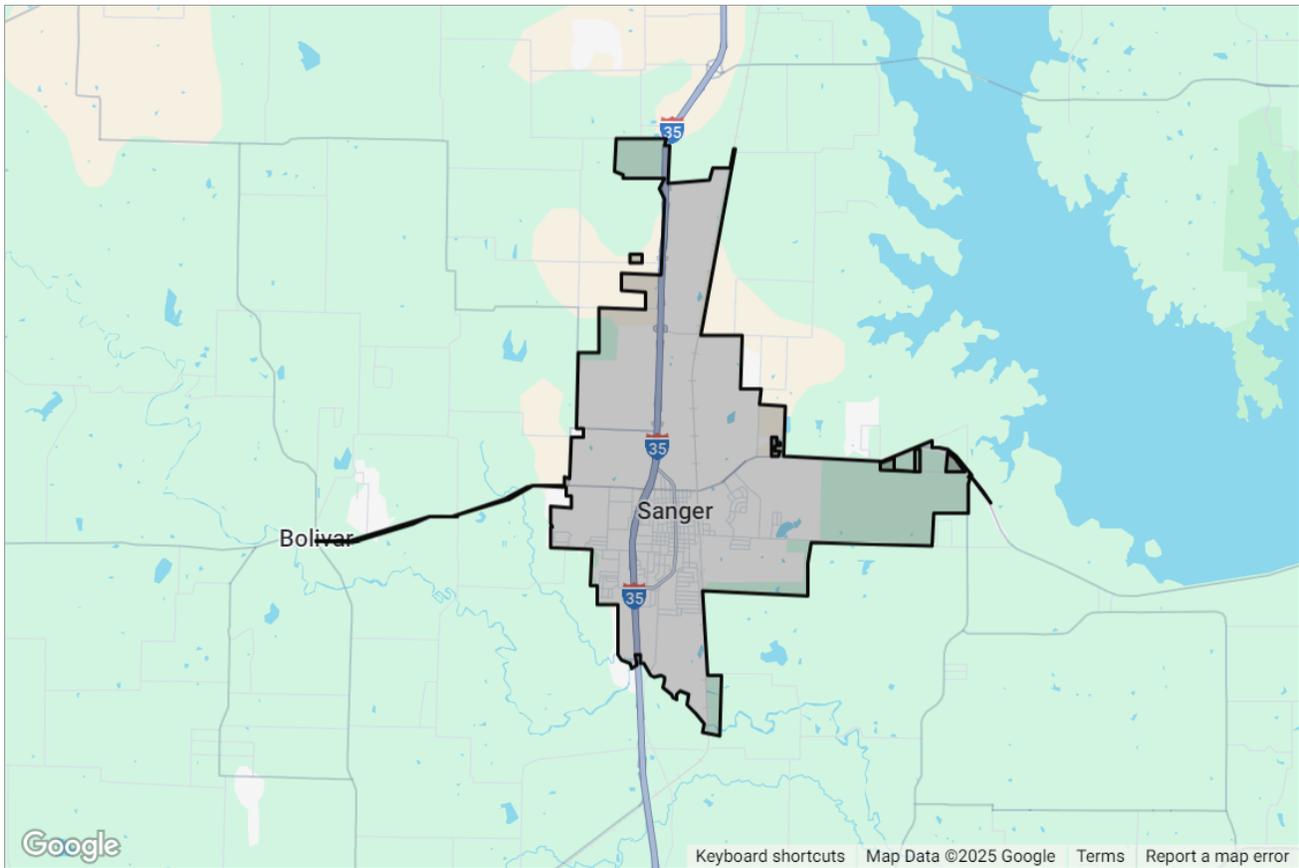


MARKET ACTIVITY REPORT

Sanger, Texas



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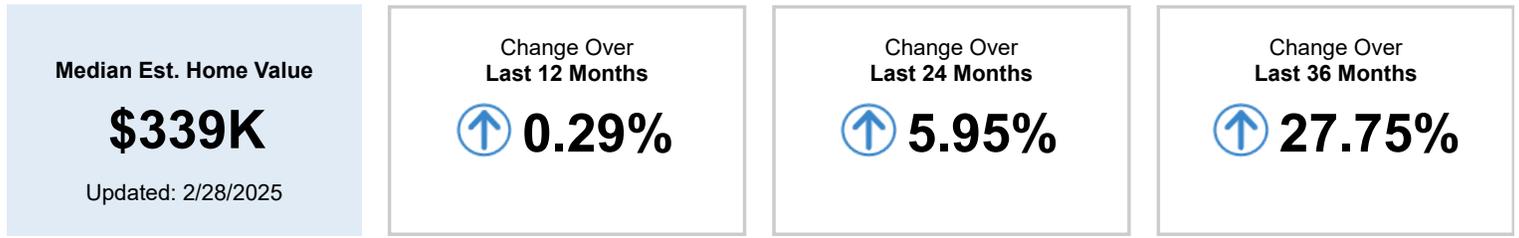
Sanger, Texas

Market Snapshot: Estimated Home Values



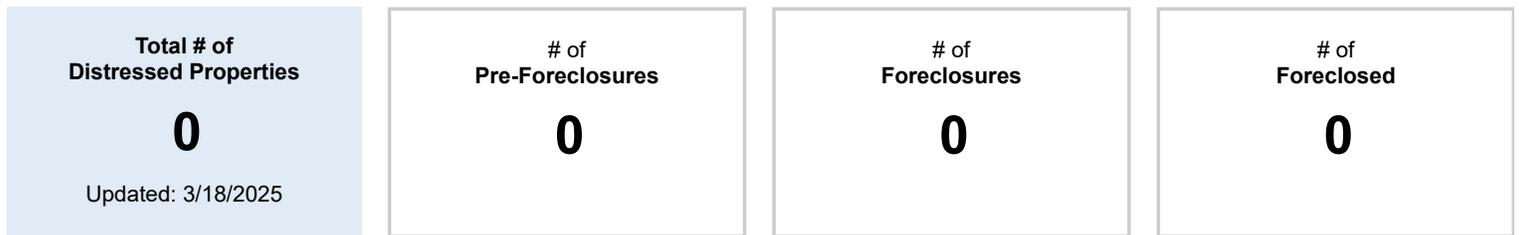
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **SFR** data.

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



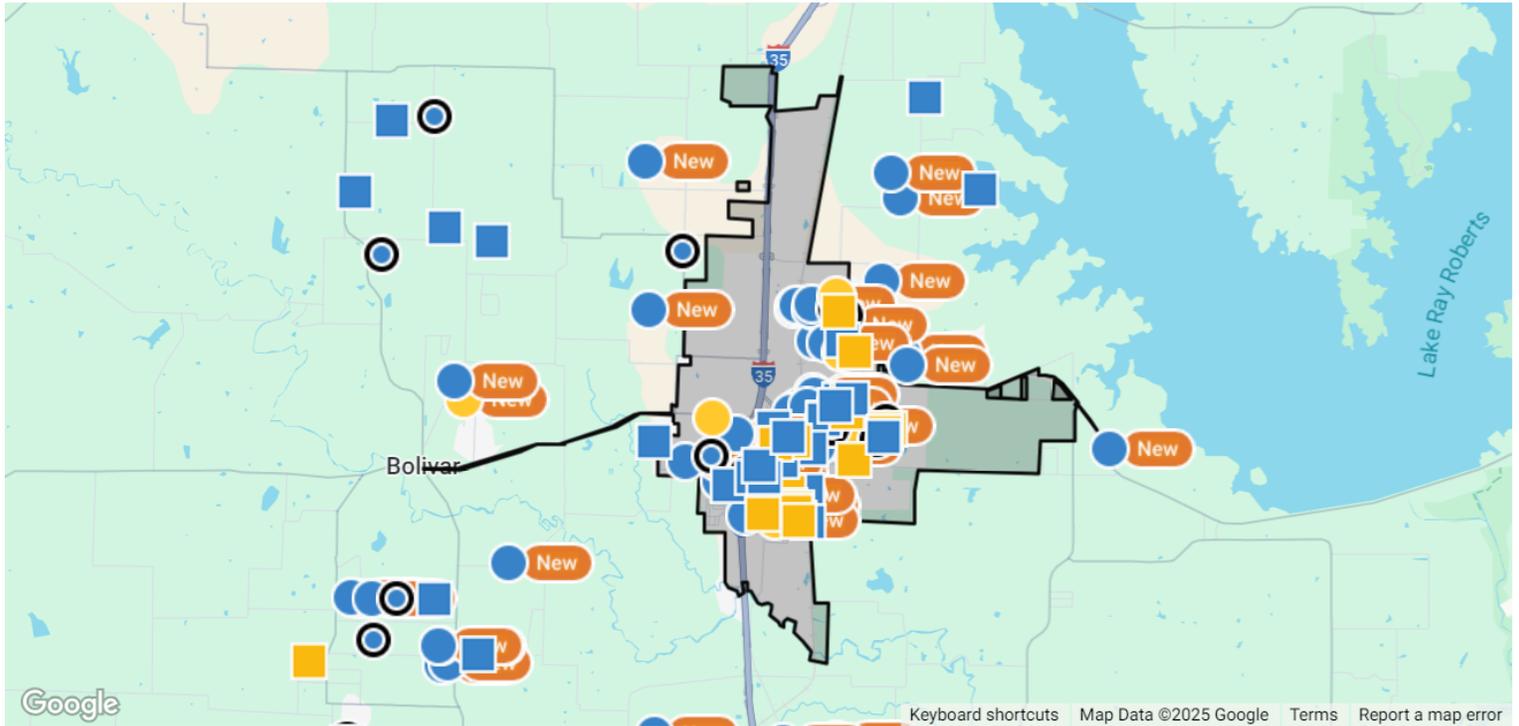
About this data: The Metrics displayed here reflect median sales price for **SFR** using **MLS listing** data.

Market Snapshot: List Price



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

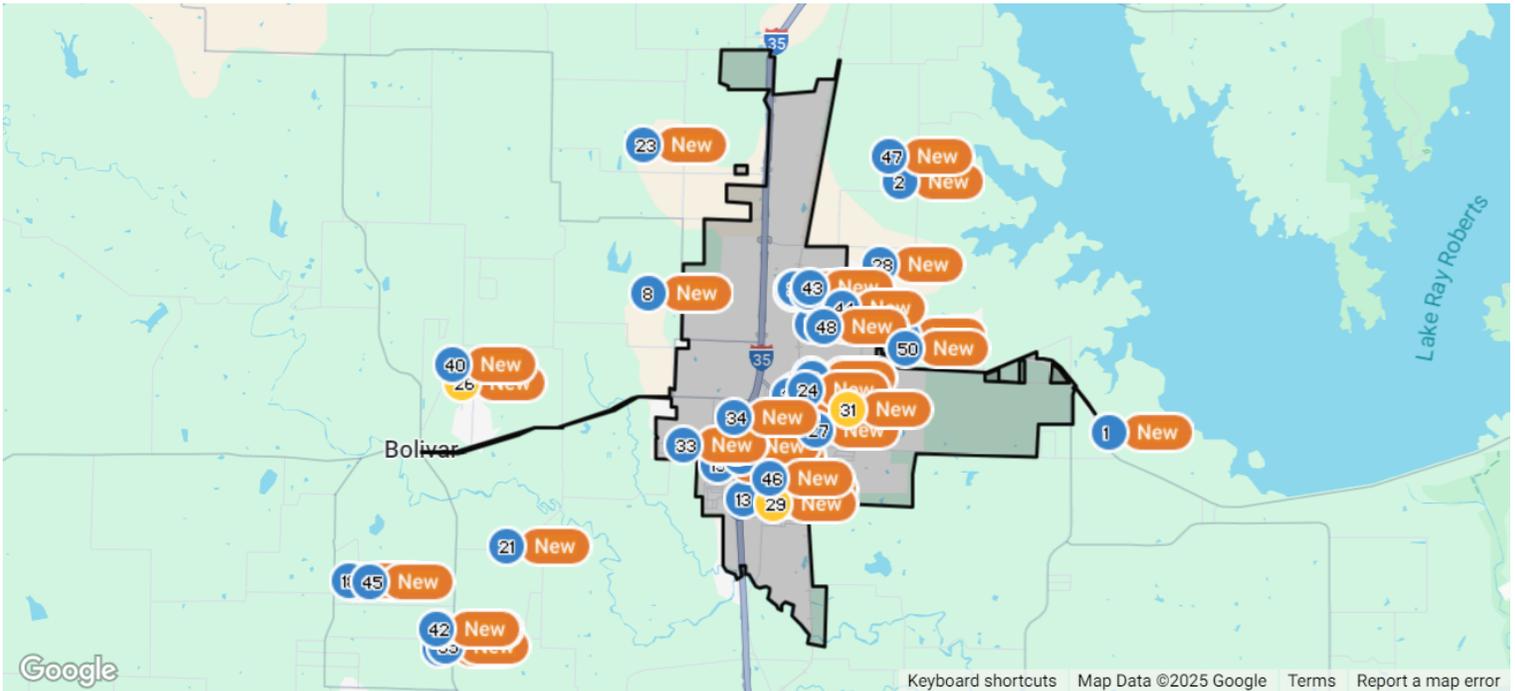
Market Activity Summary Stats



Search Criteria | **Location:** Sanger, 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	23	50
Low Price / Value	\$1,900	\$1,895	–
Median Price / Value	\$439,950	\$334,000	\$265,000
High Price / Value	\$7,850,000	\$789,000	\$1,060,000
Average Price / Sq. Ft.	\$275	\$169	\$118
Median Price / Sq. Ft.	\$214	\$190	\$137
Average Days in RPR	36	94	108
Median Days in RPR	34	75	85
Total Volume	\$39,294,257	\$8,097,214	\$12,544,284

Sanger, 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.
 <p>1 ● Active • New, Active: 3/18/2025 <i>MLS ID: 20873951</i></p> <p>1200 Mcreynolds Rd</p> <p>This ranch offers the perfect balance of both luxury and functionality, combining spacious living areas with top-notch equestrian and agricultural facilities. The layout of the barn and horse facilities is practical for managing cattle and horses, while the home's interior speaks to comfort and sophistication. With features like custom wood cabinets, multiple ensuite bedrooms, a full office, exercise room, and a media room, there's something for everyone, whether you're relaxing, working, or entertaining. The outdoor amenities—especially the pool with a swim-up cave and slide, surrounded by palm trees—are the perfect backdrop for enjoying sunsets over Lake Ray Roberts.</p> <p><i>Listing Courtesy of Major League Realty, Inc.</i></p>	Single Family	5/8	10,585 sq ft	2,673,407	2008	3/18/2025	\$7,850,000	\$742
 <p>2 ● Active • New, Active: 3/17/2025 <i>MLS ID: 20874155</i></p> <p>3020 Melton Rd</p> <p>Experience the ultimate in countryside living as you step onto the grounds, you are greeted by the sight of lush pastures stretching as far as the eye can see, offering abundant opportunities. This impressive 122+ acre property providing breathtaking views of the surrounding countryside and nearby Lake Ray Roberts public hunting land and backs up to Corps of Engineers land. The sprawling 3,544 sqft 1 story home situated on a picturesque hilltop of rolling pastures features 6 bedrooms, 3 ½ baths and plenty of room for gathering and entertaining. Complete with a pond and beautiful mature trees, this property presents limitless possibilities. You don't want to miss out on this once in a lifetime opportunity to own your own piece of paradise.</p> <p><i>Listing Courtesy of Legacy Real Estate of Texas</i></p>	Single Family	6/4	3,544 sq ft	5,329,958	1976	3/17/2025	\$3,550,000	\$1,002

