)

| | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Year Built | List Date | List / Lease Price | Price per sq. ft. |
|--|---|------------------|---------------------|------------------|------------|-----------|--------------------|-------------------|
|  | 14 ● Active *New, Active: 1/9/2025 | MLS ID: 20813489 | | | | | | |
| 209 Lonicera Ln | Single Family | 4/2 | 2,426 sq ft | 43,560 | 2024 | 1/9/2025 | \$454,725 | \$187 |
| <p>Right from the front entrance, you can see the entire main living area. This open concept enhances the spacious feeling is perfect for entertaining! The kitchen incorporates a massive center island that doubles your counter space with views of the fireplace in the family room. Just a few steps from the kitchen, the formal dining room is perfect for special occasions. Across the foyer is a private study. The owner's suite is nestled in the back of the home and comes with a soaking tub and step-in shower, dual vanities, and a private water closet. The 3 secondary bedrooms on the other side of the home's layout with a shared full bathroom.</p> <p style="text-align: right;"><i>Listing Courtesy of NTex Realty, LP</i></p> | | | | | | | | |
|  | 15 ● Active *New, Active: 1/9/2025 | MLS ID: 20813510 | | | | | | |
| 174 Lonicera Ln | Single Family | 4/2 | 2,426 sq ft | 43,560 | 2024 | 1/9/2025 | \$461,000 | \$190 |
| <p>Right from the front entrance, you can see the entire main living area. This open concept enhances the spacious feeling is perfect for entertaining! The kitchen incorporates a massive center island that doubles your counter space with views of the fireplace in the family room. Just a few steps from the kitchen, the formal dining room is perfect for special occasions. Across the foyer is a private study. The owner's suite is nestled in the back of the home and comes with a soaking tub and step-in shower, dual vanities, and a private water closet. The 3 secondary bedrooms on the other side of the home's layout with a shared full bathroom.</p> <p style="text-align: right;"><i>Listing Courtesy of NTex Realty, LP</i></p> | | | | | | | | |
|  | 16 ● Active *New, Active: 1/1/2025 | MLS ID: 20805658 | | | | | | |
| 112 Moreland St | Single Family | 4/3 | 2,378 sq ft | 28,314 | 2024 | 1/1/2025 | \$510,000 | \$214 |
| <p>REDUCED PRICE!! Builder offering 5k your way and title paid when preferred lender used!! This home is located in the new addition of Windmill Ridge Estates (Lot 9) in beautiful Paradise, Texas!! Be a part of the highly desirable Paradise ISD where small town feels are part of life! Attention to detail starts from the exterior features of stone, painted brick, metal awnings, to the interior color pattern, engineered wood floors, and much more! Structured is known for top tier craftsmanship and this house will show just that. The home features: Grand entry, Oversized family room, gourmet kitchen with island and gas cooktop, large walk-in pantry, and four bedrooms. Primary bath has tremendous room with spacious shower, separate vanities, garden tub, as well as a generously large walk-in closet with laundry room attached!! Nice open concept with LARGE covered patio for entertaining!! City water, septic, Propane, and fiber optic provided.</p> <p style="text-align: right;"><i>Listing Courtesy of Agape and Associates LLC</i></p> | | | | | | | | |
|  | 17 ● Active *New, Active: 3/1/2025 | MLS ID: 20856475 | | | | | | |
| 120 Paradise Oaks Ct | Single Family | 4/4 | 2,765 sq ft | 75,358 | 2021 | 3/1/2025 | \$638,000 | \$231 |
| <p>TRT Custom Home - Built in 2021. NO HOA! Discover nature's modern living in this stunning 4-bedroom, 3.5-bathroom home nestled on 1.73 acres of lush, landscaped grounds on a cul-de-sac. The open floor plan is accentuated by cathedral ceilings, 8-foot doorways, and expansive windows adorned with crown molding. The gourmet kitchen is a chef's dream, featuring custom cabinetry, a spacious island with additional seating, a farm sink, and double ovens, all equipped with high-end GE appliances. The luxurious primary bedroom suite offers a spa-like retreat with a soaking tub, dual vanities, a walk-in shower, and a walk-in closet illuminated by a beautiful chandelier. The master closet conveniently connects to the oversized laundry room, enhancing the home's functionality. Step outside to the expansive 12.5ft x 54ft screened-in back porch with Pella sliding glass doors, perfect for enjoying the serene natural surroundings without the intrusion of summer mosquitos. Schedule a viewing today</p> <p style="text-align: right;"><i>Listing Courtesy of LPT Realty LLC</i></p> | | | | | | | | |



New Listings: 28 (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: 1/17/2025 MLS ID: 20819452</p> <p>261 Read Ranch Dr</p> <p>Welcome to this beautiful newly constructed home! This property features an open floor plan with 4 spacious bedrooms. Beautiful kitchen with granite countertops and plenty of cabinet space. The stunning wood-burning fireplace is the highlight of the living room. The primary suite has a large bathroom with a luxury dual sink vanity, a garden tub, a separate shower, and a spacious walk-in closet. The back porch is perfect for entertaining and relaxing time admiring the peacefulness of country living. Conveniently located near a major highway and schools. NO HOA!</p> <p><i>Listing Courtesy of Clever Realtors, LLC</i></p> | Single Family | 4/2 | 2,003 sq ft | 47,480 | 2022 | 1/17/2025 | \$421,000 | \$210 |
|  <p>19 ● Active *New, Active: 1/9/2025 MLS ID: 20813479</p> <p>115 Trumpet Ct</p> <p>Right from the front entrance, you can see the entire main living area. This open concept enhances the spacious feeling is perfect for entertaining! The kitchen incorporates a massive center island that doubles your counter space with views of the fireplace in the family room. Just a few steps from the kitchen, the formal dining room is perfect for special occasions. Across the foyer is a private study. The owner's suite is nestled in the back of the home and comes with a soaking tub and step-in shower, dual vanities, and a private water closet. The 3 secondary bedrooms on the other side of the home's layout with a shared full bathroom.</p> <p><i>Listing Courtesy of NTex Realty, LP</i></p> | Single Family | 4/2 | 2,426 sq ft | 43,603 | 2024 | 1/9/2025 | \$457,550 | \$189 |
|  <p>20 ● Active *New, Active: 3/7/2025 MLS ID: 20862882</p> <p>158 Spring Creek Cir</p> <p>This beautiful, well-maintained one-story home built in 2020 features an open floorplan on a spacious one-acre lot with 4 bedrooms. It includes granite countertops, a large island with seating, stainless steel appliances, wood laminate floors in the family room, a split bedroom floorplan, and a covered patio. The owners have added an extra patio and extended driveway. The family room is open to a spacious kitchen and breakfast nook, making it ideal for entertaining large groups. Please see the attached list of features from the builder for more details.</p> <p><i>Listing Courtesy of Master Realty Team</i></p> | Single Family | 4/2 | 2,081 sq ft | 43,603 | 2020 | 3/7/2025 | \$429,900 | \$207 |
|  <p>21 ● Active *New, Active: 2/21/2025 MLS ID: 20851384</p> <p>204 Private Road 3557</p> <p>Amazing 10-acre property with a brand new double wide mobile home PLUS 2 additional separate living quarters. The mobile home is 4 bedrooms, 3 full baths and 2 living areas. Each of the separate living quarters has 1 bedroom, 1 bathroom, kitchen and spacious living room. Plenty of room for the entire family to spread out. Lots of potential to make this property your own to suit your needs. Great country setting in Paradise!</p> <p><i>Listing Courtesy of RE/MAX DFW Associates</i></p> | Single Family | 4/3 | 2,200 sq ft | 437,995 | 2024 | 2/21/2025 | \$499,900 | \$227 |
|  <p>22 ● Active *New, Active: 1/31/2025 MLS ID: 20832209</p> <p>271 County Road 3480</p> <p>Looking for an escape from the hustle and bustle of life?! This property is perfectly nestled amongst mature oaks, and has a rustic charm and a warmth that offers optimal comfort. Situated on close to 5 acres and on a non-through street allows for the peace and seclusion you are looking for. The house is over 2,200 square feet with ample room to further personalize your living style. The primary bedroom is highly functional with a walk-in closet and an en-suite bathroom. There are 2 large living areas, with the larger offering a trayed ceiling, to host family gatherings or to create additional space for desired livability. The secondary bedroom and bathroom are upstairs, serving as its own private escape. There is a 1,400 sf open faced shop and a 170 sf work shop, both with electricity. The property in its fullness is inviting and offers welcomes imagination to creating your perfect retreat.</p> <p><i>Listing Courtesy of Agape and Associates LLC</i></p> | Single Family | 3/3 | 2,208 sq ft | 185,565 | 1985 | 1/31/2025 | \$450,000 | \$204 |