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: 1/31/2025</i> <i>MLS ID: 20831888</i>								
	8636 Cassandra Dr	Single Family	5/4	2,900 sq ft	44,866	2025	1/31/2025	\$689,900	\$238
	<p>*** LAST REMAINING INVENTORY HOME UNTIL LATE SUMMER**** NEW CONSTRUCTION COMPLETE!!! PREMIUM CORNER LOT WITH PRIVACY FENCE! Another opportunity to own a house in Krum ISD's hottest neighborhood, Indian Trail Estates! Open layout, quartz countertops and custom finish out! Outdoor kitchen, oversized covered porch, Spray foam insulated-Full encapsulation, large backyard, NO HOA, NO DEED RESTRICTIONS, NO CITY TAX, NO MUD OR PID TAX, One year bumper to bumper warranty with builder, builder provides additional 210 warranty at builder expense, Ask about our preferred lender incentives! This is one of our last homes available until end of summer so schedule a showing today!</p> <p><i>Listing Courtesy of Stag Residential</i></p>								
	4 ● Active • <i>New, Active: 2/15/2025</i> <i>MLS ID: 20835576</i>								
	11062 Mesquite Hill Rd	Single Family	3/3	2,494 sq ft	116,305	2006	2/15/2025	\$549,000	\$220
	<p>SELLER OFFERING \$10,000 to BUY DOWN RATE by 2%. Discover country living at its finest with this stunning custom home, featuring 3 spacious bedrooms, 2.5 baths, and stylish stained concrete floors. The oversized garage provides ample storage, while the expansive kitchen boasts a large island and abundant cabinet space—perfect for entertaining. A generous game room adds to the home's versatility, all set on just under 3 acres of open space. For peace of mind, a built-in storm shelter offers security during unpredictable Texas weather. There's plenty of room to accommodate an RV, build a barn, add a pool, or create the outdoor oasis you've been dreaming of. Enjoy the tranquility of country life just minutes from Lake Ray Roberts, with easy access to city conveniences—plus, no HOA restrictions!</p> <p><i>Listing Courtesy of RE/MAX Dallas Suburbs</i></p>								
	5 ● Active • <i>New, Active: 2/28/2025</i> <i>MLS ID: 20834654</i>								
	6501 Trietsch Rd	Single Family	3/3	3,325 sq ft	633,362	2003	2/28/2025	\$1,695,000	\$510
	<p>HORSEMAN-HORSEWOMAN's PARADISE!!! NESTLED on 14.54 acres at the HIGHEST point in Denton County! LIGHT pours in the windows of your PRIVATE country retreat on 14.54 FENCED & CROSS-FENCED acres, TUCKED away from the main road. You couldn't BUILD a 3325 sq ft house, 200' x 100' covered ARENA, 9 stall BARN w-automatic waterers, 60' x 5 horse panel walker, 8000 sq ft SHOP that includes a 1330 sq ft 3-1 APARTMENT for this price, much less add the gorgeous land that is populated with SHEDS and STORAGE! TOTAL of 6 beds-3 full baths-2 half baths, only 10 mins N of Denton, 1 mile east of I-35, & just 40 mins to Dallas, Fort Worth, or DFW Airport! 30 mins to Perot's Alliance Airport! The MAIN HOUSE has a 1320 sq ft addition (2025) with WIDOW's WALK, Optimax flooring, fireplace, a pre-wired elevator shaft, TWO HVACs with heat pumps (2024), rebuilt balcony & DECKING (2023), remodeled KITCHEN w-exotic granite, new island, double pantry, double convection ovens, & induction cooktop (2023), new flooring upstairs (2024), & recessed LED lighting thru-out (2024). On the 4th of July, watch 27 FIREWORKS displays across the countryside from your 2nd floor, wraparound deck. Just below the balcony & deck is the AQUA CENTER w-lap pool & hot tub (2022). This LUSH property has separate living quarters (3 bed-1 bath APARTMENT inside the shop that rented in 2019 for \$1400 a month) for a horse trainer, foreman, in-laws, guests, or add'l income with Optimax flooring (2023) below an 850 sq ft loft-mancave-gameroom-add'l sleeping area! WHEW! ENORMOUS shop could house 20 cars comfortably - your horse, farm, & boat equipment look like toys in the vast space. Perfect for the LOVER of HORSES, animals, & the great outdoors. The possibilities are endless — your PRIMARY home, your SECOND home, a RETREAT, an EVENT CENTER, an equestrian center for horse training, rodeos, or farmer's market with spectacular views of Texas's WIDE OPEN SPACES — where you live the luxurious life DREAMS are made of! Welcome HOME!</p> <p><i>Listing Courtesy of Keller Williams Realty DPR</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>6 ● Active • <i>New, Active: 3/10/2025</i> <i>MLS ID: 20862923</i> 4810 Elite Dr Single Family 3/2 1,590 sq ft 7,797 2022 3/10/2025 \$339,900 \$214</p> <p>Stunning 3-Bedroom, 2-Bath Home in Sanger with Amazing Upgrades! This beautiful, move-in-ready home offers modern living with plenty of luxurious touches. With 3 spacious bedrooms and 2 well-appointed bathrooms, this home is perfect for families or anyone looking for comfort and style. Upgrades and Features Include: Full wrap-around gutters for added convenience and protection. Under-mount cabinet lighting to create a warm, inviting ambiance in the kitchen. Decorative tile accents and a steel tub in the secondary bathroom for a touch of elegance. A large backyard with a spacious patio, ideal for entertaining or relaxing. A charming coffee bar, perfect for your morning routine. A built-in spice rack cabinet and breakfast bar to enhance kitchen functionality. The master suite boasts beautiful barn doors leading into the master bathroom. The oversized master shower, along with a separate garden tub, offers a spa-like retreat. This is a must-see home that blends comfort, style, and functionality. Ready for you to move in and enjoy!</p> <p><i>Listing Courtesy of KELLER WILLIAMS REALTY</i></p>								
 <p>7 ● Active • <i>New, Active: 2/18/2025</i> <i>MLS ID: 20847373</i> 105 Kincaid Dr Single Family 3/2 1,387 sq ft 6,298 2012 2/18/2025 \$272,000 \$196</p> <p>Welcome to this stunning home with a natural color palette and new flooring throughout. The kitchen features a center island, perfect for meal prep. The primary bathroom boasts a separate tub and shower, as well as good under sink storage. Step outside to a fenced backyard with a covered sitting area, ideal for enjoying the outdoors. Other highlights include fresh interior paint and a peaceful atmosphere. Don't miss out on this perfect retreat! This home has been virtually staged to illustrate its potential.</p> <p><i>Listing Courtesy of Opendoor Brokerage, LLC</i></p>								
 <p>8 ● Active • <i>New, Active: 2/13/2025</i> <i>MLS ID: 20844184</i> 3813 Paradise Ln Single Family 3/3 1,619 sq ft 28,314 1973 2/13/2025 \$317,000 \$196</p> <p>Welcome to this charming home with a cozy fireplace, complemented by the natural color palette throughout. The kitchen boasts a center island and a nice backsplash, perfect for preparing meals and entertaining. The primary bathroom offers good under sink storage for all your essentials. Step outside to your fenced backyard, ideal for enjoying the outdoors in privacy. With fresh interior and exterior paint, as well as new appliances, this home. Don't miss out on this fabulous opportunity to make this house your home! This home has been virtually staged to illustrate its potential.</p> <p><i>Listing Courtesy of Opendoor Brokerage, LLC</i></p>								
 <p>9 ● Active • <i>New, Active: 1/17/2025</i> <i>MLS ID: 20820270</i> 184 Creekside Dr Single Family 5/4 3,269 sq ft 9,200 2024 1/17/2025 \$499,000 \$153</p> <p>*Up to \$15K towards Closing Costs and Pre-Paid!* NEW & NEVER LIVED IN! Quick Close Available! The Dewberry III plan is a real showstopper with its all-brick exterior, enhanced by uplights and surrounded by professional landscaping for striking curb appeal. Perfectly situated on an interior lot with serene park and lake views, this home offers 5 large bedrooms, including a secluded first-floor Primary Suite, and 3.5 baths, including a Jack & Jill bath upstairs. The open-concept living space is adorned with upgraded Wood-look Tile floors and anchored by a Gas Stone-to-Ceiling Fireplace that adds warmth and elegance to the Family Room. The Deluxe Kitchen is a chef's dream with upgraded stainless steel gas appliances, Quartz countertops, custom cabinetry, and an expansive island, all seamlessly connected to the breakfast area for effortless entertaining. Upstairs, a Game Room provides a versatile flex space, while the oversized Extended Covered Rear Patio with a metal fence offers an inviting outdoor retreat. Completing this thoughtfully designed home are modern features such as a tankless water heater, an 8' Front Door, and extensive storage, including a Texas-sized pantry. Contact Bloomfield at Sable Creek today to see this exceptional property!</p> <p><i>Listing Courtesy of Visions Realty & Investments</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>10 ● Active *New, Active: 1/24/2025 MLS ID: 20826170 1106 First St</p>	Single Family	3/2	1,387 sq ft	7,165	2012	1/24/2025	\$269,000	\$194
<p>Welcome to this beautifully maintained property, boasting a fresh interior paint job with a neutral color scheme that complements any decor. The spacious kitchen is highlighted by a center island, perfect for meal prep or casual dining. The primary bathroom is a private oasis, featuring a separate tub and shower for your relaxation needs. Outside, a covered patio overlooks a generously-sized, fenced-in backyard, providing a private space for outdoor enjoyment. In addition, partial flooring replacement has been done, ensuring a modern and updated feel throughout the home. This property is a must-see, offering a blend of comfort and style that is sure to impress. This home has been virtually staged to illustrate its potential.</p> <p><i>Listing Courtesy of Opendoor Brokerage, LLC</i></p>								
 <p>11 ● Active *New, Active: 1/17/2025 MLS ID: 20820176 175 Creekside Dr</p>	Single Family	4/3	2,595 sq ft	7,475	2024	1/17/2025	\$499,000	\$192
<p>*Up to \$15K towards Closing Costs and Pre-Paid!* NEW! NEVER LIVED IN. Move In Ready! Explore the Violet II plan by Bloomfield, an all-brick elevation home situated on a scenic greenbelt lot with stunning park and lake views, enhanced by a metal fence in the backyard for uninterrupted enjoyment. This thoughtfully designed home offers 4 bedrooms and 3 baths, with 2 bedrooms and 2 baths conveniently located downstairs. Beauty meets functionality with extended Wood-look Tile floors flowing through the main areas, soaring vaulted ceilings, and a Stone-to-Ceiling Fireplace with a cedar mantel that anchors the Family Room, which is bathed in natural light from large windows. The Deluxe Kitchen impresses with upgraded stainless steel appliances, Quartz countertops, upgraded cabinets, a spacious island, pot and pan drawers under the gas cooktop, and a custom wood vent hood, all complemented by a walk-in pantry for exceptional storage. The Primary Suite provides a tranquil retreat with a separate tub and shower, while a spacious laundry room with mud space adds convenience. An Extended Garage Depth offers additional storage or parking, and a large outdoor living area overlooking the creek provides the perfect setting for relaxation. A tankless water heater and all-gas stainless steel appliances complete this home's modern comforts. Visit Sable Creek today to see this exceptional property!</p> <p><i>Listing Courtesy of Visions Realty & Investments</i></p>								
 <p>12 ● Active *New, Active: 3/6/2025 MLS ID: 20863485 Mockingbird Ln</p>	Single Family	5/4	3,261 sq ft	10,225	2024	3/6/2025	\$500,000	\$153
<p>*Up to \$15K towards Closing Costs and Pre-Paid!* NEW & NEVER LIVED IN! Ready NOW! Explore Bloomfield's Dewberry III plan, set on an oversized interior corner lot that offers both prominence and privacy. This stunning home boasts an all-brick facade with uplights, a charming balcony, and a Side Entry 2-car garage, all complemented by fresh landscaping and an elegant 8' front door. Inside, a bright foyer welcomes you with elegant dual doors leading to a private Study, while wood-look tile flooring extends through the main living areas. The spacious Family Room features a breathtaking floor-to-ceiling Direct Vent Fireplace with a cedar mantel, creating a cozy yet sophisticated ambiance. The Deluxe Kitchen is a true showstopper, showcasing a farmhouse sink, upgraded soft-close cabinetry, built-in stainless steel appliances, stunning granite countertops, and premium finishes, all anchored by a massive island. A Texas-sized pantry ensures ample storage, while full blinds throughout enhance comfort and privacy. Retreat to the spa-like main bath, where an oversized frameless glass shower offers a touch of luxury. Upstairs, the Game Room provides additional entertainment space, while thoughtful details like gutters and a tankless water heater add convenience and efficiency. Contact us or visit our model home in Sable Creek to learn more!</p> <p><i>Listing Courtesy of Visions Realty & Investments</i></p>								
 <p>13 ● Active *New, Active: 3/11/2025 MLS ID: 20858775 311 Quail Crossing Dr</p>	Single Family	4/3	1,955 sq ft	7,884	2004	3/11/2025	\$289,900	\$148
<p>****Seller to contribute up to 2% in closing costs as allowable****. Welcome to this beautiful two-story 4-bedroom, 3-bathroom home, offering a perfect blend of comfort and functionality. Step inside to discover stained cabinets, laminated countertops, and crisp white kitchen appliances, creating a bright and inviting space. The home boasts a mix of hardwood and tile flooring, adding durability and style throughout. Enjoy the large fenced backyard, ideal for entertaining, gardening, or relaxation. A covered front porch and a spacious patio provide additional outdoor living areas. The attached garage ensures convenient parking and extra storage. Don't miss the opportunity to make this well-maintained home yours—schedule a showing today!</p> <p><i>Listing Courtesy of Mainstay 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>14 ● Active *New, Active: 3/11/2025 <i>MLS ID: 20867952</i></p> <p>84 N Highland Dr</p> <p>MODEREN FARMHOUSE UPDATED 3 bed, 2 full bath home in the highly sought after subdivision, Sable Creek! This home showcases wood like tile throughout the whole house for an easy keep and seamless look! The split design features two spacious bedrooms, fully updated bathroom with a tiled walk in shower, Shiplap wall, Custom cabinets and quartz countertops with modern fixtures to tie it altogether strategically located behind the Livingroom. Primary suite is nestled at the back side of the house with ample space to relax with a barn door leading you into your luxurious bathroom with Tiled walk in shower with built in seat, quartz counter tops, custom cabinets with dual sinks, shiplap accent wall and soaking tub! The heart of the home is your kitchen and Living Room that provides an easy flow for entertaining! Living Room is spacious with a wood burning fireplace that flows over to your full size dining room and kitchen with Black stainless appliances, Quartz Counter tops, tiled backsplash with a monochromatic design and two tone cabinets is ready to serve you in style! The Custom Laundry room offers ample of storage and is just off the garage that is partially converted into a workout room, extra pantry storage and Mud Room! Out back you have a nice covered porch with a small storage shed and plenty of room to run and play or just take your day in!</p> <p><i>Listing Courtesy of Scott Brown Properties Inc</i></p>	Single Family	3/2	1,632 sq ft	7,013	2005	3/11/2025	\$315,000	\$193
 <p>15 ● Active *New, Active: 2/13/2025 <i>MLS ID: 20843978</i></p> <p>219 David Dr</p> <p>Located in the heart of Sanger, this charming home boasts 3 bedrooms, 2 bathrooms and an in-ground pool and is situated in a desirable neighborhood where homes rarely come available! The pool is surrounded by perennial flowers and gorgeous St. Augustine grass. The expansive patio cover is enhanced with fans and rope lightening to allow you to enjoy the beautiful backyard throughout the seasons while allowing ample room to entertain all of your friends and family. This home has ceramic tile throughout the living, dining, and kitchen. Updates include new carpet in master, new toilet in master bath, several new light fixtures and fresh paint in both bathrooms. The roof was replaced, and new gutters were installed on the patio in 2020. The extended pergola patio was added in 2018. This home has several Farmhouse touches throughout to include a handmade mantle with corbels to add that special touch. The oversized garage has room for 2 cars, please extra storage on one side. The large shed in the backyard will convey with the home. Home has easy access to I-35 and downtown Sanger Square with several new shops and restaurants. Reach out for additional pictures of the yard when in season to appreciate the beauty of the abundance of flowers and lush green St. Augustine grass.</p> <p><i>Listing Courtesy of Fathom Realty, LLC</i></p>	Single Family	3/2	1,332 sq ft	9,365	1983	2/13/2025	\$289,400	\$217
 <p>16 ● Active *New, Active: 1/22/2025 <i>MLS ID: 20823965</i></p> <p>1 Chukar Ln</p> <p>Beautiful corner lot with lots of curb appeal. Large country style front porch and balcony. Kitchen open to living area with extended island for in kitchen dining and large pantry. Formal dining with half bath on 1st floor. 2nd floor features a large play area or bonus room with master and 2 additional bedrooms with full baths. The spacious Master Bedroom features a sitting area and a sliding barn door to the master bath, Retreat to a large garden tub, separate shower, dual vanity and large walk in closet. The large backyard features a beautiful pergola as well as large sitting area that circles the fire pit.</p> <p><i>Listing Courtesy of Crew Real Estate LLC</i></p>	Single Family	3/3	2,081 sq ft	8,973	2005	1/22/2025	\$336,000	\$161
 <p>17 ● Active *New, Active: 1/23/2025 <i>MLS ID: 20824366</i></p> <p>7186 Davidson Rd</p> <p>Beautiful New Construction! Three-bedroom home plus office on 1.01 Acres in Sanger, TX. Open floorplan with vaulted ceilings, upgraded light fixtures, and new stainless appliances. The office could be used as a 4th Bedroom with a hidden closet behind the bookcase! The floorplan is great for entertaining with its open floorplan, and additional seating at the kitchen island. The primary bedroom has a gorgeous ensuite bath and a spacious walk-in closet. This home is open, bright, and airy!</p> <p><i>Listing Courtesy of Newland Real Estate, Inc.</i></p>	Single Family	3/3	2,555 sq ft	44,387	2025	1/23/2025	\$609,900	\$239

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: 1/24/2025 MLS ID: 20824322</p> <p>7236 Davidson Rd</p> <p>Beautiful New Construction! Four-bedroom home on 1 Acre. Open floorplan with vaulted ceilings, upgraded light fixtures, and new stainless appliances. The floorplan is great for entertaining with its open floorplan, additional seating at the kitchen island, and covered back porch. This farmhouse modern home has tons of character and added touches! The primary bedroom's ensuite bath is a spa oasis with soaking tub and separate walk in shower. This home is open, bright, and airy!</p> <p><i>Listing Courtesy of Newland Real Estate, Inc.</i></p>	Single Family	4/3	2,429 sq ft	43,560	2025	1/24/2025	\$584,900	\$241
 <p>19 ● Active *New, Active: 3/10/2025 MLS ID: 20866416</p> <p>201 Colonial Hts</p> <p>Charming Home in Sanger with Spacious Backyard! Welcome to 201 Colonial Heights, Sanger, TX! This 4-bedroom, 2-bathroom home offers 1,183 sq. ft. of comfortable living space. Part of the garage has been converted into a 4th bedroom, adding extra versatility to the layout. The highlight of this property is the large backyard featuring a beautiful wooden terrace deck—perfect for grilling, entertaining, or simply enjoying the outdoors. This charming home offers a peaceful neighborhood feel while still being conveniently located</p> <p><i>Listing Courtesy of KELLER WILLIAMS REALTY</i></p>	Single Family	4/2	1,183 sq ft	7,405	1985	3/10/2025	\$270,000	\$228
 <p>20 ● Active *New, Active: 3/6/2025 MLS ID: 20861350</p> <p>138 Creekside Dr</p> <p>Welcome to this beautifully maintained two-story home, offering a perfect blend of comfort, style, and functionality. Located in a peaceful and highly sought-after neighborhood, this home provides ample space for both relaxation and entertaining. As you step inside, you'll be greeted by an open-concept layout that is both inviting and spacious. The bright and airy living room features large windows, flooding the space with natural light, and opens seamlessly into the dining area, perfect for meals and gatherings. The modern kitchen is a chef's dream, with stainless steel appliances, granite countertops, and a convenient center island, offering plenty of storage and workspace.</p> <p><i>Listing Courtesy of Prime Properties</i></p>	Single Family	3/3	2,215 sq ft	7,492	2019	3/6/2025	\$414,900	\$187
 <p>21 ● Active *New, Active: 2/11/2025 MLS ID: 20841287</p> <p>6807 Sam Bass Rd</p> <p>Discover Riefler Ranch, a charming 12± acre property for sale in Denton County, Texas, located four miles from Sanger. This property backs up to Ironhead Airport, a small private airstrip. Enjoy the tranquility of rural living while only 15± miles from Ray Roberts Lake and 42± miles from DFW Airport, ensuring both seclusion and accessibility. With frontage on Sam Bass Rd and easy access to I-35, Riefler Ranch offers the perfect blend of country charm and modern convenience, set in a rapidly growing area. The ranch features two well-maintained residences connected by a breezeway. The main residence is a 1,716± sqft, 4BR and 2BA, recently renovated with new carpeting and a new roof. The second is a 1,498± sqft, 2BR and 2BA, ADA-accessible home, ideal for a mother-in-law suite. Both homes have separate patios, propane fireplaces, and new AC units. Additional facilities include a 1,296± sqft horse barn with stables and a 1,600± sqft shop with an attached carport, suitable for RV or camper storage. Power and water are readily available, with electric connections extended to the shop. The property is low-fenced and divided into three pastures with a hay field on the front portion of the property offering potential for additional income. A quarter-mile stretch of wet-weather Clear Creek crosses the property, enhancing the landscape. The land is well-suited for country living and agricultural pursuits, with outdoor recreation opportunities. The current owner holds Agriculture exemption. Riefler Ranch offers a rare combination of natural beauty and modern amenities, ideal for families, investors, or anyone seeking a peaceful retreat from the city. Its convenient location near Sanger and access to major amenities make it appealing. With two homes, equestrian facilities, and open pastureland, this property is ready for immediate use; offering room for future improvements. This property is a strong investment in the growing Denton County area.</p> <p><i>Listing Courtesy of Bar T Realty, LLC</i></p>	Single Family	4/2	1,716 sq ft	526,204	2001	2/11/2025	\$950,000	\$554

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>22 ● Active *New, Active: 2/7/2025 <i>MLS ID: 20837552</i></p> <p>4008 Kensington Dr</p> <p>Single Family 4/2 2,160 sq ft 7,840 2017 2/7/2025 \$359,900 \$167</p> <p>Price Reduced! This charming 1-story, open-concept home is located in a master-planned community, offering a semi-custom design with 4 bedrooms and 2 bathrooms. The home boasts vaulted ceilings and a spacious living room, perfect for entertaining. The kitchen is a highlight with its granite island and countertops, complemented by stainless steel appliances. The master bath is designed for relaxation, featuring dual sinks, granite countertops, and a separate tub and shower. Throughout the common areas, luxury wood-like flooring adds an elegant touch, while designer paint, faucets, and lighting fixtures enhance the home's appeal. Additionally, the home includes a convenient MUD room connected to the utility room. Upgrades to the property include permanent outdoor lighting and a state-of-the-art security system, offering both convenience and peace of mind. Situated in a prime location, this home is within close proximity to downtown, shopping, restaurants, and all local schools. A new high school is also being constructed just a mile away. For outdoor enthusiasts, Lake Ray Roberts is just a short drive away, as is easy access to Hwy I-35. Don't miss your chance to make this home yours! contact the listing agent today to schedule a private tour!</p> <p><i>Listing Courtesy of Post Oak Realty</i></p>								
 <p>23 ● Active *New, Active: 3/13/2025 <i>MLS ID: 20870743</i></p> <p>13505 Sage Meadow Cir</p> <p>Single Family 4/3 2,629 sq ft 71,438 2022 3/13/2025 \$610,000 \$232</p> <p>Welcome to this beautifully updated 4 bedroom, 3 bath home nestled on 1.64 acres! The open-concept kitchen and living area, complete with a cozy fireplace, is perfect for gatherings. The spacious primary suite features an ensuite bath and walk-in closet for added comfort. Thoughtful updates include a new backyard fence, foam insulation, updated decorative lighting, a 50 amp generator, and more. Enjoy peaceful country living with plenty of space, while still being close to town. This move-in ready home has it all schedule your showing today!</p> <p><i>Listing Courtesy of C.J. Vo Corporation</i></p>								
 <p>24 ● Active *New, Active: 3/7/2025 <i>MLS ID: 20862485</i></p> <p>39 Heron Dr</p> <p>Single Family 3/2 1,466 sq ft 7,013 2006 3/7/2025 \$289,000 \$197</p> <p>Adorable Home in Sable Creek Addition of Sanger! This split 3 bedroom, 2 bath home features high ceilings, dining off the kitchen with open concept living. Utility room for full size washer and dryer offers ample pantry space. Primary bedroom includes a large walk in closet, Hollywood bath and separate shower. Updates include interior paint, new blinds, engineered hardwood flooring, tile and kitchen faucet. Recent large upgrades and replacements include the roof in 2022, water heater in 2021, kitchen range in 2019, microwave oven in 2019 and complete HVAC system in 2019 completed by previous owner. Enter the backyard under a charming covered patio and a yard sized for a pool. Enjoy plenty of parking spaces in your 3 car garage or utilize the third bay as a workshop, workbench and shelving included. Close to schools and short drive to the highway. Defiantly not a property to miss!</p> <p><i>Listing Courtesy of Repeat Realty, LLC</i></p>								
 <p>25 ● Active *New, Active: 2/10/2025 <i>MLS ID: 20840323</i></p> <p>101 Hillcrest St</p> <p>Single Family 3/2 1,093 sq ft 10,890 1967 2/10/2025 \$120,000 \$110</p> <p>This distressed property is priced to sell and offers significant potential for investors looking to maximize returns. Located in a desirable neighborhood, this home needs a full renovation and is best suited for experienced rehabbers. The fire damage was contained to the garage, but the property requires a complete overhaul, including roof, electrical, plumbing, HVAC, and cosmetic updates throughout. Motivated seller looking for a quick close. This is a great opportunity to add value and create equity. Cash or hard money only. Schedule a showing today.</p> <p><i>Listing Courtesy of Keller Williams Realty Allen</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>26 ● Active *New, Active: 3/11/2025 <i>MLS ID: 20867481</i></p> <p>6658 Red Wing Ln</p> <p>This beautiful 4-bedroom, 2.5-bathroom home is situated on a peaceful 1-acre lot in a highly sought-after neighborhood. The open-concept living area boasts a vaulted ceiling and an impressive floor-to-ceiling brick gas starter fireplace. Natural light fills the space through sliding glass doors, offering stunning views of the property. The home features easy-to-maintain wood-look tile throughout. The kitchen offers a farmhouse sink, pot filler, spacious pantry, and a gas cooktop.</p> <p><i>Courtesy of Keller Williams Realty</i></p>	Single Family	4/3	2,285 sq ft	43,647	2022	3/11/2025	\$3,250 mo.	\$1
 <p>27 ● Active *New, Active: 12/18/2024 <i>MLS ID: 20799875</i></p> <p>720 Dove Rd</p> <p>Welcome to this beautifully maintained 4-bedroom, 2 bath home, nestled in a quiet, established neighborhood. As you step inside, you'll be greeted by stunning engineered hardwood floors throughout the main living areas, with tile accents in the kitchen, dining, and bathrooms. The spacious, open-concept kitchen is a chef's dream, featuring custom cabinetry, elegant granite countertops, and sleek stainless steel appliances. The split bedroom floorplan offers added privacy, with the master suite situated separately from the other bedrooms. The fourth bedroom provides flexibility to meet your needs—ideal as an office, guest room, or additional living space. Backyard has a covered patio and storage shed. This charming home combines modern upgrades with a thoughtful layout, providing comfort and convenience in a serene setting. Don't miss the opportunity to make this wonderful property your own!</p> <p><i>Listing Courtesy of Keller Williams Prosper Celina</i></p>	Single Family	4/2	1,806 sq ft	9,104	2005	12/18/2024	\$369,900	\$205
 <p>28 ● Active *New, Active: 3/10/2025 <i>MLS ID: 20867335</i></p> <p>1690 Lawlis Ln</p> <p>Endless Potential in Sanger, Texas! Short Distance away from Lake Ray Roberts. This home has been cherished by the same owner for 24 years. The personal handcrafted tile work, stained glass windows reflect the owner's personal touch, craftsmanship and distinctive Texas vintage charm. Now, the owner is ready to pass it on to someone who will bring their own vision and style to make it their own. This 1.5-story single-family home on over 6 acres of picturesque Texas countryside is a dream opportunity for both homeowners looking to remodel and developers with a vision! Featuring 3 bedrooms, 2 bathrooms, a dedicated private study, and 2884 SqFt of space, this property is a canvas waiting for your personal touch. This home also, features a pool perfect for creating a backyard oasis. A storm shelter; added security for peace of mind. A barn and a 6-foot water well, reliable water source for outdoor projects. With recent upgrades to the roof in 2023 and foundation repairs in 2023-comes with a lifetime warranty. A remodeler's dream to transform this home with your custom finishes and design choices, maximizing the potential of the existing layout and land. Or a developer's opportunity with expansive acreage and a prime location in Sanger, Texas. This property could be great for subdividing or developing a custom home community. The open land offers flexibility for additional structures, gardens, or a modern estate. Whether you're looking to create your own countryside retreat or embark on a new development project, this property is your gateway to endless possibilities. Seize this opportunity — schedule a showing today!</p> <p><i>Listing Courtesy of Douglas Elliman Real Estate</i></p>	Single Family	3/2	2,884 sq ft	282,704	2001	3/10/2025	\$789,000	\$274
 <p>29 ● Active *New, Active: 3/11/2025 <i>MLS ID: 20868149</i></p> <p>1408 First St</p> <p>Updated 4 bedroom 2 bath, 2 car garage home conveniently located on the south side of Sanger. This home has no carpet. It has LVP and tile floors throughout. Come see for yourself and fall in love with this beautiful home that walking distance of city park and playground. Easy access to I 35, and just minutes for schools. Home is move in ready and priced to Rent Quickly. As you step inside you are greeted by large eat in kitchen with room for large table. take note of the breakfast bar that splits the kitchen from the living area. Living room and all bedrooms have ceiling fans. Utility room with additional shelving for food storage as well as oversized 2 car garage. Back yard is plentiful with surrounding tall PVC fencing. Room to play and enjoy the sun. Come see for yourself and fall in love with this beautiful and welcoming home.</p> <p><i>Courtesy of Moving Texas Realty</i></p>	Single Family	4/2	1,421 sq ft	6,708	2004	3/11/2025	\$1,900 mo.	\$1

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>30 ● Active *New, Active: 2/11/2025 MLS ID: 20841768</p> <p>6516 Canyon Rd</p> <p>Spacious Custom Home with Shop & RV Parking â?? Perfect for Gatherings & Hobbyists! Welcome to this stunning custom-built home that has stood the test of time with its classic charm and modern amenities. Designed with family gatherings in mind, this home boasts an open floor plan, a spacious kitchen with granite countertops, stainless steel appliances, and plenty of room for entertaining. The oversized master suite is a true retreat, featuring a private door leading to the patio, a luxurious en-suite bath with built-in cabinets, and a generous walk-in closet. Each additional bedroom is spacious, offering walk-in closets for ample storage. Step outside and discover an incredible detached workshop, perfect for automotive enthusiasts or hobbyists, complete with multiple power outlets, roll-up doors, and ample workspace. This property also offers RV parking, a four-car garage, and additional parking in a separate detached building. Enjoy peaceful country living as you sip your morning coffee on the back porch, watching the sunrise, or unwind in the evenings with breathtaking sunset views. Bring your show animals and take in the beauty of the open sky from your own backyard. This is the perfect blend of comfort, space, and functionalityâ??donâ??t miss your chance to make this home yours!</p> <p><i>Listing Courtesy of Keller Williams Prosper Celina</i></p>	Single Family	4/3	2,561 sq ft	88,426	1988	2/11/2025	\$669,900	\$262
 <p>31 ● Active *New, Active: 3/7/2025 MLS ID: 20864911</p> <p>3011 Lake Side Dr</p> <p>Introducing a charming 3-bedroom, 2-bathroom home located in the desirable area of Sanger, TX. This lovely house features an open floorplan, perfect for entertaining guests or simply enjoying a spacious living area. The fenced yard provides privacy and a safe space for outdoor activities. Situated within the highly-rated Sanger school district, this home offers convenience and quality education for residents. Don't miss out on the opportunity to make this house your new home sweet home!</p> <p><i>Courtesy of Eagle Realty</i></p>	Single Family	3/2	1,442 sq ft	6,534	2011	3/7/2025	\$1,950 mo.	\$1
 <p>32 ● Active *New, Active: 1/4/2025 MLS ID: 20807095</p> <p>6025 Amber Dr</p> <p>New Construction by Dalton Homes in Stonehenge Addition! Sanger ISD!! The Pecos B Plan has a grand feeling and great flow. An entertainers dream with dining room adjoining kitchen with large walk in pantry in between. Front flex space for office, play room, or an additional full bedroom with full bath. Two additional bedrooms in the back of home and separate from primary suite gives each room plenty of privacy. Granite countertops, stainless steel appliances, wood headers, mud bench and painted brick fireplace are just a few of the design touches in this modern farmhouse. This home is still under construction so be aware of any materials or trades on property when viewing. Builder contract only.</p> <p><i>Listing Courtesy of JPAR - Frisco</i></p>	Single Family	4/3	2,649 sq ft	43,560	2024	1/4/2025	\$594,000	\$224
 <p>33 ● Active *New, Active: 2/12/2025 MLS ID: 20843506</p> <p>1806 Duck Creek Rd</p> <p>Here's your opportunity to own a home on 1.94 acres in the city limits of Sanger! This is a unique property with lots of possibilities! Great home on almost two acres. There's an abundance of room inside and out with this home. Very spacious living-family room with wood burning fireplace with vented heat. Open concept kitchen-dining-living. Large bedrooms. Primary has two closets. Jetted tub in main bathroom. Large laundry room with sink, pantry, countertop, and lots of storage. Garage has been converted and has a half bath. Many possible uses for this space (mother-in-law suite, game room, etc) or it could be converted back to a garage. Relax on the front porch while enjoying the view of the acreage across from the house as the sun sets to the west --or enjoy the patio in the large backyard among the trees and flowers. There's plenty of room for your outdoor hobbies and activities with two barns-outbuildings-workshops. One barn (20' X 15') has additional covered carport parking and the other one (16' X 12') has a loft for even more storage. Plenty of parking for all your vehicles. This home is located at the end of a private drive for its new owners to enjoy privacy. The acreage is a gardener's delight with lots of trees, flowers, and many areas to plant. The property is a Registered Monarch Butterfly Habitat Way Station as well! Come see to appreciate the endless possibilities with this home and acreage!</p> <p><i>Listing Courtesy of CENTURY 21 JUDGE FITE CO.</i></p>	Single Family	3/3	1,638 sq ft	84,811	1983	2/12/2025	\$450,000	\$275