New Listings: 28 (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 *New, Active: 1/21/2025 MLS ID: 20809757</p> <p>1272 School House Rd</p> <p>This income-producing 5-acre property is a true paradise! The charming 3-bedroom, 2-bath home welcomes you with an inviting living room that flows into the dining room, offering plenty of natural light and stunning views. The spacious eat-in kitchen features built-in appliances, ample storage, prep space, and a bright breakfast nook. The serene primary bedroom includes an ensuite bath, while the secondary bedrooms provide comfort and space. Recent updates include a new roof (2022), and replacements of the oven, microwave, dishwasher, and water heater (2019), plus a new well motor (2024). The expansive outdoor space is perfect for enjoying the beauty of nature and offers endless possibilities. Ready for you to call home! 3D Tour available online.</p> <p><i>Listing Courtesy of Redfin Corporation</i></p> | Single Family | 3/2 | 2,268 sq ft | 217,800 | 1997 | 1/21/2025 | \$399,000 | \$176 |
|  <p>24 ● Active *New, Active: 1/21/2025 MLS ID: 20813781</p> <p>4101 W Highway 114</p> <p>This extraordinary custom estate offers the perfect blend of luxury living and natural beauty, nestled among mature trees on over 49 pristine acres. The magnificent main residence spans more than 6800 sqft, featuring sophisticated design elements including cathedral ceilings, exposed wood beams and hand-scraped hardwood floors throughout. The main residence features a distinctive stone exterior with two elegant fireplaces creating warm and inviting spaces to gather. The kitchen is open to the living room and has a built-in fridge freezer, walk-in pantry, double ovens and spacious island. The outdoor patio is off the kitchen and has a wall of sliding doors for natural light. The primary suite is spa-like with dual vanities, soaking tub, multiple shower heads and 2 walk-in closets. The family room invites you to host guests at the wet bar with dedicated seating perfect for entertaining. Laundry features tons of storage, dog bath and space for double washer and dryer. Home also has a safe room. The estate's covered outdoor space rivals its interior amenities with an integrated speaker system, cooling fans, heaters, built-in grill, sink, fridge, bar area along with strategic landscape lighting. Over 2024sf of outdoor living. Attached by a porta cachet is a luxurious guest quarters with an attached garage. Separate 2B, 1B, cabin provides perfect accommodation for guests with privacy while maintaining proximity to the main residence. The 6 garage spaces have HVAC and around 2266sf. Property is ready for your livestock and horses with 10 separated pastures, 10 loafing sheds with electric and water, 10 working pens with water and shade coverage, large covered shed 60x25, equipment shed 15x20, hay shed with electric and a chicken house. There is also a 30x60 shop with HVAC, full RV hookup with water, electric, and sewer connections. The property has 2 entrances and a perfect location for your dream arena. We have a bid for a proposed arena that is 250X250 with stables. 45 minutes to DFW airport.</p> <p><i>Listing Courtesy of Keller Williams Brazos West</i></p> | Single Family | 5/6 | 6,843 sq ft | 2,166,238 | 2023 | 1/21/2025 | \$6,500,000 | \$950 |
|  <p>25 ● Active *New, Active: 1/15/2025 MLS ID: 20817665</p> <p>340 County Road 3336</p> <p>Discover the charm of farm living on this beautifully remodeled 7.56-acre property. Updated in 2018, with a pool refresh in 2019, this 4-bedroom, 3-bath farmhouse offers the perfect blend of modern comfort and rustic elegance. Step into a cozy living room with a fireplace that flows into the stylish kitchen and dining area, featuring ample storage and custom cabinetry—ideal for hosting gatherings of any size. The downstairs guest bedroom and bath open directly to a spacious covered patio and pool area, where you can enjoy stunning sunsets after a swim. The primary suite is a true retreat, featuring a second fireplace, a spa-like ensuite with a walk-in shower, an oversized custom closet, and a conveniently attached laundry room with a sink and space for a freezer. Upstairs, a versatile bonus area—perfect as a hobby studio—includes an additional bedroom and bath. Surrounded by mature trees, the property includes a barn, a shop, and cross-fencing, making it ideal for horses. The 5 acres of lush pasture feature hayfields, a stocked pond, and breathtaking views. A recently installed septic system and leach field serve the home, ensuring efficient wastewater management. Conveniently located just minutes from Hwy 114, this serene property provides an easy commute to Decatur and the Fort Worth area. Don't miss your chance to own this countryside oasis!</p> <p><i>Listing Courtesy of Redfin Corporation</i></p> | Single Family | 4/3 | 4,327 sq ft | 329,313 | 1998 | 1/15/2025 | \$945,000 | \$218 |

New Listings: 28 (cont.)

| | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Year Built | List Date | List / Lease Price | Price per sq. ft. |
|--|--|---------|---------------------|------------------|------------|------------|--------------------|-------------------|
|  | 26 ● Active *New, Active: 2/21/2025 MLS ID: 20848029 | | | | | | | |
| Eleanor 4 County Road 3355 | Single Family | 3/2 | 1,499 sq ft | 60,984 | 2025 | 2/21/2025 | \$415,000 | \$277 |
| <p>The Eleanor plan in Paradise ISD!! This open-concept design with 3 bedrooms and 2 bathrooms. The heart of the home is the large kitchen island that seamlessly connects the kitchen to the living and dining areas, all drenched in natural light from ample windows. Custom painted cabinetry, stain grade available with quartz or granite countertops. Luxury vinyl plank floors in the common areas with carpet in the bedrooms & accent tile in baths & laundry. The living room boasts a vaulted ceiling, creating a sense of openness, while the master suite features a chic barn door leading to the en-suite bath with dual sinks, soaking tub, walk-in all tiled & frameless glass shower, & a closet for 2! Nestled on a little over 1 rural acre, this home offers the ideal escape from city life while still being conveniently close to modern amenities. This Eleanor plan is fully equipped with all the features one would expect from a custom home, including split bedrooms, spacious porches, custom cabinetry and closets, Delta faucets, a concrete driveway, decorative mirrors, wall-mounted TV outlets, and hardline Ethernet ports. The builder has invested in high-quality details such as spray foam insulated walls and more. The two-car garage is thoughtfully designed with can lighting, a smart MyQ side-mount garage motor, and an auto-lock system for added security. The expansive back porch is perfect for hosting gatherings or simply enjoying peaceful evenings. NO HOA & NO CITY TAXES! Estimated completion will be just in time for summer! With a wide range of options at your disposal, you can tailor it to suit your unique needs. Home has 3-phase inspected & a comes with 1-2-10 3rd Party Warranty for your peace of mind. Images depicting a model home. Features and finishes are subject to change. Txt keyword ZHBHOME10 to 88000 for construction details & info on this semi-custom home! Directions & lot map at www.zhb.homes</p> <p style="text-align: right;"><i>Listing Courtesy of Zeal, REALTORS</i></p> | | | | | | | | |
|  | 27 ● Active *New, Active: 12/26/2024 MLS ID: 20800728 | | | | | | | |
| Tbd E County Road 3355 | Single Family | 3/2 | 1,288 sq ft | 166,834 | 2025 | 12/26/2024 | \$425,000 | \$330 |
| <p>This beautifully crafted Lucas plan showcases a spacious, open-concept design with 3 bedrooms and 2 bathrooms on almost 4 acres! The heart of the home is the large kitchen island that seamlessly connects the kitchen to the living and dining areas. Custom painted cabinetry, stain grade available with quartz or granite countertops. Luxury vinyl plank floors in the common areas with carpet in the bedrooms & accent tile in baths & laundry. The living room boasts a vaulted ceiling, creating a sense of openness, while the master suite features a chic barn door leading to the en-suite bath with dual sinks, soaking tub, walk-in all tiled & frameless glass shower, & a closet for 2! Nestled on 3.83 rural acres, this home offers the ideal escape from city life while still being conveniently close to modern amenities. This Lucas plan is fully equipped with all the features one would expect from a custom home, including split bedrooms, spacious porches, custom cabinetry and closets, Delta faucets, a concrete driveway, decorative mirrors, wall-mounted TV outlets, and hardline Ethernet ports. The builder has invested in high-quality details such as spray foam insulated walls and more. The two-car garage is thoughtfully designed with can lighting, a smart MyQ side-mount garage motor, and an auto-lock system for added security. The expansive back porch is perfect for hosting gatherings or simply enjoying peaceful evenings. NO HOA & NO CITY TAXES! Estimated completion just in time for summer. Home has 3-phase inspected & a comes with 1-2-10 3rd Party Warranty for your peace of mind. Images depicting a model home. Features and finishes are subject to change. Txt keyword ZHBHOME5 to 88000 for customization details & info on this semi-custom home! Directions & lot map at www.zhb.homes</p> <p style="text-align: right;"><i>Listing Courtesy of Zeal, REALTORS</i></p> | | | | | | | | |

New Listings: 28 (cont.)



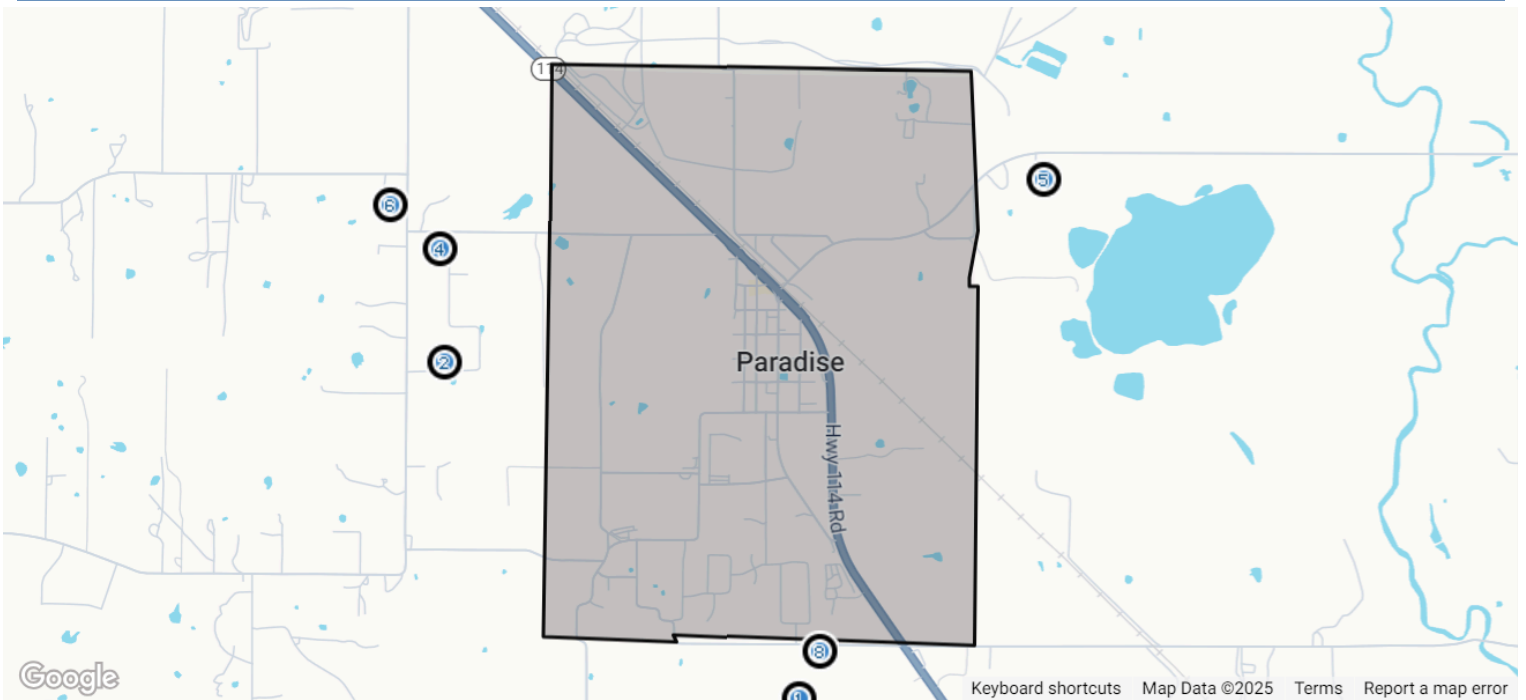
28 ● **Active** • *New, Active: 1/10/2025* *MLS ID: 20813948*

Tbd 5 County Road 3791

| Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Year Built | List Date | List / Lease Price | Price per sq. ft. |
|---------------|---------|---------------------|------------------|------------|-----------|--------------------|-------------------|
| Single Family | 3/2 | 1,288 sq ft | 43,560 | 2025 | 1/10/2025 | \$375,000 | \$291 |