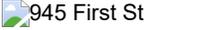
New Listings: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p>34 ● Active *New, Active: 2/6/2025 <i>MLS ID: 20838082</i></p> <p>109 S 8th St</p> <p>Centrally located in the heart of Sanger this 4 bedroom, 2 bathroom house has been updated and is move in ready! The interior features spacious rooms and a living room that flows seamlessly, perfect for both entertaining and relaxing. Equipped with a metal roof for long lasting protection and durability. Outside you will enjoy a covered back porch and extended patio, a spacious back yard and storage sheds for added space. Home is within walking distance to the downtown square offering restaurants, a brewery, seasonal farmers market and a park.</p> <p><i>Listing Courtesy of Southernlifeliving.com</i></p>	Single Family	4/2	1,797 sq ft	8,929	1958	2/6/2025	\$330,000	\$184
 <p>35 ● Active *New, Active: 2/9/2025 <i>MLS ID: 20840045</i></p> <p>6013 Amber Dr</p> <p>New Construction by Dalton Homes in Stonehenge Addition! Sanger ISD!! The Marfa A Plan sits on a 1 acre lot with 3 bedrooms, 2.5 baths and a flex space that can be used as an office or additional bedroom. The large living room adjoins kitchen and dining room, ideal for entertaining family and guests. Two bedrooms adjoined by jack n jill bathroom and plenty of storage with walk in closets and dual sinks. Granite countertops, stainless steel appliances, wood headers, mud bench and painted brick fireplace are just a few of the design touches in this modern farmhouse. This home is still under construction so be aware of any materials or trades on property when viewing. Builder contract only.</p> <p><i>Listing Courtesy of JPAR - Frisco</i></p>	Single Family	4/3	2,437 sq ft	43,995	2025	2/9/2025	\$559,000	\$229
 <p>36 ● Active *New, Active: 2/1/2025 <i>MLS ID: 20832746</i></p> <p>4701 Avion Dr</p> <p>Introducing a breathtaking Impression's build that has just hit the market! This beautiful home boasts an inviting open-concept design, featuring 4 bedrooms and 2 bathrooms, all within a highly functional layout. The gorgeous kitchen is perfect for entertaining, equipped with granite countertops and a spacious walk-in pantry. Located on a corner lot, it offers added privacy with a fenced yard. Additionally, this home includes a security system complete with indoor and outdoor cameras. Don't miss your chance to explore your dream home!</p> <p><i>Listing Courtesy of It's Closing Time Realty</i></p>	Single Family	4/2	2,256 sq ft	15,028	2022	2/1/2025	\$429,900	\$191
 <p>37 ● Active *New, Active: 12/23/2024 <i>MLS ID: 20802107</i></p> <p>4200 Baccarat Ln</p> <p>Move In Ready! This beautiful 3-bedroom, 2-bath home offers the perfect blend of comfort and style. Located in a friendly neighborhood, it's just minutes away from schools, parks, shopping, and dining. Open floor plan, stainless steel appliances, Luxury Vinyl Plank, Upgrades include Kitchen Island surround, Kitchen Backsplash, Black Fixtures, Modern Sinks, Landscaping, and Sprinkler System.</p> <p><i>Listing Courtesy of Sarah Boyd & Co</i></p>	Single Family	3/2	1,575 sq ft	9,539	2024	12/23/2024	\$338,000	\$215
 <p>38 ● Active *New, Active: 2/14/2025 <i>MLS ID: 20844882</i></p> <p>4203 Baccarat Ln</p> <p>This stunning 3 bed 2 bath plus study and 3 CAR! It is projected to be completed in May! enjoy this spacious open floorplan with a master bedroom featuring double vanities, walk-in shower, and walk-in closet. Covered porches and large study!</p> <p><i>Listing Courtesy of Sarah Boyd & Co</i></p>	Single Family	3/2	1,839 sq ft	10,018	2025	2/14/2025	\$409,825	\$223

New Listings: 50 (cont.)

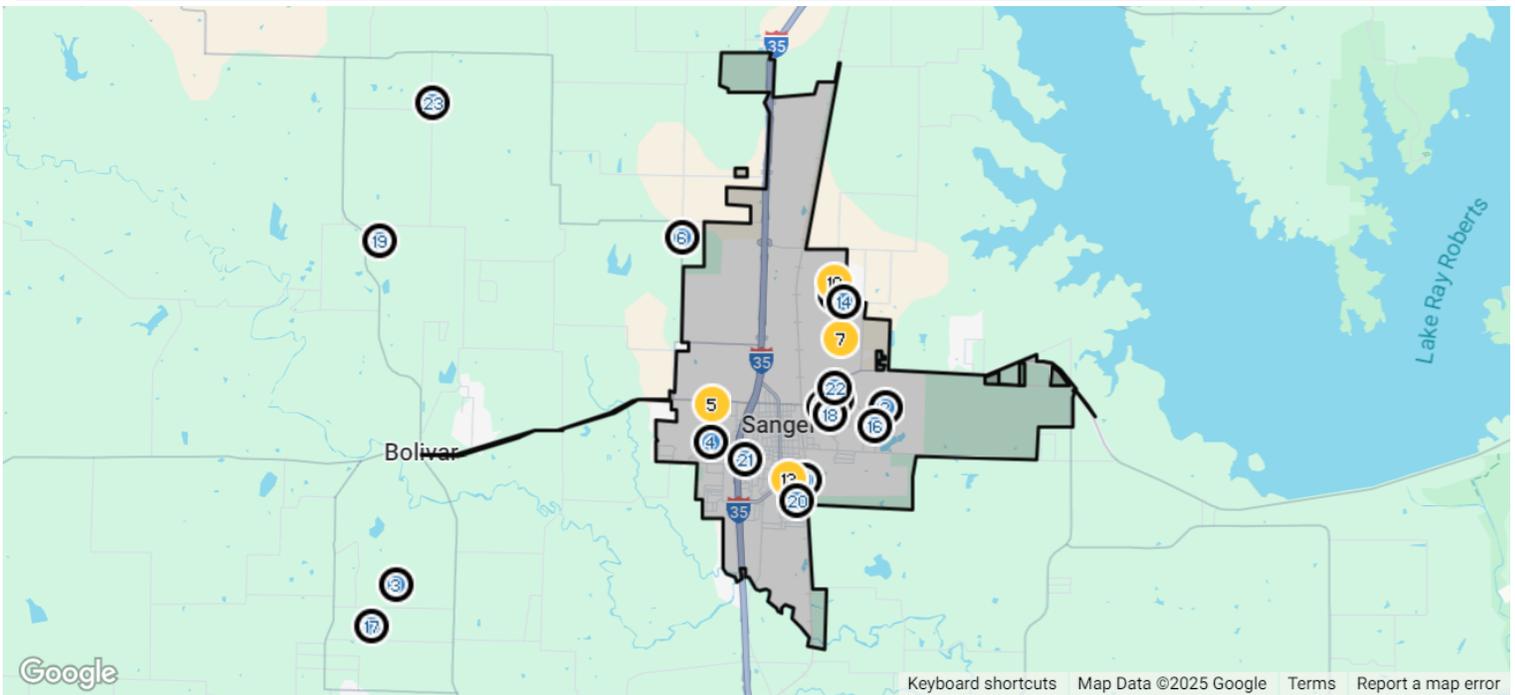
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p>39 ● Active *New, Active: 12/27/2024 <i>MLS ID: 20802893</i> 4704 Elite Dr</p>	Single Family	3/2	2,287 sq ft	11,369	2022	12/27/2024	\$415,000	\$181
<p>Welcome to your dream home! This beautifully designed three-bedroom, two-bathroom home offers everything you've been searching for and more. The open floor plan is perfect for creating lasting memories, with plenty of room to gather, celebrate, and relax. A versatile flex room adds endless possibilities whether you need a fourth bedroom, a cozy home office, or a playroom, the choice is yours! Step outside to the oversized backyard and imagine the possibilities hosting summer BBQs, letting the kids run free, or simply enjoying peaceful evenings on the extended patio. Plus, this home comes with an exciting opportunity for an assumable loan, making it more accessible for the next lucky owner. This home isn't just a place to live; it's a place to thrive. Don't wait! Come see it today and make it yours!</p> <p><i>Listing Courtesy of Rogers Healy and Associates</i></p>								
 <p>40 ● Active *New, Active: 2/15/2025 <i>MLS ID: 20845609</i> 10289 Kildee Trl</p>	Single Family	4/2	2,060 sq ft	43,603	2021	2/15/2025	\$475,000	\$231
<p>Nestled on a corner lot with an acre of land sits a stunning 4-bedroom home that offers the perfect blend of country living & modern convenience. Large open-concept living area is perfect for entertaining with its wood burning fireplace for those cozy nights with friends and family. Well-appointed kitchen boasts stainless steel appliances, granite countertops and a massive island. Private primary suite offers tons of space, walk-in closet, dual sinks, stand alone soaking tub and separate walk in shower. Long baths and showers are a given with the tankless hot water system!! Close to I35 for an easy commute. Hurry and come see this gorgeous home!!</p> <p><i>Listing Courtesy of Hall Real Estate</i></p>								
 <p>41 ● Active *New, Active: 12/31/2024 <i>MLS ID: 20804928</i> 6032 Mango Dr</p>	Single Family	4/2	2,087 sq ft	43,995	2024	12/31/2024	\$469,990	\$225
<p>BRAND NEW 4-2-2 ON ACRE IN SANGER</p> <p><i>Listing Courtesy of Ultima Real Estate</i></p>								
 <p>42 ● Active *New, Active: 2/12/2025 <i>MLS ID: 20843962</i> 6036 Mango Dr</p>	Single Family	4/2	2,445 sq ft	43,560	2025	2/12/2025	\$489,990	\$200
<p>—</p> <p><i>Listing Courtesy of Gold Key, Realtors</i></p>								
 <p>43 ● Active *New, Active: 1/2/2025 <i>MLS ID: 20806935</i> 4202 Zino Ln</p>	Single Family	3/3	1,632 sq ft	12,545	2023	1/2/2025	\$350,000	\$214
<p>This beautiful single-level home, built in 2022 by Impression Homes, offers 3 spacious bedrooms and 2 bathrooms within 1,620 square feet of living space. The open floor plan features a large pantry, perfect for all your storage needs. Enjoy outdoor living with a newly extended covered patio and concrete surface, all overlooking a massive, fenced-in yard on a 0.29-acre lot. Additional highlights include a 2-car garage, gutters, and an outdoor sprinkler system with a Hunter control pad. Located in the sought-after Sanger Circle community, this home is just minutes from Lake Ray Roberts, the marina, state park, and the thriving Sanger area, which includes the newly renovated Sanger High School. Schedule your own private tour today - Let's Move!</p> <p><i>Listing Courtesy of Briggs Freeman Sotheby's Int'l</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>44 ● Active • <i>New, Active: 3/7/2025</i> <i>MLS ID: 20863962</i> 5004 Crown Ct</p>	Single Family	4/3	2,467 sq ft	43,560	2019	3/7/2025	\$520,000	\$211
<p>Priced to Move! Don't miss this amazing opportunity to be in Sanger Estates. Sitting on 1 full acre in town this property gives the perfect blend of rural living with the conveniences of the city. Built in 2019 this beautiful 1 story home is like new! Kitchen and living are open and flow seamlessly together making it perfect for entertaining guest or staying connected with family at dinner time. Kitchen features top-of-the-line appliances, great lighting, and an awesome island providing ample counter space. The split bedroom design provides a peaceful distance between you and your guests or the kids. 4 full beds, an additional study off the living, a dedicated laundry room with a pocket sliding door, and a huge 3 car garage... This property was designed to have it all and feel spacious in every room while doing it. Step out back to your massive yard and sit under the covered patio to enjoy the sparkling in-ground pool. The backyard has so much space it's perfect for endless outdoor fun, pets, or future shop space. Pool and pool equipment are new as of May 2024 and have a transferrable warranty. Refrigerator in kitchen can stay with an acceptable offer.</p> <p style="text-align: right;"><i>Listing Courtesy of Kindle Realty</i></p>								
 <p>45 ● Active • <i>New, Active: 1/17/2025</i> <i>MLS ID: 20819701</i> 7014 Davidson Rd</p>	Single Family	5/2	2,229 sq ft	43,560	2022	1/17/2025	\$589,900	\$265
<p>Dream Country Living Without the Hassle â?? Feels Like New! Looking to build a custom home in the countryside but want to skip the hassle? Look no further! This stunning property offers all the charm of a brand-new build with thoughtful upgrades that make it move-in ready. Property Highlights: Interior Features: Six-panel doors and shaker-style cabinets add timeless style, upgraded fixtures, mirrors, and lighting throughout, spa-like Master Suite, spacious master bedroom with a walk-in closet featuring built-ins, dual sinks, and a luxurious bathroom, light and bright interiors designed for comfort and elegance, storage Galore - oversized garage equipped with Husky storage solutions for all your tools, floored attic for exceptional storage options. Outdoor Living at Its Finest: Cozy outdoor fireplace perfect for entertaining, overlooks ranch land for breathtaking views of a stocked pond, cattle, and wildlife, stargaze in the quiet serenity of the countryside. Modern Conveniences: sprinkler system keeps the landscaped yard lush and green, extra water spout and outdoor lighting for holiday displays, upgraded AC system for year-round comfort, beautifully landscaped you can enjoy vibrant spring flowers that bloom year after year. All of this on an acre estate that feels like so much more, thanks to the sprawling views. Whether youâ??re relaxing by the outdoor fireplace or taking in the picturesque scenery, this home offers the perfect blend of modern luxury and rustic charm. Donâ??t miss your chance to make this country retreat your forever home! Schedule a showing today.</p> <p style="text-align: right;"><i>Listing Courtesy of Keller Williams Prosper Celina</i></p>								
 <p>46 ● Active • <i>New, Active: 1/27/2025</i> <i>MLS ID: 20827889</i> 945 First St</p>	Single Family	5/3	2,623 sq ft	6,098	2020	1/27/2025	\$355,000	\$135
<p>This spacious 5-bedroom, 2.5-bathroom home is designed for comfortable living! The open-concept first floor features a welcoming living area, dining space, and modern kitchen, perfect for entertaining. The primary bedroom and ensuite bathroom are conveniently located on the main floor for added privacy. Upstairs, you'll find four additional bedrooms and a versatile family or game room to suit your lifestyle. Don't miss the opportunity to make this home yours!</p> <p style="text-align: right;"><i>Listing Courtesy of Repeat Realty, LLC</i></p>								
 <p>47 ● Active • <i>New, Active: 2/5/2025</i> <i>MLS ID: 20836505</i> 3600 Huling Rd</p>	Single Family	4/3	2,881 sq ft	215,055	2015	2/5/2025	\$990,000	\$344
<p>Description: Beautiful Immaculate home on 4.94 acres , watch the sunsets from your front porch and the sunrises from a 18 by 19 foot covered patio with fireplace and retractable sun and wind screens , The kitchen is made for entertaining , large pantry , large kitchen island plenty of cabinet storage , the kitchen opens to the living and dining area , split bedrooms with a jack and jill bathroom , the office could be a fifth bedroom if needed , oversized garage can fit full size truck , the laundry room has room for extra freezer or fridge in it , 30 x 40 shop has electricity and door opener as well attached with a 30 x 20 loafing shed on the back side for your horses or livestock , property is currently under ag exemption , can be purchased with additional 5.12 acres MLS # 20820144 additional acreage joins property on southside of home</p> <p style="text-align: right;"><i>Listing Courtesy of Scribner Real Estate, INC</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.	
	48 ● Active *New, Active: 2/17/2025 MLS ID: 20845310	Single Family	3/2	1,818 sq ft	7,361	2015	2/17/2025	\$389,052	\$214
<p>4009 Wagon Wheel Dr</p> <p>Charming Custom Brick Home in Sanger. Nestled in a quiet Sanger neighborhood, this charming three-bedroom, two-bath home offers comfort, space, and timeless appeal. With its classic brick exterior and a beautifully elevated front archway, the curb appeal is undeniable. Step inside to a spacious open-concept living area, perfect for any gathering. The large living room flows seamlessly into the kitchen and dining space, creating a warm and inviting atmosphere. Thoughtful details throughout the home enhance its character, from ample natural light to quality craftsmanship in every corner. The primary suite provides a peaceful retreat with an en-suite bath, while the two additional bedrooms offer flexibility for guests or a home office. Outside, the private backyard is ready for relaxation or entertaining. Located in a convenient Sanger location, this well-maintained home is a rare find. Schedule your showing today!</p> <p><i>Listing Courtesy of Post Oak Realty</i></p>									
	49 ● Active *New, Active: 2/15/2025 MLS ID: 20845525	Single Family	3/3	1,940 sq ft	108,115	2002	2/15/2025	\$635,000	\$327
<p>4040 Austin Cir</p> <p>Just beyond the hustle of city life in Sanger, TX, this stunning 2.482-acre hybrid horse property offers the perfect balance of rural tranquility and modern comfort. Designed for those who crave both adventure and relaxation, this estate invites you to embrace a lifestyle where wide-open spaces meet luxury living. For equestrian enthusiasts or those needing ample storage, the expansive 36x48 shop plus an additional 12x48 of covered space for parking trailers and storage endless possibilities. The newly added barn features three 12x12 stalls, ideal for housing horses or large animals in comfort. As you step onto the property, a meticulously maintained home welcomes you with warmth and elegance. The vaulted ceilings in the family room create an airy, grand ambiance, anchored by a striking floor-to-ceiling stone fireplace perfect for cozy, chilly evenings. The thoughtfully updated island kitchen is a chef's delight, featuring quartz countertops, solid oak cabinetry, and sleek stainless-steel appliances, making entertaining effortless. Retreat to the private master suite, carefully separated from the secondary bedrooms for ultimate seclusion. A dedicated home office provides the perfect space for productivity without sacrificing the serenity of your surroundings or taking away from a bedroom. When it's time to unwind, step into your backyard oasis, where a sparkling saltwater pool and attached spa invite you to relax beneath the Texas sky. A huge, covered patio, complete with cascading water features, sets the scene for unforgettable evenings spent with friends and family, all while watching the animals in the pasture. With an oversized attached garage and every detail thoughtfully considered, this property is more than just a home it's a lifestyle. Whether you're tending to your horses, working on your next project in the shop, or soaking in the peaceful surroundings, this estate offers the perfect blend of country charm and modern luxury. 2.48ac available next door!</p> <p><i>Listing Courtesy of Keller Williams Heritage West</i></p>									
	50 ● Active *New, Active: 1/24/2025 MLS ID: 20826079	Single Family	4/3	3,038 sq ft	3,397,680	1963	1/24/2025	\$6,200,000	\$2,041
<p>2104 Fm 455 W</p> <p>This extraordinary 78-acre property offers the perfect blend of rural tranquility and urban convenience with enormous potential for development. Sanger is developing fast, and the location is amazing if you are looking for a development project. It is conveniently located 2.3 miles from I-35, 2.2 miles from Lake Ray Roberts, and 1.3 miles from Sanger High School on FM 455. Ideal for a ranch or residential development. This property is a mostly remodeled farmhouse with over 3000 sq ft living space, featuring fenced pastures, 2 ponds, 4 bedrooms, 3 baths, electric and wood-burning fireplaces, a remodeled kitchen and bathroom, new paint, a barn, courtyard and a workshop with electric.</p> <p><i>Listing Courtesy of RE/MAX DFW Associates</i></p>									



Pending: 23

	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 3/17/2025 MLS ID: 20750132

8536 Cassandra Dr Single Family 4/2 2,402 sq ft 43,560 10/9/2024 \$575,000 3/17/2025 \$239

LAST REMAINING INVENTORY HOME Just Listed!! BRAND NEW COMPLETED CONSTRUCTION! NO HOA, NO DEED RESTRICTIONS, NO CITY TAX,ZONED FOR KRUM ISD Shops permitted! Move-in-ready! This stunning AGD LLC custom home features 4 bedrooms, 2 baths, open layout, very large oversized porch, 1 acre lot, pipe fence with no climb, aerobic septic, front and back yard sprinklers, Spray foam insulation- full encapsulation, Builder plays for a 1-2-10 warranty at builders expense, Quartz countertop, Gas Range, ask about our preferred lender incentives! This is our only fully completed new inventory home and won't last long! Schedule your showing today!