Experience serene country living in this proposed Lucas plan new construction home in Paradise ISD, free from city taxes and HOA fees. The open concept design offers a spacious yet cozy floor plan with a large kitchen island and custom painted cabinets. Featuring 3 bedrooms, 2 bathrooms, and a 2-car garage on a 1-acre lot, this home provides ample space for comfort. Take advantage of NO PAYMENTS while you build with Zeal Home Builders! The master suite includes double sinks and a walk-in closet conveniently connected to the laundry room. While quaint in size, this Lucas plan lacks no features a custom home deserves including split bedrooms, large porches, custom cabinetry & closets, Delta faucets, concrete drive, decorative mirrors, wall mounted TV outlets & hardline ethernet ports, SPRAY FOAM insulated walls & more. Builder spares no expense on your 2-car garage fully finished with can lighting & smart MyQ side mount garage motor & auto-lock for extra safety. Home will come with a 3-phase inspected & a comes with 1-2-10 3rd Party Warranty for your peace of mind. Find yourself surrounded by privacy and seclusion from the city while still only minutes to creature comforts. Estimated completion 5-6 months from start to finish. Make this Lucas floorplan your own with buyers choice finishes like flooring, hardware, colors, fixtures & more. Photos & floor plan are concept images & subject to change. Located a short 10 min to Paradise, 15 to Decatur & only 45 to FW. Photos & floor plan are concept images & subject to change. Txt keyword ZHBHOME5 to 88000 for Virtual Tour & more!





Listing Courtesy of Zeal, REALTORS






Pending: 8

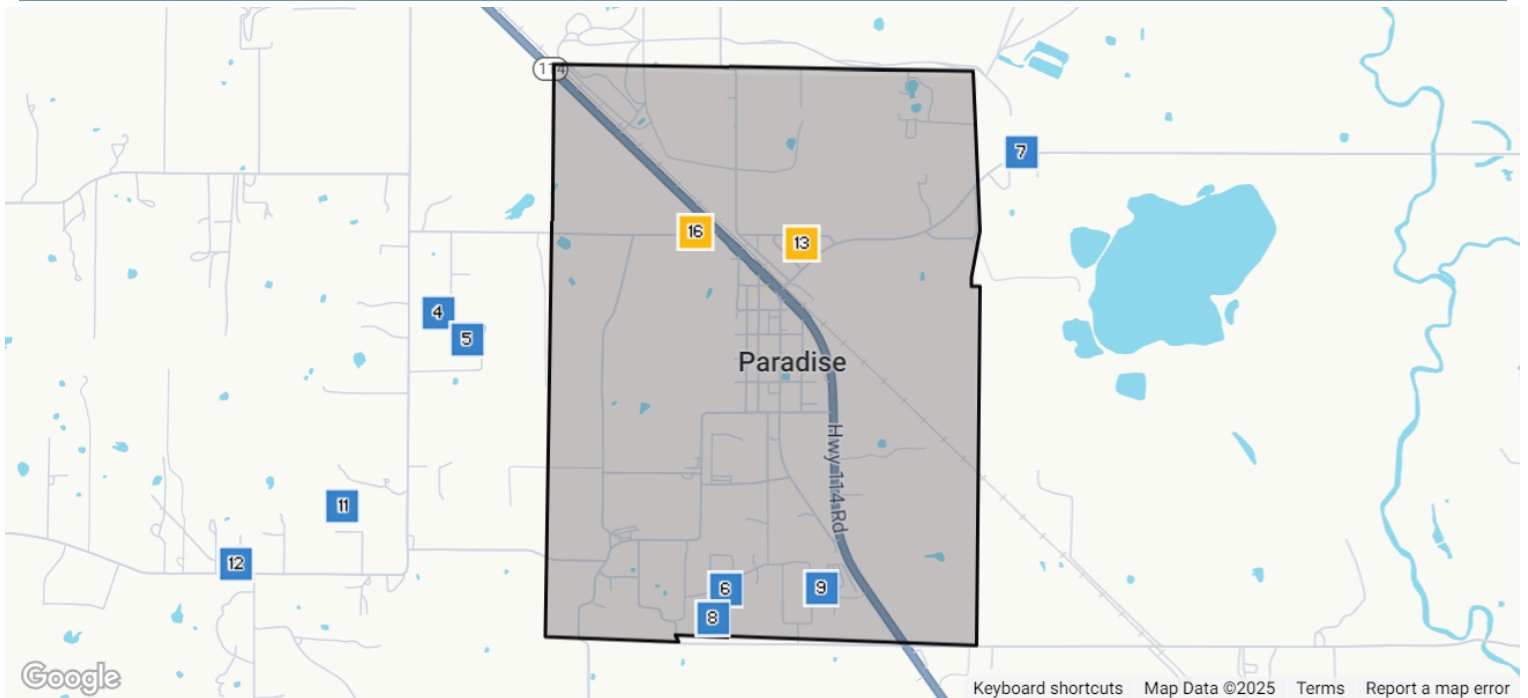
| | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | List Date | List / Lease Price | Pending Date | Price per sq. ft. |
|--|---------------|---------|---------------------|------------------|------------|--------------------|--------------|-------------------|
|  <p>1 Pending • Pending as of 3/16/2025 <i>MLS ID: 20845266</i></p> <p>114 Moreland St</p> <p>Builder offering 5k your way and title paid when preferred lender used!! This home is in the new addition of Windmill Ridge Estates (Lot 10) located in beautiful Paradise, Texas!! This home features: grand family room, gourmet kitchen with island, four bedrooms, office, mud room, and large primary. Primary bath has separate vanities, garden tub, spacious shower, as well as a tremendous walk-in closet. Nice open concept with covered patio perfect for entertaining!!</p> <p><i>Listing Courtesy of Agape and Associates LLC</i></p> | Single Family | 4/3 | 2,264 sq ft | 28,314 | 2/17/2025 | \$469,000 | 3/16/2025 | \$207 |
|  <p>2 Pending • Pending as of 3/16/2025 <i>MLS ID: 20840090</i></p> <p>221 Lonicera Ln</p> <p>Introducing the brand new Leona floorplan! This large single story plan features 4 bedrooms, 2 bathrooms. The island kitchen and breakfast nook are open to a large family room. The owner's suite is complete with a large private bathroom with a walk in shower and huge walk in closet!</p> <p><i>Listing Courtesy of NTex Realty, LP</i></p> | Single Family | 3/2 | 2,242 sq ft | 43,560 | 2/9/2025 | \$447,700 | 3/16/2025 | \$200 |
|  <p>3 Pending • Pending as of 3/13/2025 <i>MLS ID: 20795936</i></p> <p>2027 County Road 3555</p> <p>Don't miss an opportunity to own a property in the county outside city limits with 5 acres with trees and with a Metal building 35x30 for extra storage. A beautiful pond with fishes and a perfect area to have all kinds of animals no known restrictions.</p> <p><i>Listing Courtesy of Parker Properties Real Estate</i></p> | Single Family | 3/2 | 1,760 sq ft | 217,800 | 12/11/2024 | \$294,999 | 3/13/2025 | \$168 |

Pending: 8 (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>4 Pending <i>*Pending as of 3/9/2025</i> <i>MLS ID: 20705804</i></p> <p>126 Lonicera Ln</p> <p>Introducing the brand new Leona floorplan! This large single story plan features 4 bedrooms, 2 bathrooms. The island kitchen and breakfast nook are open to a large family room. The owner's suite is complete with a large private bathroom with a walk in shower and huge walk in closet!</p> <p><i>Listing Courtesy of NTex Realty, LP</i></p> | Single Family | 3/2 | 2,241 sq ft | 43,560 | 8/17/2024 | \$428,900 | 3/9/2025 | \$191 |
|  <p>5 Pending <i>*Pending as of 3/2/2025</i> <i>MLS ID: 20845858</i></p> <p>1421 Fm 3259</p> <p>Experience the charm of this stunning custom-built modern farmhouse, perfectly situated on 2 picturesque acres. The home boasts 4 spacious bedrooms and 3 beautifully designed full baths. The versatile 4th bedroom features elegant double French doors, making it a fantastic office or flexible space to suit your needs. Stepping inside, you'll be greeted by an inviting open-concept layout, highlighted by a large kitchen island that serves as the heart of the home, ideal for entertaining friends and family. The spacious mudroom offers convenience and organization, while the primary bathroom creates a tranquil retreat with its spa-like ambiance, showcasing a luxurious soaking tub and an expansive walk-in shower. You'll find exquisite built-ins and rich wood accents throughout the home that provide warmth and character. The large front porch invites you to relax in the fresh air, while the back porch, adorned with vaulted wood ceilings, offers the perfect setting for enjoying breathtaking sunsets. Additionally, the property features a remarkable 2,000 sq ft climate controlled shop, which includes 2 living quarters, a full bath, and a complete kitchen, which can easily be converted into a barndominium. This versatile space is ideal for hosting guests or serves as a convenient storage area for your tractors and outdoor toys, making it an exceptional addition to this remarkable property.</p> <p><i>Listing Courtesy of INC Realty LLC</i></p> | Single Family | 4/3 | 2,442 sq ft | 87,120 | 2/15/2025 | \$625,000 | 3/2/2025 | \$256 |
|  <p>6 Pending <i>*Pending as of 3/3/2025</i> <i>MLS ID: 20745101</i></p> <p>540 County Road 3341</p> <p>This extraordinary property has it all! This 4-bedroom, 3 full bath home sits on almost 4 acres. Peaceful setting! Large wrap around front porch. Step into the inviting open living area that is a great space for hosting and entertaining. Lots of windows make it light and bright. The living area flows into the kitchen that is a chef's dream. Upgraded appliances, massive built-in refrigerator and an island that has seating for 6. Continue the entertaining and fun outside with the amazing outdoor kitchen, sitting area, fireplace and pool. You will feel like you are vacation everyday with this oasis. Beautiful landscaping. There is a pool house for storage. There is also an area above the carport that could easily be converted into a mother-in-law suite or guest house. This is luxury living in a country setting!</p> <p><i>Listing Courtesy of RE/MAX DFW Associates</i></p> | Single Family | 4/4 | 3,814 sq ft | 173,499 | 10/3/2024 | \$799,900 | 3/3/2025 | \$210 |
|  <p>7 Pending <i>*Pending as of 2/18/2025</i> <i>MLS ID: 20752333</i></p> <p>252 Paradise Canyon Cir</p> <p>Welcome to paradise! This 2 acre property shows pride of ownership. COMPLETELY UPDATED to include luxury appliances, custom cabinets and new plumbing and light fixtures throughout. OUTSIDE OF CITY LIMITS. NO HOA. HORSES AND LIVESTOCK WELCOME! NEW ROOF. NEW CENTRAL HEATING AND AIR SYSTEM. NEW WATER HEATER AND NEW IRRIGATION SYSTEM. Recently built 40x60 metal shop with its own electric meter. The kitchen is a chef's dream! Fully equipped with an 8 burner Capitol range and a counter depth Thor refrigerator. Beautiful granite countertops and a large island with a custom butcher block countertop. Top of the line finishes throughout! The master bathroom features his and her shower heads, dual sinks with custom cabinets and a stunning antique stand-alone tub. This property is lined with mature trees and a pasture at the rear of the property. Plenty of room for all of your toys! Can easily fit 12+ vehicles in the shop. The property line is fenced and a short distance from major freeways, shopping & dining. Fantastic school district. NO WATER BILL. Low utility costs. This home is truly a rare find. List of updates available upon request. Schedule your showing today!</p> <p><i>Listing Courtesy of Burt Ladner Real Estate LLC</i></p> | Single Family | 4/3 | 2,035 sq ft | 87,207 | 10/11/2024 | \$599,000 | 2/18/2025 | \$294 |

Pending: 8 (cont.)

| | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | List Date | List / Lease Price | Pending Date | Price per sq. ft. |
|---|---|---|---------------------|------------------|-----------|--------------------|--------------|-------------------|
|   | 8  Pending | *Pending as of 1/15/2025 MLS ID: 20726640 | | | | | | |
| 103 Moreland St | Single Family | 3/3 | 2,202 sq ft | 28,314 | 9/11/2024 | \$490,000 | 1/15/2025 | \$223 |
| <p>GORGEOUS CUSTOM NEW BUILD IN PARADISE!!! Don't miss this amazing home in peaceful Paradise! If you are ready to get away from the city, this is it! Beautiful front elevation on this three bedroom, three bath with dedicated study (Could be 4th bedroom) home featuring so many custom upgrades throughout! The home is insulated with FOAM to help with those electric bills! You will love this open floor plan with upgraded hardwood flooring, custom cabinets, quartz kitchen countertops and beautiful backsplash, no detail has been left out! This small neighborhood, with no HOA, is perfect for everyone! Enjoy the peaceful surroundings on your covered back patio, generous lot and backyard. Don't miss this opportunity, it won't last long! Home will be complete end of September.</p> <p><i>Listing Courtesy of Southern Collective Realty</i></p> | | | | | | | | |



Closed: 18

| | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Year Built | Closed Date | Closed Price | Price per sq. ft. |
|--|-----------|---------|---------------------|------------------|------------|-------------|--------------|-------------------|
|--|-----------|---------|---------------------|------------------|------------|-------------|--------------|-------------------|



1 Closed • Sold Date: 3/12/2025, MLS Listing 20794947: 12/18/2024 **MLS ID: 20794947**
120 Crossroad Ct Single Family 4/2 1,893 sq 59,677 2011 3/12/2025 \$410,000 \$217
 ft
 MOTIVATED SELLER offering a \$2,500 concession to assist with Rate Buy Down or Closing Cost This 4 bedroom, 2-bathroom home sits on 1.37 acres in the beautiful Windmill Trails subdivision! Open concept, split bedrooms, new tile flooring throughout, roof and AC were replaced in 2022. Also offering a 20X20 spray foam insulated shop with electricity, 15x30 above ground pool with deck, and a large covered back patio perfect for entertaining! This one is a must see, don't miss your chance to buy in Paradise ISD!





Courtesy of JDS REALTY







2 Closed • Sold Date: 3/13/2025, MLS Listing 20846552: 3/13/2025 **MLS ID: 20846552**
1975 Sunflower Single Family 3/3 2,378 sq 64,468 2024 3/13/2025 \$762,786 \$321
 ft
 Envision building your custom dream home with the esteemed Hayhurst Brothers, nestled amidst the mature trees on your expansive estate. This exquisite 1.48 acre corner lot neighbors a picturesque farm on quiet country backroads. NO HOA! NOT IN A NEIGHBORHOOD! Select the elegant home design showcased in this listing or personalize another distinguished Hayhurst Brothers' plan to suit your tastes. The opportunities are boundless! Additional prime lots are also available for your selection - See 1895, 1991, & 1999 Sunflower Rd.