Listing Courtesy of Stag Residential



2  Pending • Pending as of 1/30/2025 MLS ID: 20791782

3022 Lake Side Dr Single Family 3/2 1,564 sq ft 6,098 12/5/2024 \$288,998 1/30/2025 \$185

Well Maintained, Pride of Ownership. This 3 Bedroom Open Floorplan is Unique in that it Also Offers an Office Area Adjacent to the Primary Bedroom. Custom Updated Fireplace. Updated Appliances. New Air Conditioner. New Furnace. New Tankless Water Heater, Installed Against an Interior Wall to Prevent Freezing During the Winter. Spacious Laundry Room Which Does Not Require Passing Through to get to the Garage. The Garage Door Opener is Equipped with MYQ Technology for Use with a Smart Phone App. You Can Operate Overhead Door Through the APP and get Reminders When it has Been Left Open. Huge Master Closet. Walk in Pantry. Nice Shower and Separate Soaking Tub in Primary Bathroom. Bedrooms 2 and 3 are Split from the Primary Bedroom and None of the Bedrooms Share a Common Wall. Upgraded Roof. Survey Available for Review. Home Completely Wired For Security System. Walking Distance To Community Play Ground. **Take Advantage of this Rare Opportunity to Assume the Current Mortgage at 3.875%**

Listing Courtesy of BDBG-Bob Dillon Brokerage Grp

Pending: 23 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p>3  Pending <i>*Pending as of 3/14/2025</i> MLS ID: 20783321</p> <p>7106 Davidson Rd</p> <p>Single Family 4/4 2,863 sq ft 44,082 11/21/2024 \$659,000 3/14/2025 \$230</p> <p>Beautiful New Construction! Four-bedroom home plus office on 1.01 Acres. Open floorplan with vaulted ceilings, upgraded light fixtures, and new stainless appliances. The floorplan is great for entertaining with its open floorplan, additional seating at the kitchen island, and a gracious covered back porch with a woodburning fireplace creating additional living space outdoors. The primary bedroom is on the main level with an ensuite bath and walk-in closet. The remaining three bedrooms plus a game room are upstairs. This home is open, bright, and airy!</p> <p><i>Listing Courtesy of Newland Real Estate, Inc.</i></p>								
 <p>4  Pending <i>*Pending as of 3/14/2025</i> MLS ID: 20858156</p> <p>2005 Duck Creek Rd</p> <p>Single Family 3/2 1,547 sq ft 6,185 3/1/2025 \$275,000 3/14/2025 \$178</p> <p>Discover this charming 3-bedroom, 2-bath home in Sanger, Texas, offering 1,547 sq. ft. of comfortable living space on a newly paved street. This well-maintained home features new window screens throughout, bringing in plenty of natural light. The kitchen is equipped with a brand-new microwave and dishwasher, plus the refrigerator, washer, and dryer convey, making your move in effortless. Enjoy an open-concept layout perfect for entertaining, with a spacious living area and a primary suite featuring a private bath. The partially covered patio provides for relaxation or play. Conveniently located near schools, parks, and easy highway access, this home is a fantastic opportunity in a growing community!!!</p> <p><i>Listing Courtesy of Mossy Oak Properties of Texas- Cross Timbers Land</i></p>								
 <p>5  Pending <i>*Pending: 3/13/2025</i> MLS ID: 20828133</p> <p>103 9th St</p> <p>Single Family 3/2 2,096 sq ft 14,418 1/27/2025 \$1,895 mo. 3/13/2025 \$1</p> <p>Great 3 Bdrm 2 Bath Home w Office in Sanger Texas. This home has a huge formal Living Room, Family Room, Open Kitchen w Double Oven, Gas Cooktop, Dishwasher, and Breakfast Bar and Nook. Lots of cabinet space in Kitchen, Nook, and Family Room. There are 3 Large Bedrooms and 2 full sized Bathrooms. A Small office or Craft Room is right off the Kitchen. There is also Sunroom on the back that leads to the backyard. Oversized Garage with workbench and Closet Storage. Two sheds in the back, one new and one older. Large driveway and parking for multiple cars, RV or Boat!</p> <p><i>Courtesy of CUDD REALTY</i></p>								
 <p>6  Pending <i>*Pending as of 3/13/2025</i> MLS ID: 20808845</p> <p>12323 Metz Rd</p> <p>Single Family 4/3 2,558 sq ft 43,560 1/21/2025 \$574,900 3/13/2025 \$225</p> <p>Welcome to this immaculate, like-new 4-bedroom, 3-bathroom fully bricked home, complete with a dedicated office featuring a closet and built-ins. Office could be used as a 4th bedroom. Designed for modern living, the open-concept layout showcases a wood burning fireplace and a large, beautiful kitchen, perfect for cooking and entertaining. The luxurious primary suite boasts a spacious, spa-like bathroom youâ€™ll adore. Step outside to the extended, covered patioâ€™ ideal for relaxing or hosting guests. Situated on a fully fenced 1-acre lot, this property offers both space and privacy. The 3-car garage includes an attic lift, simplifying storage in the generously sized attic. Combining elegance and practicality, this home is ready to meet all your lifestyle needs. Don't miss the chance to make it yours! This home qualifies for closing costs assistance - inquire for more Details!</p> <p><i>Listing Courtesy of The Property Shop</i></p>								
 <p>7  Pending <i>*Pending: 3/12/2025</i> MLS ID: 20858411</p> <p>3901 Bridle Path Ln</p> <p>Single Family 3/2 1,649 sq ft 8,276 3/1/2025 \$2,050 mo. 3/12/2025 \$1</p> <p>Corner lot home with 3 bedroom and 2 full baths. Beautiful floor plan, granite counter top, nice kitchen, large backyard with coves patio. Solar Electric system.</p> <p><i>Courtesy of Novus Real Estate</i></p>								

Pending: 23 (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>8 🕒 Pending <i>*Pending as of 1/13/2025</i> <i>MLS ID: 20670390</i></p> <p>152 Creekside Dr Single Family 4/2 2,038 sq ft 9,200 7/10/2024 \$410,000 1/13/2025 \$201</p> <p><i>*Pick Your Promo! 4.99% temp rate buy down OR 5.99% fixed rate.* NEW! NEVER LIVED IN. Move-In Ready NOW! Step into welcoming embrace of Bloomfield's Cypress, enticing single-story home featuring 4 bdrms & 2 baths on oversized lot that backs up to greenbelt. As you enter through 8' front door, you're greeted by versatile study & stunning kitchen adorned w SS appliances, quartz countertops, & custom cabinets. Walk-in pantry offers both convenience & elegance, complemented by built-in buffet & ample storage throughout, including dedicated laundry room. Spacious Primary Suite accommodates king-sized bed & boasts tall WIC for ample storage, while its ensuite bath indulges w extended shower & dual sinks. Wood-look tile throughout common areas adds touch of sophistication. Unwind on covered patio, ideal for gatherings & relaxation. This bay-window beauty from Bloomfield Homes also offers premium finishes & upgraded options to achieve contemporary masterpiece, enhanced by uplights that add to its idyllic street appeal. Visit Bloomfield at Sable Creek!</i></p> <p style="text-align: right;"><i>Listing Courtesy of Visions Realty & Investments</i></p>								
 <p>9 🕒 Pending <i>*Pending as of 2/20/2025</i> <i>MLS ID: 20820238</i></p> <p>4718 Elite Dr Single Family 3/2 1,536 sq ft 7,797 1/17/2025 \$326,522 2/20/2025 \$213</p> <p>Welcome to this beautiful READY TO MOVE IN 3-bedroom, 2-bathroom plus Pocket Study home offering comfort, style, and convenience. As you enter, you'll be greeted by an open and spacious living area perfect for entertaining. Builder upgrades include whole house blinds, kitchen sink, and backsplash upgrade. Located in a desirable neighborhood Sanger Circle Phase 6! close to schools, parks, shopping, and dining, this home is ready to welcome its new owners!</p> <p style="text-align: right;"><i>Listing Courtesy of Sarah Boyd & Co</i></p>								
 <p>10 🕒 Pending <i>*Pending: 3/2/2025</i> <i>MLS ID: 20832586</i></p> <p>4717 Enclave Dr Single Family 3/2 1,542 sq ft 7,797 2/1/2025 \$2,250 mo. 3/2/2025 \$1</p> <p>Welcome home! This BRAND NEW home is waiting for you- be the first to live here! Open floor plan, split bedrooms, fenced backyard, large walk in primary shower- all this and MORE. The secondary bath has been upgraded to a gorgeous subway tiled shower tub combo. Pets welcome (ask agent about any restrictions). Landlord is offering a maintenance package for a small fee, taking the stress out of home living. Inground sprinkler system makes yard maintenance a breeze. Close to schools and easy access to 35 and 455 makes the location of this home very desirable. Sanger also features many popular restaurants such as Babe's Chicken Dinner House, Parker Brothers Trail Dust Steakhouse and Miguelito's Mexican Restaurant. Come see for yourself why this should be your next home! Schedule your showing today</p> <p style="text-align: right;"><i>Courtesy of ARC Realty DFW</i></p>								
 <p>11 🕒 Pending <i>*Pending as of 2/27/2025</i> <i>MLS ID: 20734880</i></p> <p>944 First St Single Family 3/2 1,650 sq ft 6,098 9/20/2024 \$289,000 2/27/2025 \$175</p> <p>REDUCED PRICE-MOTIVATED SELLER----This One- Owner 3-bedroom, 2-bath home features an open and functional layout with a large family room, kitchen leading to a spacious dining area. Upgrades include; solar panels, energy efficient kitchen appliances, granite countertops, stunning wood cabinets with crown molding and luxury vinyl plank flooring. This home is perfect. Large backyard. Close to parks, shopping and highways.</p> <p style="text-align: right;"><i>Listing Courtesy of Briggs Freeman Sotheby's Int'l</i></p>								

Pending: 23 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
	12  Pending	*Pending as of 3/3/2025 MLS ID: 20767838						
35 Mockingbird Ln	Single Family	4/2	1,804 sq ft	7,840	11/8/2024	\$342,500	3/3/2025	\$190
<p>Welcome to this beautifully maintained home in Sable Creek just minutes from Sanger High School and quaint downtown Sanger area. It's a short commute into Denton if you like a larger town with all it's amenities and the 2 universities. Built by Lillian Custom Homes, this move-in-ready, nearly new property, blends modern comfort with small town living while offering convenient access to shopping, dining, and entertainment. The 4-bedroom, 2-bath layout features an open kitchen with an island, shaker-style white cabinets, granite countertops, stainless steel Whirlpool appliances, and a whole-house water filtration system. The primary suite is a true retreat with dual vanities, a garden tub, separate shower, and an expansive walk-in closet. Wood-look tile flooring flows throughout the main living areas, and the cozy outdoor space offers a peaceful spot to unwind. Designed with energy efficiency in mind, including spray foam insulation and smart home features, this home offers style, comfort, and location, plus low Sanger taxes and proximity to Lake Ray Roberts Marina and Winstar Casino. This home is definitely one to put on your list!</p> <p><i>Listing Courtesy of Pam Terronez Properties LLC</i></p>								
	13  Pending	*Pending: 3/5/2025 MLS ID: 20818125						
125 Morning Glory	Single Family	4/2	2,009 sq ft	5,662	1/15/2025	\$2,200 mo.	3/5/2025	\$1
<p>This freshly painted 4 bedroom, and 2 baths is ready for its new tenants, Move in Ready! Come live in the growing city of Sanger, house is conveniently located near schools and dining. House has tile in all the traffic area and carpet in the rooms. Security system will stay at the property and tenants will need take over the \$65 monthly payment. Schedule your appointment now!</p> <p><i>Courtesy of Ready Real Estate</i></p>								
	14  Pending	*Pending as of 3/3/2025 MLS ID: 20841480						
4122 Bridle Path Ln	Single Family	4/3	2,582 sq ft	9,374	2/11/2025	\$401,000	3/3/2025	\$155
<p>Welcome to this beautifully updated property with a neutral color paint scheme, both inside and out. The living area boasts a cozy fireplace, perfect for those chilly nights. The modern kitchen features all stainless steel appliances, accented by a stylish backsplash. The primary bathroom is designed for luxury with double sinks, a separate tub, and shower. The primary bedroom features double closets, offering ample storage space. Step outside to a covered patio overlooking a fenced-in backyard, ideal for private gatherings. The home also benefits from partial flooring replacement. This property is a must-see for those seeking a fresh, modern home with a touch of elegance. This home has been virtually staged to illustrate its potential.</p> <p><i>Listing Courtesy of Opendoor Brokerage, LLC</i></p>								
	15  Pending	*Pending as of 1/29/2025 MLS ID: 20751308						
30 Heron Dr	Single Family	3/2	1,776 sq ft	7,666	10/10/2024	\$334,000	1/29/2025	\$188
<p>Immaculate home with fantastic upgrades! Very well maintained. Cathedral ceiling through open kitchen, dining and living rooms. Custom brick back splash in kitchen, fiberglass front door, sliding barn door, wood look floors. Whole Home ECOWATER filtration system with reverse osmosis in kitchen. Mosquito misting system in back & front yard areas. Built in desk for office or school work, Huge master bathroom with stand alone tub and separate shower! Step out on the deck in the back yard with your very own covered outdoor kitchen area. You do not want to miss this one.</p> <p><i>Listing Courtesy of Hall Real Estate</i></p>								

Pending: 23 (cont.)