Courtesy of Trinity Group Realty




Closed: 18 (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 • Sold Date: 3/10/2025, MLS Listing 20686984: 7/28/2024 <i>MLS ID: 20686984</i></p> <p>835 County Road 3451</p> <p>This charming yet spacious layout features a generously sized Kitchen Island perfect for hosting gatherings! Beneath the breakfast bar, ample cabinetry awaits for storing your special occasion cookware. Nestled on 1 serene rural acre with picturesque elevation and lush trees, this inviting 3-bedroom, 2.5-bathroom home offers a master suite with double sinks, a walk-in shower, and a roomy closet. Customize the Clementine floor plan with your preferred finishes such as hardware, colors, counters, and fixtures. Step outside onto the expansive back porch, where you can unwind, entertain, & take in the beauty of nature. Enjoy the tranquility of privacy away from the city while still being conveniently close to amenities. Scheduled for completion in December, this home will be ready just in time for the holiday season. Please note that photos provided are of previous built. Txt keyword ZHBHOME6 to 88000 for floorplan & finish out info!</p> <p><i>Courtesy of Zeal, REALTORS</i></p> | Single Family | 3/3 | 1,825 sq ft | 43,560 | 2024 | 3/10/2025 | \$450,000 | \$247 |
|  <p>4 Closed • Sold Date: 2/20/2025, MLS Listing 20618423: 5/15/2024 <i>MLS ID: 20618423</i></p> <p>150 Lonicera Ln</p> <p>MLS# 20618423 - Built by Doug Parr Homes - Ready Now! ~ Indulge in the epitome of modern living with The Bradford. A double story traditional sanctuary boasting an open floor plan, 3 beds, 2.5 baths, a 2 car garage. All with a flex space and a bonus room. Home is complemented by designer lighting and exquisite quality finishes throughout its 2,208 square feet.</p> <p><i>Courtesy of HomesUSA.com</i></p> | Single Family | 3/3 | 2,208 sq ft | 43,560 | 2024 | 2/20/2025 | \$449,900 | \$204 |
|  <p>5 Closed • Sold Date: 2/14/2025, MLS Listing 20748261: 10/7/2024 <i>MLS ID: 20748261</i></p> <p>214 Lonicera Ln</p> <p>We are excited to introduce a brand new floor plan called the Salado! The entry is open to a bright flex Room on the right. The private owner's suite is separate from bedrooms 2 through 4. The owner's suite is complete by including a garden tub, separate shower, private commode, walk in closet, and dual, separate vanities. Adjacent to the owner's suite is the large living room with a fireplace option and open to the spacious island kitchen.</p> <p><i>Courtesy of NTex Realty, LP</i></p> | Single Family | 4/3 | 2,229 sq ft | 45,302 | 2024 | 2/14/2025 | \$429,900 | \$193 |
|  <p>6 Closed • Sold Date: 2/20/2025, MLS Listing 20633372: 6/2/2024 <i>MLS ID: 20633372</i></p> <p>103 Daisy Ct</p> <p>Welcome to your private paradise in Paradise, Texas! This charming 3-bedroom, 2-bathroom home sits on a generous half-acre lot and offers the perfect blend of comfort, style, and outdoor living. Enjoy the best of both worlds with a unique pool setupâ?? partially in-ground and partially above-groundâ??surrounded by lush landscaping and a fully fenced yard. A separate fence around the pool ensures safety and privacy, making this the perfect place to relax or entertain. Inside, youâ??ll find a spacious and inviting layout featuring luxurious granite countertops, custom cabinetry, and a cozy wood-burning fireplace framed by custom built-in shelving. The split-bedroom design offers added privacy, while the homeâ??s open concept is perfect for modern living. The two-car garage and additional carport provide ample parking, and extra concrete space adds even more convenience for guests or extra vehicles. As an added bonus, this property comes with solar panels. Buyers will need to take over the remaining balance on the solar panel loan as part of the sale. Best of all, thereâ??s no HOA, giving you the freedom and flexibility to enjoy your home the way you want. Whether youâ??re relaxing by the pool, hosting gatherings, or simply enjoying the serene setting, this home offers everything you need for peaceful living in one of the most desirable areas in Paradise.</p> <p><i>Courtesy of Cates & Company</i></p> | Single Family | 3/2 | 1,669 sq ft | 21,780 | 2021 | 2/20/2025 | \$384,900 | \$231 |




Closed: 18 (cont.)

| | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Year Built | Closed Date | Closed Price | Price per sq. ft. |
|--|-----------|---------|---------------------|------------------|------------|-------------|--------------|-------------------|
|  <p>7 Closed • Sold Date: 2/14/2025, MLS Listing 20764817: 10/28/2024 MLS ID: 20764817</p> <p>1465 Fm 3259</p> <p>Single Family 4/2 2,400 sq ft 87,120 2022 2/14/2025 \$583,000 \$243</p> <p>Who needs 2 tickets to paradise when you can have this gorgeous 1-story home on 2 acres in Paradise?! This 4-bedroom home has been gently lived in and is better than new. The open kitchen boasts an oversized island with farm sink, tons of storage, pot-filler and is open to the living and dining area making it perfect for entertaining. The cathedral ceilings with beams gives this home a luxury feel in a country setting. The list of amenities goes on like a dream... water softener and oxidizer, large stone fireplace, 4-bedrooms, office, tons of storage in the utility room, covered back patio, window blinds and ceiling fans throughout. Bring your horse! This home also has 5 foot no climb pipe fencing and a 12x24 Shed with Feed Room. The home is secured by a front gate with automatic opener.</p> <p><i>Courtesy of Fathom Realty, LLC</i></p> | | | | | | | | |
|  <p>8 Closed • Sold Date: 2/7/2025, MLS Listing 20781099: 11/23/2024 MLS ID: 20781099</p> <p>251 Olde Towne Rd</p> <p>Single Family 3/2 1,723 sq ft 21,780 2018 2/7/2025 \$360,000 \$209</p> <p>Immaculately maintained home built in 2018 by Jim Lambert Construction. This established 3-bedroom, 2-bath residence boasts numerous updates and is move-in ready. The spacious floor plan includes walk-in closets in every bedroom, raised ceilings in the living area and primary bedroom, granite countertops and custom all-wood cabinets throughout. The home also features a large utility room and a side-entry oversized garage. The home is situated on a generous half-acre lot with a sliding gate for additional parking, conveniently located close to all Paradise schools, and a short commute from DFW. Enjoy outdoor living with covered front and back porches, full sprinkler systems, and beautiful pasture views. This Showcase listing is a must see, blending quality craftsmanship with modern updates for the perfect living experience.</p> <p><i>Courtesy of Smart Realty</i></p> | | | | | | | | |
|  <p>9 Closed • Sold Date: 1/14/2025, MLS Listing 20730857: 9/19/2024 MLS ID: 20730857</p> <p>140 Read Ranch Dr</p> <p>Single Family 4/2 2,003 sq ft 46,173 2022 1/14/2025 \$418,000 \$209</p> <p>Still showing & accepting back-up offers! Welcome to Paradise! This stunning home is situated on 1.06 ac, one of the largest lots in Read Ranch. This beautiful 4 bed 2 bath property offers the perfect blend of modern luxury and peaceful country living! NO HOA! Featuring an open floor plan, a gourmet kitchen with custom cabinets, granite countertops, and sleek stainless steel appliances. The home is designed for comfort and energy efficiency, with Low-E vinyl windows, energy-efficient insulation, and a high-performance HVAC system. Unwind in the luxurious primary suite, complete with a beautiful vanity and dual sinks, a massive walk-in shower, a soaking tub, and spacious walk-in closet. Outside, enjoy the covered back porch, perfect for outdoor entertaining or grab a cup of coffee and watch the stunning Paradise sunrise on the front porch. The property features a spacious 2-car garage for your vehicles and storage needs. Don't miss this opportunity to own a piece of the country while benefiting from the esteemed Paradise ISD.</p> <p><i>Courtesy of League Real Estate</i></p> | | | | | | | | |
|  <p>10 Closed • Sold Date: 1/16/2025, MLS Listing 20765068: 11/22/2024 MLS ID: 20765068</p> <p>170 Spring Creek Cir</p> <p>Single Family 4/2 2,426 sq ft 43,560 2020 1/16/2025 \$390,000 \$161</p> <p>This thoughtfully designed 4-bedroom, 2.5 bathroom home on an acre lot by Riverside Homebuilders offers 2,417 square feet of functional living space, combining comfort and style. The kitchen features a spacious center island, doubling as a breakfast bar with seating for four, perfect for casual meals or entertaining. The primary suite is tucked at the back of the home for added privacy and boasts a tray ceiling, adding an elegant touch to the room. The en-suite bathroom is equipped with a soaking tub, a step-in shower, dual vanities, and a private water closet. An expansive walk-in closet with built-in wooden shelves and racks completes the suite, providing ample storage and organization. With a layout that seamlessly balances shared and private spaces, this home is designed for modern living. Every detail, from the open flow of the main living areas to the thoughtfully designed bedrooms, makes it a perfect fit for a variety of lifestyles.</p> <p><i>Courtesy of Briggs Freeman Sotheby's Int'l</i></p> | | | | | | | | |