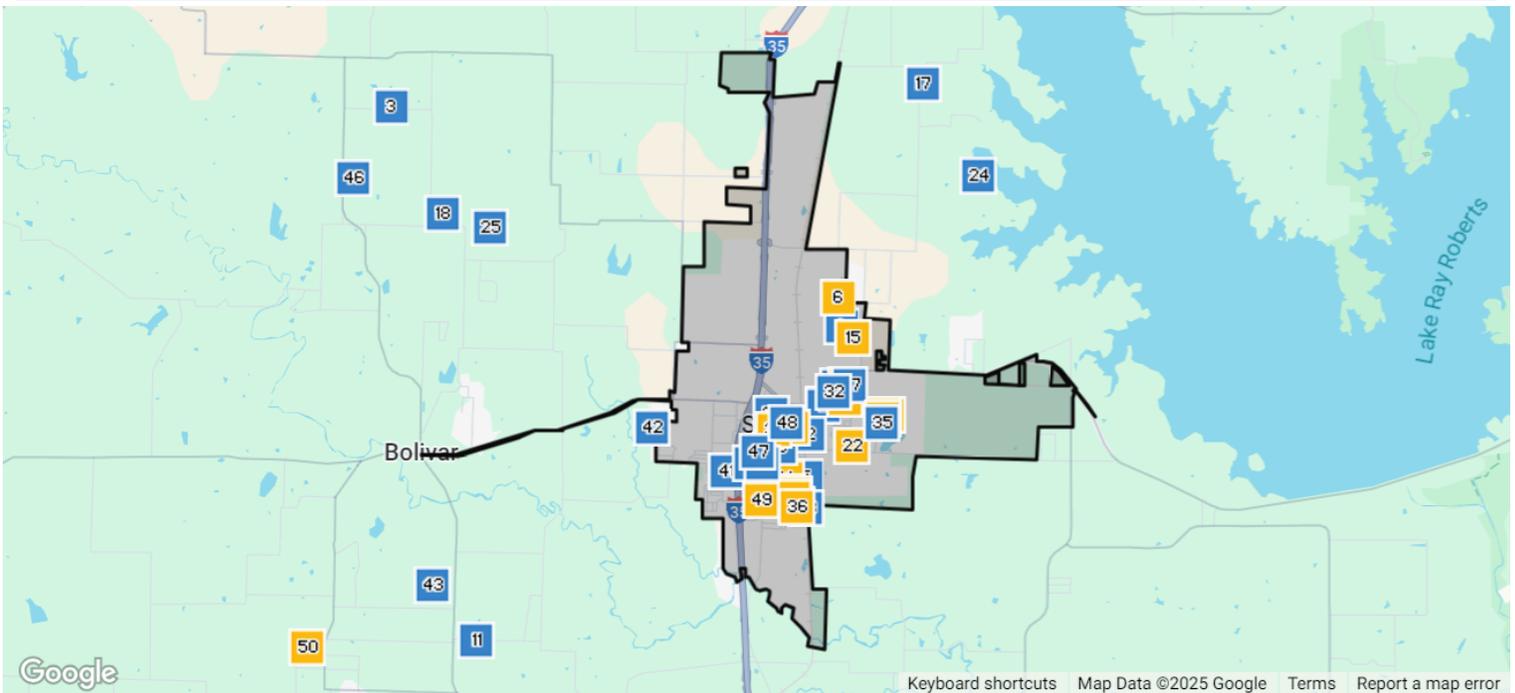
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
	16  Pending	*Pending as of 2/14/2025 MLS ID: 20821393						
1001 Lake Ridge Dr	Single Family	3/2	1,612 sq ft	7,405	1/21/2025	\$318,999	2/14/2025	\$198
<p>Welcome to your perfect country getaway! This charming traditional-style home sits on a premium lot, offering peace, privacy, and unbeatable views. With no neighbors behind you, you can enjoy wide-open spaces and a sense of tranquility that's hard to find. Once you step inside, you'll immediately feel at home. The open floor plan and 10-foot ceilings create a bright, spacious vibe, along with natural light pouring in from every direction. The layout is perfect for hosting friends and family or simply unwinding after a long day. With the split bedroom floor plan, the primary suite is your private retreat. It features a spa-like bathroom with dual sinks, a walk-in shower, garden tub, and a roomy closet you'll love. Stepping outside, you'll love the serene country views overlooking undeveloped countryside and appreciate the small-town country atmosphere. Last, but certainly not least, Butterfield Elementary is across the field and also one mile away from Sanger High School. Families will appreciate the highly sought-after Sanger ISD, known for its excellent Elementary and Middle School ratings. Currently, Sanger ISD is investing in various projects for their school district. These projects include the construction of a new high school with an estimated completion date of 06-04-25, and a new Agricultural Science Center for their students. Whether you're sipping coffee on the patio, soaking in the peaceful views, or making memories, this home has it all. Don't miss your chance to experience country living at its finest—schedule your showing today!</p> <p><i>Listing Courtesy of SWRE, INC</i></p>								
	17  Pending	*Pending as of 1/22/2025 MLS ID: 20805781						
7373 Michael Rd	Single Family	4/4	2,906 sq ft	304,920	1/2/2025	\$680,000	1/22/2025	\$234
<p>Peaceful Country Living Outside the City Limits of Sanger! 7 Acres of Prime Real Estate Ready for your 4 Legged Friends. Greeted w Lengthy Driveway surrounded by Pasture on each side, Spacious Covered Front Porch on this Farm Style Home, Soaring Ceilings in Family Room with Builtin Cabinets & Fireplace, Kitchen w Breakfast Bar open to Nook, Walkin Pantry & Direct Access to Dining Room. Secluded Owners Retreat on 1st Floor w Dual Sinks, Separate Vanity, Claw Foot Tub, Separate Shower & Spacious Walkin Closet. Wander Upstairs to Builtin Desk in Loft, 3 Generous Size Secondary Bedrooms, 2 Bedrooms w Ensuite Baths & Huge Gameroom. Fresh Paint & New Carpet just Installed. Utility Room has Abundance of Builtin Cabinets & Counter Space. Oversized 2 Car Garage, Workshop w Electric, Barn, Storage Shed, 2 Car Carport & Fenced Pasture All Within Bolivar.</p> <p><i>Listing Courtesy of Local Pro Realty LLC</i></p>								
	18  Pending	*Pending as of 2/23/2025 MLS ID: 20800886						
33 Pleasant Vly	Single Family	3/2	1,788 sq ft	7,056	12/26/2024	\$340,000	2/23/2025	\$190
<p>***MULTIPLE OFFERS...H&B Due By 6:00 PM Tuesday, February 11th***Immaculately Maintained 3 Bedroom, 2 Bath, 2 Car Garage w Pergola & Storage Shed. Greeted w Great Curb Appeal, Open Concept Floorplan, Vaulted Ceilings, Solid Surface Flooring, Neutral Colors & Ample Natural Light giving a Roomy Feel & Entertaining Space. Kitchen features Ample Granite Counter Space, Large Island Breakfast Bar, Shaker Style Cabinets, Stainless Steel Appliances...5 Burner Gas Range, Dishwasher & Microwave. Secluded Owners Suite w Ensuite Bath...Dual Sinks, Garden Tub, Walkin Shower & Large Walkin Closet. 2 Secondary Bedrooms w Full Bath & Generous Closet Space. Utility Room w Builtin Hanging & Storage Space. Garage has Builtin Shelves & Exterior Door to Backyard, Extended Patio & Storage Shed. Oversized Backyard w Covered Back Porch, Pergola ideal for Outdoor Living Area & Plenty of Backyard Space to Roam & Play. Newer Roof & Fresh Exterior Paint. This Craftsman Home is ADORABLE, Affordable & Like New!!!</p> <p><i>Listing Courtesy of Local Pro Realty LLC</i></p>								
	19  Pending	*Pending as of 2/24/2025 MLS ID: 20830687						
7240 Hunnington Dr	Single Family	4/4	3,306 sq ft	46,173	1/29/2025	\$789,000	2/24/2025	\$239
<p>Country Elegance meets Custom detail in the highly sought after Hunnington Ridge. Custom 4 bed, 3.5 bath with dedicated office, media room, a game-loft area and 30x60 heated and cooled shop. Come inside to hand-scraped wood and tile floors. Kitchen offering custom cabinets, granite countertops with tumbled marble backsplash. Split bedrooms with 2 spacious bedrooms with jack n jill bath. Primary suite with double sinks, jetted-soaking tub, separate shower and large walk-in closet.</p> <p><i>Listing Courtesy of Hall Real Estate</i></p>								

Pending: 23 (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>20  Pending *Pending as of 3/1/2025 <i>MLS ID: 20841589</i></p> <p>115 Maned Dr</p> <p>Single Family 3/2 1,596 sq ft 6,316 2/11/2025 \$289,000 3/1/2025 \$181</p> <p>Charming Renovated Home in Quiet Sanger Neighborhood Welcome to this beautifully renovated 3-bedroom, 2-bath home nestled in a peaceful, no-HOA neighborhood in Sanger, Texas. From the moment you step inside, you'll be greeted by an inviting open layout, highlighted by a stunning fireplace that serves as the cozy centerpiece of the living area. The updated kitchen boasts modern appliances, sleek finishes, and ample counter space—perfect for both everyday living and entertaining. A versatile loft area offers additional space for a home office, playroom, or relaxation nook. The spacious primary suite provides a serene retreat, complemented by two additional bedrooms and a second full bath designed with style and comfort in mind. Outside, enjoy the tranquility of the quiet neighborhood with room to relax, play, or garden. With no HOA restrictions, you'll have the freedom to make this home truly your own. Don't miss the opportunity to own this move-in-ready gem in Sanger where charm, comfort, and convenience come together beautifully! All information deemed reliable, but not guaranteed by buyers agent must verify room sizes and schools</p> <p><i>Listing Courtesy of Post Oak Realty</i></p>								
 <p>21  Pending *Pending as of 2/14/2025 <i>MLS ID: 20748869</i></p> <p>106 Allen Dr</p> <p>Single Family 3/2 1,354 sq ft 9,104 10/11/2024 \$259,900 2/14/2025 \$192</p> <p>Seller is selling AS IS. This has been an investment property for over 20 years. Home is in excellent shape and has had a zero vacancy rate. It's a charming home on a prime corner lot in Sanger just north of Denton off I-35 close to Denton and to Lake Ray Roberts! Recently updated with fresh paint throughout, vinyl plank flooring, and modern appliances, this home offers a perfect blend of comfort and style. Upon entering the home there is a nice welcoming fireplace that is the focal point in this good sized living area. The open floor plan features split bedrooms, providing extra privacy, while the spacious walk-in closets ensure plenty of storage. Whether you're relaxing in the cozy living room or enjoying the outdoor space, this home is designed for easy living. The large corner lot with privacy fence is definitely a plus. Also the gate access to the backyard leading to the detached carport is great covered storage for a boat or small camper.</p> <p><i>Listing Courtesy of Pam Terronez Properties LLC</i></p>								
 <p>22  Pending *Pending as of 2/25/2025 <i>MLS ID: 20743943</i></p> <p>Creekside Dr</p> <p>Single Family 3/2 1,840 sq ft 7,475 10/2/2024 \$399,000 2/25/2025 \$217</p> <p>*Pick Your Promo! 4.99% temp rate buy down OR 5.99% fixed rate.* NEW! NEVER LIVED IN. Move-In NOW! Welcome to Bloomfield's Dogwood, a single-story on an oversized greenbelt lot with a water view. This thoughtfully designed home boasts 3 bedrooms, 2 baths, a private Study, and an open-concept living space enhanced by Laminate floors in common areas and a stunning brick and stone facade. The sun-drenched interior is made even more inviting by a wall of windows, while the kitchen, truly the heart of the home, showcases built-in SS appliances, custom cabinets, quartz countertops, and a spacious island, with an added touch of the built-in buffet offering extra cabinetry and quartz counters for style and function. The Family Room flows into the dining area, perfect for entertaining, while the Primary Suite provides a tranquil escape with a window seat overlooking the backyard and an ensuite bath with dual sinks, a tub, and a separate shower. This home is further elevated by details like an 8' front door, metal fence, gutters, and tankless water heater, with outdoor gatherings easily enjoyed on a large front porch or covered patio. Visit Sable Creek!</p> <p><i>Listing Courtesy of Visions Realty & Investments</i></p>								

Pending: 23 (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 <i>*Pending as of 2/14/2025</i> <i>MLS ID: 20799483</i></p> <p>13669 Cashes Mill Rd</p> <p>Single Family 4/3 2,217 sq ft 43,560 12/17/2024 \$537,000 2/14/2025 \$242</p> <p>Charming Stone-Accented Home in Sanger, Texas Nestled just outside the city, this beautiful 4-bedroom, 3-bathroom home offers the perfect blend of tranquility and convenience. With stunning stone finishes and a thoughtfully designed layout, this property exudes timeless charm and modern functionality. Step inside to discover a light-filled interior with luxurious touches throughout, ideal for both relaxing and entertaining. The spacious layout provides seamless flow between living areas, while the well-appointed kitchen and generous bedrooms ensure comfort for the whole family. Enjoy the peace of suburban living with the convenience of being just minutes from Denton and other nearby amenities. Whether you're seeking a serene retreat or quick access to the city's best, this Sanger gem delivers it all. Estimated completion date will be April of 2025. Call Tommy Crutcher with TGC Custom Homes for more information: 469-406-2490 Pictures in listing are representative of what will be built but finishes may differ. All information herein deemed reliable but not guaranteed. Buyer and Buyer's agent must complete due diligence and verify all details.</p> <p style="text-align: right;"><i>Listing Courtesy of Post Oak 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 • Sold Date: 3/14/2025, MLS Listing 20835672: 2/5/2025 <i>MLS ID: 20835672</i></p> <p>4006 Bridle Path Ln</p> <p>Step into this stunning single-story home, offering the perfect blend of comfort and functionality! Featuring 3 bedrooms plus a dedicated home office, this home is designed to fit your lifestyle. The open-concept main living areas are bathed in natural light from large windows, creating a warm and inviting atmosphere. The gorgeous kitchen is a chef’s dream, boasting marble countertops, neutral cabinetry, and a center island—perfect for meal prep and entertaining. The primary suite serves as a private retreat, complete with a spa-like ensuite featuring dual sinks, a walk-in shower, and a relaxing tub. Step outside to an expansive covered patio overlooking the large fenced backyard, complete with a shed for extra storage. The 3-car garage provides plenty of space for vehicles and hobbies. Ideally located near Lake Ray Hubbard and I-35, this home offers quick access to everything you need. Don’t miss out—schedule your tour today! Discounted rate options and no lender fee future refinancing may be available for qualified buyers of this home.</p> <p><i>Courtesy of Orchard Brokerage, LLC</i></p>	Single Family	3/2	1,856 sq ft	7,840	2018	3/14/2025	\$361,000	\$195
 <p>2 Closed • Sold Date: 2/27/2025, MLS Listing 20617455: 5/14/2024 <i>MLS ID: 20617455</i></p> <p>49 Heron Bay</p> <p>Beautiful 4 bed,2.5 bath on OVERSIZE lot! Upon walking in you are greeted with a grand staircase, Newly updated Half bath and dining room with Custom barn door and French doors that could function as an office that leads you to the kitchen and Livingroom! Kitchen is fully equipped with granite countertops, bar seating and breakfast room that seamlessly flows into your Livingroom with newly updated wood like floors and large windows to allow the natural sunlight in.Master is tucked behind the Livingroom with wood like floors, oversized space for a seating area, 5 windows, dual sinks with area for a chair to sit, walk in shower and soaking tub! Upstairs you will find a large second Livingroom, 3 additional bedrooms that are all of great size and full size bathroom nestled in the center with two sinks and tub and shower combo. Don't forget to head outside as this lot is not your average lot size so you have plenty of room for a pool or run and play!Being sold AS IS</p> <p><i>Courtesy of Scott Brown Properties Inc</i></p>	Single Family	4/3	2,427 sq ft	11,456	2005	2/27/2025	\$344,000	\$142

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 • Sold Date: 2/26/2025, MLS Listing 20732489: 9/18/2024 MLS ID: 20732489</p> <p>7191 Odom Rd</p> <p>Situated on 7.7 gated acres, this personal home of a custom builder was built with precision and detail paid to every feature. The open floor plan allows for easy entertaining with a huge kitchen featuring higher-end appliances, and large living and dining rooms with custom built-ins. All 4 bedrooms include attached bathrooms and walk-in closets. The master bedroom features a flex space for an office or sitting area. Relax in the backyard oasis by the pool or under the shade of the oversized patio or cabana kitchen. This property also includes a 900sqft, 2 bed 1.5 bath apartment attached to the shop. Perfect for an inlaw, young adult, or income-producing property. Extra features of this incredible property include a safe room, Corian window sills, fire-resistant sheetrock, oversized garage, additional barn, chicken coup, irrigation well and so much more! For a complete list, see agent.</p> <p><i>Courtesy of Post Oak Realty</i></p>	Single Family	4/4	2,929 sq ft	335,760	2013	2/26/2025	\$1,060,000	\$362
 <p>4 Closed • Sold Date: 2/12/2025, Public Record MLS ID: -</p> <p>101 Hillcrest St</p> <p>-</p>	Single Family	3/2	1,093 sq ft	11,012	1967	2/12/2025	\$90,602	\$124
 <p>5 Closed • Sold Date: 3/3/2025, MLS Listing 20739173: 9/27/2024 MLS ID: 20739173</p> <p>934 First St</p> <p>MOVE IN READY Spacious 2020 built Driftwood model in the Willowwood community of Sanger. This light and bright open concept home includes 5 bedrooms, 3 baths, energy-efficient appliances, granite countertops, shaker cabinets, large peninsula which opens up to the home. Downstairs you'll find a spacious primary bedroom and en suite which includes a separate shower and Hollywood bath along with a spacious closet. Separate from 4 secondary bedrooms, full bath and large game room up. Each bedroom comes with nice sized walk in closets with lots of windows and natural light. Endless possibilities in the large fenced in backyard with plenty of room for outdoor living, patio, playground and pool. Come grab your nearly new home today!</p> <p><i>Courtesy of Repeat Realty, LLC</i></p>	Single Family	5/3	2,623 sq ft	6,098	2020	3/3/2025	\$335,000	\$128
 <p>6 Closed • Leased Date: 2/14/2025, MLS Listing 20788006: 12/2/2024 MLS ID: 20788006</p> <p>4713 Avion Dr</p> <p>-</p>	Single Family	4/2	1,950 sq ft	7,797	2023	2/14/2025	\$2,400 mo.	\$1
 <p>7 Closed • Sold Date: 12/30/2024, MLS Listing 20675806: 7/16/2024 MLS ID: 20675806</p> <p>146 Creekside Dr</p> <p>NEW & NEVER LIVED IN! Move-In Ready NOW! Pick Your Promo! 4.99% temp rate buy down OR 5.99% fixed rate. Experience unparalleled luxury in this stunning 1.5-story home that seamlessly blends craftsmanship & elegance. As you enter through modern 8' front door, you're welcomed by spacious interior featuring laminate wood flooring & sophisticated Study w Glass French doors. 4 bdrms & 3 baths, with abundant storage solutions including walk-in pantry, large closets & buffet at Brkfst. Deluxe Kitchen w built-in all gas SS appliances & Quartz countertops perfect for culinary enthusiasts. Primary Suite boasts Extended Shower ensuring comfort & convenience. Enjoy serene backyard from covered patio, complete w sodded yard, full sprinkler system, & exterior hot tub outlet. Property backs up to lush greenbelt w black metal fencing at rear, adding privacy & natural beauty. Additional features include full house blinds, gutters, & uplights for enhanced ambiance. Contact Bloomfield at Sable Creek!</p> <p><i>Courtesy of Visions Realty & Investments</i></p>	Single Family	4/3	2,459 sq ft	7,475	2024	12/30/2024	\$425,000	\$173