Closed: 18 (cont.)

| | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Year Built | Closed Date | Closed Price | Price per sq. ft. |
|--|-----------|---------|---------------------|------------------|------------|-------------|--------------|-------------------|
|  <p>11 ■ Closed * Sold Date: 1/27/2025, MLS Listing 20756208: 10/17/2024 <i>MLS ID: 20756208</i></p> <p>140 Valley Ct</p> <p>Single Family 4/2 2,328 sq ft 44,866 2019 1/27/2025 \$435,000 \$187</p> <p>This property is a perfect opportunity for anyone looking to settle in a serene and spacious environment! With its generous 4-bedroom layout and open-concept design, itâ??s perfect for family gatherings and entertaining guests. The spacious primary bedroom with an ensuite bathroom adds a touch of luxury overlooking the large backyard. While the additional bedroom offers flexibility for various uses, from a home office to a cozy den, or an oversized bedroom for adult children or guest.. The oversized backyard is plenty large enough to build your very own private oasis just the way you would want! The location in the desirable Paradise Valley Addition subdivision, along with the ample outdoor space, provides a great balance of privacy and community. Close proximity to schools and easy access to Hwy 114 makes it convenient for daily living so desirable. With the charm of country living and nearby city amenities, it truly is an ideal setting for families or anyone looking to escape the hustle and bustle of city life. Come and see for yourself all this beautiful property has to offer! buyers and buyers agent to confirm sq ft.</p> <p><i>Courtesy of Parker Properties Real Estate</i></p> | | | | | | | | |
|  <p>12 ■ Closed * Sold Date: 3/4/2025, MLS Listing 20829370: 1/29/2025 <i>MLS ID: 20829370</i></p> <p>699 Sunflower</p> <p>Single Family 3/2 2,178 sq ft 47,044 2022 3/4/2025 \$480,000 \$220</p> <p>Welcome home to this beautiful 3-bedroom, 2-bathroom modern farmhouse, offering close to 2,200 square feet of thoughtfully designed living space on a peaceful acre+ lot. With a perfect blend of rustic charm and contemporary comfort, this home is ready to welcome you. Step inside to find a bright and open layout, where natural light fills the spacious living areas. The heart of the home is the stylish kitchen, featuring quartz countertops, custom cabinetry, stainless steel appliances, and a large islandâ??ideal for gathering with family and friends. The dining area flows effortlessly into the living space, creating an inviting atmosphere for everyday living. The primary suite is a true retreat, complete with a vaulted ceiling, a luxurious en-suite bath with a soaking tub, walk-in shower, and dual vanities, plus a generous walk-in closet. Two additional bedrooms provide plenty of space for family, guests, or a home office. Outside, enjoy the wide-open spaces and fresh country air from the covered patio, or take advantage of the 30x20 shop with an 8-ft overhangâ??perfect for hobbies, storage, or workspace. With over an acre of land, thereâ??s room to create your dream outdoor oasis. Experience the best of country living with modern convenience, just minutes from town. This home is more than just a houseâ??itâ??s a place to put down roots and make lifelong memories.</p> <p><i>Courtesy of Agape and Associates LLC</i></p> | | | | | | | | |
|  <p>13 ■ Closed * Leased Date: 1/6/2025, MLS Listing 20791142: 12/6/2024 <i>MLS ID: 20791142</i></p> <p>100 Ash St</p> <p>Single Family 4/2 1,968 sq ft 11,979 1960 1/6/2025 \$2,495 mo. \$1</p> <p>This gorgeous must-see home has been completely remodeled! Conveniently located on a corner lot near downtown Paradise, this lovely 4 bedroom 2 bathroom features tons of curb appeal including white lap siding with black trim and gutters, cedar posts on front porch and cedar accents around garage door, welcoming brick paver flooring on front porch, inviting wooden front door, new flatwork and landscaping, and an adorable set of 3 windows under the front porch. The newly renovated interior offers a serene color scheme of neutrals with light LV wood flooring, wood stained cabinets in bathrooms, pale green cabinets in kitchen, crisp white custom tilework, and new beige carpet that adds a warm, cozy feel to the bedrooms. The picture perfect kitchen features stainless appliances, gold cabinet pulls, herringbone backsplash, white quartz countertops, and desirable custom cabinetry. This home has been fully staged with furniture and decor so that buyers can visualize making it their own. Multiple windows with white blinds allows an abundance of light to add to the calming, neutral, warm theme throughout. The master bath creates a tranquil oasis with a frameless glass shower, white and black modern farmhouse flooring, a double sink vanity, black framed mirrors and decorative lighting. Sliding glass doors lead to a large wooded back yard with a large covered back patio with cedar posts and room to entertain. A second backdoor from the kitchen offers another covered back porch area with wooden stairs and rails. This amazing home is located in Paradise ISD! Escape the city to the warm and inviting community of Paradise! Located 40 min from DFW area, 10 min from Decatur downtown, and under 10 min to Bridgeport downtown. Come be a part of Wise county and all it has to offer! Landlord is offering 50% discount on the security deposit for employees of Paradise ISD. Current employment status with Paradise ISD needs to be verified with valid documentation.</p> <p><i>Courtesy of Parker Properties Real Estate</i></p> | | | | | | | | |