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>8 Closed *Sold Date: 2/14/2025, MLS Listing 20670635: 7/10/2024 MLS ID: 20670635</p> <p>148 Creekside Dr Single Family 4/3 3,026 sq ft 7,475 2024 2/14/2025 \$470,000 \$155</p> <p>*Pick Your Promo! 4.99% temp rate buy down OR 5.99% fixed rate.* NEW & NEVER LIVED IN! Ready NOW! Bloomfield's Dewberry II is stunning 2-story home boasting 4 bdrms & 2.5 baths, designed w meticulous attention to detail. Open living space creates bright & welcoming atmosphere, perfect for socializing & relaxing in style. Featuring striking brick & balcony exterior that backs up to greenbelt, this residence offers Extended Covered Patio, Study, & spacious Family Room seamlessly connected to open Kitchen. Gourmet Deluxe Kitchen is chef's dream, showcasing custom cabinets, Granite countertops, convenient island, pot & pan drawers, & built-in all gas SS appliances. Primary Suite provides serene retreat w WIC & luxurious enlarged shower, while upper level offers huge secondary bdrms, Game Room, & Media Room. Enhanced w Wood-look Tile floors throughout all common areas, 8' Ornamental Front Door, & many more upgraded features, including uplights that exemplify luxury, this home is truly exceptional. Visit Bloomfield at Sable Creek today!</p> <p><i>Courtesy of Visions Realty & Investments</i></p>								
 <p>9 Closed *Sold Date: 2/28/2025, MLS Listing 20785149: 11/25/2024 MLS ID: 20785149</p> <p>8560 Kassandra Dr Single Family 4/3 2,600 sq ft 43,995 2025 2/28/2025 \$619,900 \$238</p> <p>JUST LISTED!! NEW CONSTRUCTION COMPLETE, NO HOA, NO CITY TAX, NO DEED RESTRICTIONS, KRUM ISD, 10 YEAR WARRANTY, ASK ABOUT OUR PREFERRED LENDER INCENTIVES!!! This 4 bedroom, 3 bath home features an open layout and custom finish out. Enjoy lower bills with full spray foam! Lot features include 4 feet painted pipe fence with no climb, front and back yard sprinklers. Interior features include wood-look tile throughout, SS appliance and quartz countertops. Enjoy the peacefulness of the country but the ideal location of being only 20 minutes from North Denton's Rayzor Ranch with all the amenities one could ask for! Schedule your showing today!</p> <p><i>Courtesy of Stag Residential</i></p>								
 <p>10 Closed *Sold Date: 2/28/2025, MLS Listing 20802566: 12/24/2024 MLS ID: 20802566</p> <p>8584 Kassandra Dr Single Family 5/4 3,150 sq ft 43,995 2024 2/28/2025 \$679,900 \$216</p> <p>JUST COMPLETED AND READY FOR IMMEDIATE MOVE IN!! This stunning two-story AGD custom home offers 3,150 livable square feet, 5 bedrooms, 4 baths, game room, walk-in-closets, SS appliances, quartz countertops, full spray foam encapsulation, front and back yard sprinklers, pipe fence with no climb, NO HOA, NO CITY TAX, NO DEED RESTRICTIONS, conveniently located only 20 minutes from North Denton's popular Rayzor Ranch that offers every amenity anybody could ever ask for! Zoned for highly sought after KRUM ISD, Builder includes 2-10 warranty at builders expense! Ask about our preferred lender incentives!</p> <p><i>Courtesy of Stag Residential</i></p>								
 <p>11 Closed *Sold Date: 12/20/2024, MLS Listing 20512199: 1/14/2024 MLS ID: 20512199</p> <p>6017 Mango Dr Single Family 4/3 2,690 sq ft 43,995 2023 12/20/2024 \$509,000 \$189</p> <p>BRAND NEW 2-STORY 4-3-2 PLUS STUDY AND GAME ROOM IN STONEHENGE PHASE II. 10' CEILINGS AND 8' DOORS DOWNSTAIRS. THE BEST FINISH OUT YOU WILL SEE ON AN ACRE. ABSOLUTELY MUST SEE! READY NOW.</p> <p><i>Courtesy of Ultima Real Estate</i></p>								
 <p>12 Closed *Sold Date: 2/6/2025, MLS Listing 20752365: 10/11/2024 MLS ID: 20752365</p> <p>105 Arrowhead Dr Single Family 3/2 1,404 sq ft 6,490 2020 2/6/2025 \$289,500 \$206</p> <p>Beautiful farmhouse modern home on a cul de sac street! Stunning curb appeal on this 2020 built home. Wood look floors adorn the entry, halls, family, kitchen, and dining. Open floor plan design of the family, kitchen, and dining. Gourmet kitchen with granite counters, center island, pendant lights, & stainless appliances. Primary Bedroom with tray ceiling is perfect for king size furniture. Backyard with covered patio is perfect for outdoor living & entertaining. No HOA for the community. This home is a MUST SEE!</p> <p><i>Courtesy of Keller Williams Frisco Stars</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.
	13	Closed	*Leased Date: 12/30/2024, MLS Listing 20750138: 10/9/2024 MLS ID: 20750138					
3010 Cliffview Dr	Single Family	4/3	1,728 sq ft	6,708	2021	12/30/2024	\$2,150 mo.	\$1
<p>Upgraded 4 bedrooms and 3 full bathrooms pretty house!!! In this spacious one-story home you will enjoy an open living, dining, and kitchen area that looks out to your private back patio covered. All the living, dining and wet area are with ceramics tiles. Brand new LVP flooring in Master bedroom. This house also features Kwikset SmartCode® Electronic Deadbolt with Home Connect Wi-Fi in Satin Nickel, Ecobee-4® Thermostat with 1 Remote Sensor, Liftmaster ½ HP AC Chain Drive Wi-Fi Garage Door Opener with 2 Remotes, Polished Nickel Finish Lighting Package, White D@cora Rocker Light Switches. SMART HOME!!! SWEET HOME!!!</p> <p style="text-align: center;"><i>Courtesy of U Property Management</i></p>								
	14	Closed	*Leased Date: 2/28/2025, MLS Listing 20780301: 11/19/2024 MLS ID: 20780301					
138 Magnolia Dr	Single Family	4/3	2,217 sq ft	5,662	2021	2/28/2025	\$2,310 mo.	\$1
<p>Step into this MOVE-IN READY Immaculate Cypress at WillowWood home and you are sure to feel right at home! This 2-story home has 4 bdrms, 2.5 bths, & a 2 car garage. On the main floor is a generously sized primary bdrm complete with an en-suite bathroom along with a large soaker tub, a separate standing shower & a walk-in closet. The half bath is conveniently located on the same floor for easy guest access. The open spacious layout of the kitchen overlooking the spacious family room provides endless entertainment possibilities. A host of impressive upgrades come completely included with this home such as a built-in water filtration system, granite countertops, energy-efficient solar panels and appliances, beautiful wood cabinetry, a fully fenced backyard and an attached 2-car garage complete with a WiFi-enabled garage door opener. On the 2nd floor are 3 generously sized rooms & a full bathroom. This home seats within 10-20mins away from both Ray Roberts & Lewisville lakes respectively</p> <p style="text-align: center;"><i>Courtesy of RLO Realty, LLC</i></p>								
	15	Closed	*Leased Date: 1/17/2025, MLS Listing 20793210: 12/10/2024 MLS ID: 20793210					
4925-4927 Sanger Circle Dr	Single Family	3/3	1,481 sq ft	6,969	2019	1/17/2025	\$1,900 mo.	\$1
<p>Charming Townhouse in a Tranquil Country Setting! This luxurious home boasts stunning granite countertops, hardwood flooring, plush carpeting, 9-foot ceilings, and sleek stainless steel appliances. All bedrooms are conveniently located on the second floor, along with a stackable washer and dryer. Enjoy the serene backyard, complete with a sprinkler system and a covered patio?? perfect for relaxation. Ideally located less than a mile from the high school and within easy reach of shopping and entertainment. With quick access to I-35, youâ??ll enjoy the perfect balance of convenience and peace. A refrigerator and stackable washer and dryer will be provided as is. Donâ??t miss the chance to make this beautiful home yours in an up-and-coming neighborhood! Pets are welcome, with approval and a deposit, along with a monthly pet fee per animal.</p> <p style="text-align: center;"><i>Courtesy of Leasing Texas</i></p>								
	16	Closed	*Sold Date: 1/13/2025, MLS Listing 20728693: 9/13/2024 MLS ID: 20728693					
603 S 5th St	Single Family	4/2	2,480 sq ft	13,068	1916	1/13/2025	\$375,000	\$151
<p>Hard to find in many newer homes, this home overflows with character and charm from the covered wrap around porch to the stained glass windows. Features include: 4 bedrooms or 3 and a study, 2 full bathrooms, 2 living areas, updated kitchen and bathrooms, Original refinished hardwood floors, original wood working, large .3 acre lot with private backyard with a pool. Other updates include: new fixtures, new paint, updated plumbing, new appliances and more.</p> <p style="text-align: center;"><i>Courtesy of Post Oak 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>17 Closed *Sold Date: 2/18/2025, MLS Listing 20761081: 10/23/2024 MLS ID: 20761081</p> <p>4560 Huling Rd</p>	Single Family	4/3	2,246 sq ft	108,900	2014	2/18/2025	\$650,000	\$289
<p>Come take a look!!! You don't want to miss out. You can't beat the Texas Charm of this gorgeous home. The curb appeal of the cedar shutters, metal roof a beautiful entrance gate and pipe fence adds to a rustic look. This open concept home with 4 bedrooms, 2 one half baths and a wood burning fireplace makes you feel at home. Entertain on the oversized covered back porch or relax and watch the ball game. Outside, you find a 1200 sq ft shop with concrete floors perfect for a workshop, storage or a mancave. Feel safe with a landscaped storm shelter. This home offers an exceptional combination of charm, comfort and is perfect for Texas living.</p> <p><i>Courtesy of LPT Realty, LLC</i></p>								
 <p>18 Closed *Sold Date: 3/4/2025, MLS Listing 20678777: 7/19/2024 MLS ID: 20678777</p> <p>9969 Chisum Rd</p>	Single Family	4/3	2,414 sq ft	490,485	2003	3/4/2025	\$705,000	\$292
<p>Bring your horses to this 11.26-acre property and enjoy the country. This great floorplan features split bedrooms, 4 bedrooms in total, 3 bathrooms, tile floors, wood burning fireplace to keep you warm on the cold winter nights. The master suite, complete with garden tub, separate shower and his-her closets. Outdoor patio and kitchen ideal for relaxing and entertaining.</p> <p><i>Courtesy of Hall Real Estate</i></p>								
 <p>19 Closed *Sold Date: 1/24/2025, MLS Listing 20764210: 11/6/2024 MLS ID: 20764210</p> <p>100 N Highland Dr</p>	Single Family	3/2	1,951 sq ft	7,013	2018	1/24/2025	\$335,000	\$172
<p>Beautiful former model home waiting for it's new owners!! This open floor plan is sure to make for great family gatherings just in time for the holidays! Living room features a gas fireplace and plenty of natural sunlight open to the dining and kitchen areas. The kitchen features SS appliances, granite countertops, large pantry and plenty of space to cook those large family meals. Large master bedroom with ensuite bath, separate vanities, separate shower and garden tub to relax at the end of those stressful days. Large walk in closet with built in shelving and plenty of room for hanging clothes. Don't miss out on this one!</p> <p><i>Courtesy of KELLER WILLIAMS REALTY</i></p>								
 <p>20 Closed *Leased Date: 2/21/2025, MLS Listing 20824547: 1/23/2025 MLS ID: 20824547</p> <p>130 Kincaid Dr</p>	Single Family	4/2	1,728 sq ft	6,316	2013	2/21/2025	\$2,000 mo.	\$1
<p>Spacious & well-maintained home in the sought-after Quail Run community of Sanger - available now! Boasting 4 BR, 2 BA & 2-car garage with features that include an open floor plan, decorative lighting, wood-like flooring, updated kitchen with granite counters, pantry & eat-in kitchen! The primary bedroom has an en-suite and split from the secondary bedrooms - plenty of room for all! Enjoy the lovely backyard with a covered patio - perfect for relaxing! Schedule to see this home today & make it yours! Dogs welcome with prior approval, deposit & pet monthly rent! No cats, please. **Security deposit options: PAY A REFUNDABLE CASH DEPOSIT IN FULL OR PAY A MONTHLY FEE IN LIEU OF CASH DEPOSIT UPON APPROVAL**</p> <p><i>Courtesy of McCaw Property Management, LLC</i></p>								
 <p>21 Closed *Leased Date: 1/15/2025, MLS Listing 20703523: 8/19/2024 MLS ID: 20703523</p> <p>52 Kramer Ln</p>	Single Family	3/2	1,407 sq ft	8,015	2017	1/15/2025	\$1,975 mo.	\$1
<p>Very nice 3-2-2 home in new subdivision in Sanger. Brick, landscaped with covered entry way area. Ceramic tile, carpet. ceiling fans with open kitchen - den-living and dining area with granite countertops. Split bedrooms and all appliances including refrigerator. Separate utility room with 2 car garage. Separate shower and tub in master. Sprinkler system. Security system. Fenced back yard with trees. Don't miss this great property!</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>22 ■ Closed *Leased Date: 1/25/2025, MLS Listing 20651895: 6/20/2024 MLS ID: 20651895</p> <p>727 La Paloma Rd</p> <p>IMMACULATE HOME FOR LEASE! This 3 bedroom home offers a 4th room upstairs perfect for a media room, flex room or even an additional bedroom. You will find updates and upgrades throughout this entire property. From the 3 car garage set up with epoxied floors, workbench and storage system, a grand barrel entrance welcomes you in from the front door, full dining room and open living space that is perfect for entertaining, tray ceilings, luxurious upgraded carpet in bedrooms, designer paint colors, the massive laundry room with sink connects to the huge master walk in closet, plantation shutters throughout, gorgeous cabinetry, hardwoods, doorless walk in shower only names a few.</p> <p><i>Courtesy of Kindle Realty</i></p>	Single Family	3/3	2,638 sq ft	8,624	2013	1/25/2025	\$2,750 mo.	\$1
 <p>23 ■ Closed *Leased Date: 3/1/2025, MLS Listing 20657034: 6/26/2024 MLS ID: 20657034</p> <p>3012 Lake Side Dr</p> <p>Great 3 bedroom home with open concept living, kitchen and dining. Stainless steel appliances. Large master, and living room</p> <p><i>Courtesy of Repeat Realty, LLC</i></p>	Single Family	3/2	1,686 sq ft	6,098	2013	3/1/2025	\$2,100 mo.	\$1
 <p>24 ■ Closed *Sold Date: 1/8/2025, MLS Listing 20786971: 12/2/2024 MLS ID: 20786971</p> <p>3602 Melton Rd</p> <p>Incredible country home on 3 acres with a 30x50 shop and pond that is move in ready. The light and open floor plan is highlighted by a custom updated kitchen with tons of solid red oak cabinets, counter space, granite, subway tile backsplash, built in desk and stainless appliances. The primary bath has been updated with a huge shower, soaking tub and walk in closet. The oversized 4th bedroom with it's own half bath could also be used as a 2nd living or game room. New central heat & air in 2024, updated windows, covered back patio with pergola are just a few more of the many features this home offers. Large living area with floor to ceiling brick fireplace, laundry room with sink and folding area also has room for a 2nd refrigerator. The 30x50 shop with electric has so many possibilities for the next owner. Don't miss you chance to call this one of a kind property yours!</p> <p><i>Courtesy of Real T Team by eXp</i></p>	Single Family	3/3	1,983 sq ft	130,680	1979	1/8/2025	\$510,000	\$257
 <p>25 ■ Closed *Sold Date: 1/31/2025, MLS Listing 20468238: 11/6/2023 MLS ID: 20468238</p> <p>21673 Quail Run Rd</p> <p>Charming countryside retreat that offers the perfect blend of modern comforts and rustic living on 4.5 sprawling acres. This beautifully updated home boasts an array of desirable features, including three bedrooms, 2 updated bathrooms and 2 living areas. The heart of this home boasts an updated kitchen complete with stunning quartz countertops, a contemporary backsplash and updated appliances. The main living room offers a cozy wood-burning fireplace and the second living room offers a wonderful flex space. Could be used as an office, game room or playroom. So many possibilities. A fenced-in metal barn with electricity awaits your use. This versatile space is ideal for storing equipment and housing animals. New roof as of April 2023! Great location in a quiet, rural area near Denton and Gainesville and a short commute to the Alliance area. Highly motivated seller!</p> <p><i>Courtesy of Martin Realty Group</i></p>	Single Family	3/2	1,649 sq ft	196,020	1984	1/31/2025	\$467,693	\$284
 <p>26 ■ Closed *Leased Date: 1/17/2025, MLS Listing 20804533: 12/30/2024 MLS ID: 20804533</p> <p>5 Chukar Ln</p> <p>Spacious Two-Story Home with 4 Bedrooms and 2.5 Baths in Sanger, TX. This impressive property features a well-appointed Kitchen offering both an Eat-In Area and a Formal Dining Room. The main Living Area boasts a Fireplace, creating a warm and inviting atmosphere. Upstairs, you'll find the Primary Suite along with three additional Bedrooms and a Full Bath. The Primary Suite includes a separate Shower, a Large Soaking Tub, and an additional Storage Closet. Each Bedroom features a Walk-In Closet, providing ample storage. Two-Car Garage. Situated in a desirable neighborhood, this home is within walking distance to Sanger High School and by Butterfield Elementary. Renter to pay all utilities. Pets allowed with \$150 additional nonrefundable deposit. No smoking allowed in home. One year lease. Can be flexible. Landscaping tenants responsibility.</p> <p><i>Courtesy of Real Estate Reformation</i></p>	Single Family	4/3	2,313 sq ft	7,013	2005	1/17/2025	\$2,375 mo.	\$1