Closed: 18 (cont.)

| | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Year Built | Closed Date | Closed Price | Price per sq. ft. |
|--|---------------|---------------|--|------------------|------------|-------------|--------------|-------------------|
|  | 14 | Closed | * Sold Date: 2/26/2025, MLS Listing 20722334: 9/7/2024 MLS ID: 20722334 | | | | | |
| 984 County Road 3451 | Single Family | 5/5 | 3,552 sq ft | 932,184 | 1996 | 2/26/2025 | \$600,000 | \$169 |
| <p>Discover country living at its finest with this 5-bedroom, 4-bathroom farmhouse nestled on 21 acres in Paradise, Texas. Enter through the gated entrance to find a property rich with amenities, including a large pond perfect for fishing, a greenhouse, and a detached garage. Inside, the home features a beautiful built in library as you walk in the front door. There is an expansive kitchen with abundant cabinet and counter space, a dining room with a charming built-in hutch, and an extra-large living room with a cozy fireplace and wet bar—ideal for all your family gatherings. The laundry room has extra space for another fridge and a half bathroom attached. Above the living room you will find a flex space with a full bathroom as well. Step out onto the back porch, where you can relax while overlooking the swimming pool and all the memories you and your family will make in this backyard. With just a little TLC, this farmhouse has the potential to be a stunning retreat.</p> <p><i>Courtesy of Tomie Fox Real Estate Group</i></p> | | | | | | | | |
|  | 15 | Closed | * Sold Date: 1/31/2025, MLS Listing 20738259: 9/25/2024 MLS ID: 20738259 | | | | | |
| 1820 County Road 3451 | Single Family | 3/2 | 1,200 sq ft | 225,205 | 2003 | 1/31/2025 | \$375,000 | \$313 |
| <p>Completely remodeled from top to bottom, this home offers modern living with a touch of country charm. Nestled on 5 acres of level land dotted with majestic oak trees, you'll enjoy privacy while still being conveniently located in the highly sought after Paradise ISD. Property highlights: *3 spacious bedrooms and 2 full baths *Every part of the home is brand new except for the original walls, roof, and slab- ensuring top notch quality and craftsmanship *Open-concept living and dining areas perfect for entertaining * Modern kitchen with brand new stainless steel appliances, cabinetry, custom tile and fixtures. * Expansive 5 acre lot, ideal for outdoor activities, horses, gardening, or even adding additional structures This property offers the perfect blend of modern amenities and serene country living. Ready to move in and make it your own! Other homes could easily be added , as there is co-op water at the street. Could easily be an option for rental properties. Not quiet finished but almost, front porch cover and final clean up</p> <p><i>Courtesy of Local Pro Realty, LLC</i></p> | | | | | | | | |
|  | 16 | Closed | * Leased Date: 2/3/2025, MLS Listing 20813298: 1/9/2025 MLS ID: 20813298 | | | | | |
| 103 Honeysuckle | Single Family | 3/4 | 2,543 sq ft | 87,120 | 2005 | 2/3/2025 | \$2,400 mo. | \$1 |
| <p>Come live in Paradise! Come see this warm and inviting home with plenty of room to raise a family and a large fenced back yard for the furry family members, too, they can run, play bark to their hearts content. The back porch and flagstone path to the gazebo area are great places for morning coffee, reading or winding down at the end of a long day. The property has a GREAT LOCATION with quick access to Hwy 114 and a quick 5 min (or less) drive on convenient backroads to the school campuses and most athletic fields and facilities. The open floorplan works well for entertaining and as always it makes the kitchen the heart of the home with the dining area right at the center of it all. The garage, utility area and half bath off the kitchen make the area very functional. Pictures do not do this property justice, come see for yourself - you may want to call this wonderful property HOME someday very soon.</p> <p><i>Courtesy of Brooks & Morgan Real Estate</i></p> | | | | | | | | |

Closed: 18 (cont.)

| | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Year Built | Closed Date | Closed Price | Price per sq. ft. |
|---|---------------|---------------|--|------------------|------------|-------------|--------------|-------------------|
|  | 17 | Closed | *Sold Date: 2/27/2025, MLS Listing 20811910: 1/8/2025 MLS ID: 20811910 | | | | | |
| 486 County Road 3451 | Single Family | 3/2 | 2,071 sq ft | 283,140 | 2017 | 2/27/2025 | \$700,000 | \$338 |
| <p>Welcome to 486 County Road 3451, a charming 2,071 sqft home featuring 3 bedrooms, 2 bathrooms, 1 spacious living area, and 1 dining area, 1 study with an entry set behind a bookshelf at the entrance of the home, set on a beautiful 6.5 acre lot. This property is ideal for animal lovers, offering agricultural exemption and a stock tank, making it ready to accommodate your animals. Step inside to discover an open floorplan with an expansive kitchen, complete with island seating, a farmhouse sink, a gas range stove, and a stunning separate dining area adorned with an abundance of windows and natural light. Cozy up next to the wood-burning fireplace in the living room or savor a Texas sunset from your covered patio, offering endless views of trees and a private pond. The main areas of the home feature real hardwood floors floors, adding warmth and elegance. The highlight of the property is the brand-new workshop, less than 14 months old, with foam insulation, ample electrical outlets, and additional parking for your RV, camper with hook-up capabilities. This workshop has its own separate meter from the home, providing added convenience, plus is plumbed for laundry and bathroom area. Located within the esteemed Paradise Independent School District, this home offers excellent educational opportunities for your family. With endless possibilities and vast open land, this property invites you to unleash your imagination and create the home of your dreams. Bring your animals and enjoy the tranquility and freedom that this remarkable property has to offer. Make 486 County Road 3451 your home today and embrace the comfort and potential it holds.</p> <p style="text-align: right;"><i>Courtesy of RE/MAX Trinity</i></p> | | | | | | | | |
|  | 18 | Closed | *Sold Date: 2/27/2025, MLS Listing 20763686: 10/25/2024 MLS ID: 20763686 | | | | | |
| 392 County Road 3552 | Single Family | 3/2 | 2,595 sq ft | 881,218 | 2000 | 2/27/2025 | \$750,000 | \$289 |
| <p>Make the move to Paradise! 3 bedroom 2 bath brick home on 20 acre cross fenced AG EXEMPT tract with stock tank and plenty of pipe fencing. Outbuildings include a workshop with 2 roll up doors, paint barn with ventilation, horse barn with stalls, round pen, corrals and more. The house has covered front and rear porches. There is a mud room at the front and rear entrance of the house also. Open island kitchen and breakfast room with plentiful cabinets. Large walk in pantry, office space, formal dining and large living area. Off the living area is a bonus display room for collectible display. All bedrooms have walk in closets. The utility room doubles as a 2nd office, laundry and sewing room, with great storage. Make your appointment today!</p> <p style="text-align: right;"><i>Courtesy of PREFERRED PROPERTIES</i></p> | | | | | | | | |

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