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>27 Closed *Sold Date: 2/8/2025, MLS Listing 20776040: 11/15/2024 MLS ID: 20776040</p> <p>67 N Highland Dr</p> <p>Welcome to this stunning 3-bedroom, 2.5-bathroom brick home nestled in the desirable Sanger community! With a spacious and versatile layout, this home offers everything a family needs, including a dedicated home office perfect for remote work. The heart of the home is the inviting kitchen, boasting elegant granite countertops, stylish subway tile backsplash, and a breakfast nook that flows effortlessly into the open living and dining spaces. The entire first floor is adorned with 18x18 travertine-style tile laid on the diagonal, giving it a chic, cohesive look. Upstairs, you'll find a generously sized loft, ideal for a secondary living area, playroom, or cozy lounge. The spacious primary bedroom features an ensuite bathroom and is thoughtfully situated near the two secondary bedrooms and a full bathroom, creating a convenient and family-friendly layout. The home also includes a 3-car garage for ample storage and parking space. Dogs may be kenneled by back door. DO NOT ENGAGE the dogs! Outside, a large, grassy, fenced backyard awaits, offering plenty of privacy for outdoor activities, gatherings, or relaxation. Plus, you're just a short walk away from both the elementary and high school, making this an ideal location for families. Don't miss your chance to own this beautiful, move-in-ready home in one of Sanger's finest communities!</p> <p><i>Courtesy of Orchard Brokerage, LLC</i></p>	Single Family	3/3	1,954 sq ft	7,013	2006	2/8/2025	\$320,000	\$164
 <p>28 Closed *Leased Date: 2/27/2025, MLS Listing 20851211: 2/21/2025 MLS ID: 20851211</p> <p>114 Maned Dr</p> <p>Move In Ready. 4 bedroom, 2 bath, 2 car garage single story home with Wood style flooring. Tile in Wet areas, split bedroom floorplan. Home boasts of Granite counters with mosaic backsplash, stainless steel appliances, Ceiling fans, and much more. One of the best things is that the neighborhood does NOT have an HOA which allows for more freedom. Home is also just a block away from city park and playground. Easy access to freeway to help with commuting. Sanger is a beautiful place to live with amazing people.</p> <p><i>Courtesy of Moving Texas Realty</i></p>	Single Family	4/2	1,413 sq ft	7,579	2005	2/27/2025	\$2,000 mo.	\$1
 <p>29 Closed *Leased Date: 2/28/2025, MLS Listing 20800729: 12/19/2024 MLS ID: 20800729</p> <p>119 Pintail Ln</p> <p>Home For RENT! Available for immediate move-in! Key Features: 3 Bedroom, 2 Bathroom, 1,470 Square Feet. Appliances Include: Dishwasher, Microwave, Electric Stove, Washer, Dryer, Refrigerator. This property is pet friendly. All renters must complete petscreening.com even if you do not have 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. Tenants 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. Please contact the leasing agent for more details on the property or the application process.</p> <p><i>Courtesy of Milestone Premier Properties</i></p>	Single Family	3/2	1,448 sq ft	6,098	2005	2/28/2025	\$1,799 mo.	\$1
 <p>30 Closed *Leased Date: 2/21/2025, MLS Listing 20756042: 10/16/2024 MLS ID: 20756042</p> <p>121 Ringneck Dr</p> <p>**Charming 4-Bed, 2-Bath Home in Quail Crossing!** Discover this lovely 4-bedroom, 2-bathroom home nestled in the desirable Quail Crossing subdivision of Sanger. Situated in a friendly neighborhood, this property features an inviting open floor plan that seamlessly connects the spacious family room to the eat-in kitchen—perfect for gatherings and daily living. The kitchen offers ample space for cooking and entertaining, with convenient access to the utility room just off to the side. Retreat to the large master bedroom, providing a peaceful oasis to unwind. Step outside to a fenced backyard, ideal for kids or pets to play safely. The two-car garage, complete with an opener, adds to the convenience of this home. Recent updates include fresh paint and mostly new carpet and flooring throughout, ensuring a modern and clean feel. This home is move-in ready, so you can settle in and start enjoying your new space right away! Don't miss your chance to call this beautiful property your home. Schedule a viewing today!</p> <p><i>Courtesy of KELLER WILLIAMS REALTY</i></p>	Single Family	3/2	1,760 sq ft	6,316	2005	2/21/2025	\$1,850 mo.	\$1

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>31 ■ Closed *Sold Date: 3/4/2025, MLS Listing 20838114: 2/6/2025 MLS ID: 20838114</p> <p>107 S 6th St</p> <p>This charming single-story home is nestled in the heart of Sanger with a short walk to the ever-evolving downtown area. Home features custom cabinets, split bedrooms, wood burning fireplace, tile and LVP flooring. The covered patio and very large backyard are perfect for entertaining. This well-maintained home is truly a must see!</p> <p><i>Courtesy of Hall Real Estate</i></p>	Single Family	3/2	1,292 sq ft	8,799	2004	3/4/2025	\$270,000	\$209
 <p>32 ■ Closed *Sold Date: 3/3/2025, MLS Listing 20779698: 11/15/2024 MLS ID: 20779698</p> <p>109 Creekside Dr</p> <p>Adorable Home in Sable Creek Addition. Fresh Paint throughout!! This Home is in a great location, close to the High School, and on a large corner lot !! The Great Open Floor Plan offers a Large living room and large kitchen with tons of storage and a large walk in pantry makes this a great space to entertain, host holiday parties, and enjoy your family time. Large primary with a great ensuite bath including a luxurious soaking tub with a separate shower! Additional storage in garage and the laundry room! Make this your New Home for the New Year!</p> <p><i>Courtesy of Competitive Edge Realty LLC</i></p>	Single Family	3/2	1,764 sq ft	8,581	2006	3/3/2025	\$303,000	\$172
 <p>33 ■ Closed *Sold Date: 1/2/2025, Public Record MLS ID: -</p> <p>1408 First St</p> <p>-</p>	Single Family	3/2	1,421 sq ft	6,704	2004	1/2/2025	-	\$196
 <p>34 ■ Closed *Leased Date: 3/3/2025, MLS Listing 20794004: 12/9/2024 MLS ID: 20794004</p> <p>3004 Lake Side Dr</p> <p>This beautifully remodeled rental home is turnkey and move-in ready! It features fresh interior and exterior paint, new flooring, and an updated kitchen with painted cabinets, granite countertops, and stainless-steel appliances, including a new range. The roof is less than two years old, and the backyard is a great space for your furry family members to run and play! The refrigerator, washer, and dryer are included in the rent, as well as a lawnmower and weed eater for easy lawn maintenance by the tenants. Conveniently located near Lane Lake Park and playground, it's within walking distance of Butterfield Elementary and Sanger High School, with quick access to I-35 and other amenities. Come tour this home today and see its beauty for yourself!</p> <p><i>Courtesy of Post Oak Realty</i></p>	Single Family	3/2	1,614 sq ft	7,840	2006	3/3/2025	\$2,200 mo.	\$1
 <p>35 ■ Closed *Sold Date: 2/11/2025, MLS Listing 20593944: 4/20/2024 MLS ID: 20593944</p> <p>2009 Ridgeview Ct</p> <p>Enjoy tranquil living in this 2004 meticulously maintained move-in ready 4-bedroom 2 bath home with NEW PAINT! Enjoy quiet evenings in the spacious living area that includes decorative fireplace, custom lighting and beautiful flooring. The oversized kitchen includes granite, stainless steel appliances, walk in pantry and plenty of counter and cabinet space. The spacious master suite has plenty of room for a sitting area, has a walk-in closet, dual sinks, garden tub and separate shower. On the second floor is a huge bonus media room that can be used for a playroom, craft room or is perfect for movie nights! Enjoy nature outside gardening in your beautifully landscaped front flowerbeds or in your secluded backyard area. Catch and release pond and community playground are just yards from your front entry. Conveniently located to churches, schools, parks, shopping and much more!!! Call now for a private showing!</p> <p><i>Courtesy of Weichert REALTORS, Team Realty</i></p>	Single Family	4/2	2,182 sq ft	7,405	2004	2/11/2025	\$320,000	\$147

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.
	36 ■ Closed *Leased Date: 3/6/2025, MLS Listing 20825078: 1/23/2025 MLS ID: 20825078							
	113 Teal Rd	Single Family	4/3	2,127 sq ft	6,316	2004	3/6/2025	\$2,080 mo. \$1
	This home features a smart home app, which allows you to control the home securely from any of your devices. Like all our homes, this one features: a great location, a comfortable layout with good-sized bedrooms and bathrooms, a great kitchen with plenty of counter and cabinet space, many updated and upgraded features, central HVAC and programmable thermostat, and a spacious yard, and it's pet friendly.							
	<i>Courtesy of Progress Residential Property</i>							
	37 ■ Closed *Leased Date: 1/8/2025, MLS Listing 20804539: 12/30/2024 MLS ID: 20804539							
	123 S 2nd St	Single Family	3/3	1,496 sq ft	9,844	1954	1/8/2025	\$1,650 mo. \$1
	For rent: 123 S 2nd St, Sanger, TX. This completely updated home features 3 bedrooms and 2 full bathrooms. The interior boasts a modern design with fresh finishes throughout. Enjoy the spacious and bright living areas with ample natural light and brand-new flooring. The kitchen offers sleek cabinetry and updated appliances for a contemporary feel. Both bathrooms have been tastefully renovated, adding to the overall charm of the property. Situated on a generously sized lot, this property also provides access to convenient storage space. The outdoor area offers plenty of room for relaxation or entertaining. Located in the heart of Sanger, this home is ideal for those seeking comfort and style in a prime location. Don't miss out on this move-in-ready gem! Virtual Staging							
	<i>Courtesy of RedBranch Realty</i>							
	38 ■ Closed *Sold Date: 2/5/2025, MLS Listing 20738234: 9/27/2024 MLS ID: 20738234							
	217 N 7th St	Single Family	3/2	2,604 sq ft	18,905	1893	2/5/2025	\$299,000 \$115
	Step into history with this beautifully preserved home, built in the late 1800s and once owned by the first doctor of Sanger. Situated on a spacious corner lot just under half an acre, this gem features original stained glass windows, hardwood floors, and a charming wrap-around porch. Inside, you will find large floor-to-ceiling windows downstairs that fill the room with natural light. The updated kitchen (2019) features granite countertops, and the full bath includes a luxurious large soaking tub. The expansive yard is perfect for gardening, with plants that bloom year-round, creating a beautiful landscape throughout all seasons. Recent updates include a new roof (2024), an HVAC system (2023), and polished original 1890s brass door hardware, blending modern comfort with vintage appeal. This rare find near downtown Sanger offers both historic character and modern conveniences. Lot next door is for sale or can be bundled with the right offer.							
	<i>Courtesy of Post Oak Realty</i>							
	39 ■ Closed *Leased Date: 2/1/2025, MLS Listing 20807592: 1/2/2025 MLS ID: 20807592							
	209 S 7th St	Single Family	3/2	1,032 sq ft	5,513	1950	2/1/2025	\$1,450 mo. \$1
	!! 1% Lender Credit can be used to offset closing costs or rate buydown!! Discover the perfect blend of classic charm and modern living in this NEWLY renovated 3-bedroom, 2-bath home in the emerging town of Sanger Texas! This residence has been thoughtfully updated to meet the needs of today's homeowners while preserving its timeless appeal. Brand New HVAC System and Brand New Roof with warranties! Situated in a friendly small town with a population of about 10,000, this property offers a unique opportunity to join a close-knit community in a city that's on the rise. Investor-friendly and an ideal starter home for first-time buyers, this property is a smart choice for those looking to invest in their future in a rapidly growing and upcoming city. The large backyard is a blank canvas waiting for your personal touch. Whether you dream of creating a lush garden, an outdoor dining area, or a play space for children, there's ample room to bring your vision to life!							
	<i>Courtesy of Local Pro Realty, LLC</i>							
	40 ■ Closed *Leased Date: 1/5/2025, MLS Listing 20784710: 11/23/2024 MLS ID: 20784710							
	1602 Brook Glen Dr	Single Family	3/2	1,240 sq ft	6,011	1985	1/5/2025	\$1,700 mo. \$1
	Do not miss out on this charming move-in ready home for rent in Sanger. Well placed in a nice, quiet neighborhood near access to highway and shopping. This cute home has New paint, flooring, granite counter top.							
	<i>Courtesy of Fathom Realty</i>							

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>41 Closed * Sold Date: 1/31/2025, MLS Listing 20784095: 11/22/2024 <i>MLS ID: 20784095</i></p> <p>1604 Brook Glen Dr Single Family 3/2 1,317 sq ft 6,011 1985 1/31/2025 \$244,900 \$186</p> <p>Do not miss out on this charming move-in ready home in Sanger. Well placed in a nice, quiet neighborhood near access to highway and shopping. Foundation was just serviced. New paint, flooring, and appliances make this home a great buy <i>Courtesy of Niles Realty Group</i></p>								
 <p>42 Closed * Sold Date: 2/4/2025, MLS Listing 20761074: 10/23/2024 <i>MLS ID: 20761074</i></p> <p>18786 Creekview Rd Single Family 3/3 2,526 sq ft 57,455 1986 2/4/2025 \$485,000 \$192</p> <p>Welcome to the coziest neighborhood in Sanger Texas. This beautiful home sets in the middle of Choctaw Ridge Subdivision. This 3 bedroom, 2 one half bath with an open concept home is so appealing. The large kitchen with a large island will make cooking and entertaining a pleasure. The 10 X 12 sunroom adds to the enjoyment of this home. Relax on the covered back porch with lots of trees for shade. Also a well insulated 24 X 30 shop with a 24 X 20 extra workroom is great for hobbies and storage. The circular table saw stays in the workroom. A 10 X 30 enclosed parking garage is attached to the shop. Come take a look. You will not be disappointed. <i>Courtesy of LPT Realty, LLC</i></p>								
 <p>43 Closed * Sold Date: 1/28/2025, MLS Listing 20796433: 12/12/2024 <i>MLS ID: 20796433</i></p> <p>8143 Crestview Rd Single Family 4/2 1,929 sq ft 87,120 1995 1/28/2025 \$525,000 \$272</p> <p>'RARE OPPORTUNITY ALERT--INDULGE IN THE UNIQUE SPLENDOR OF THIS METICULOUS 2 LUSH ACRE RANCHETTE BOASTING LARGE 45 x 24 RV CARPORT w-ELECTRICITY, 35 X 24 BARN w-ELECTRICITY, CONCRETE FLOORING, & 2-HORSE STALLS * PASTURE PERFECT FOR ARENA, PLAYGROUND * PLENTY OF ROOM FOR HORSES, ANIMALS, DAD'S TOYS & HOBBIES'...Detail-Oriented Brick, Single-Story Custom Country Estate w-4-Bedroom, 2 Bath, w-2+ Oversized SIDE ENTRY Garage * Built 1995 w-Exemplary Quality, Bright, Open Floor Plan, Luxurious Finishing Touches * Chef's Delight Kitchen w-Raised Ceilings, Custom Cabinets, Granite Countertops, Serving Buffet Counter Area, Stainless Steel Refrigerator Remains, Electric Range w-MW Overhead, Walk-In Pantry, Window Over Sink Overlooking Gorgeous Countryside * Spacious Formal Dining * Family-Great Room w-Brick WBFP Flanked by Large Windows on Each Side * Relax In the Master Retreat w-Fully Equipped, Dream Worthy Ensuite Bathroom w-His-&-Her Sinks and Wardrobe Rooms * Split Bedroom Arrangements * New Tile-Wood-Look Flooring Throughout Except Carpet in Bedrooms * Attic Partially Floored For Storage * Rocked Driveway * Gated Backyard * Covered Patio & Gorgeous Trees Overlook Outdoor Oasis Perfect Place To Watch the Stunning Sunsets * Children's Playground Area * Vegetable Gardens * RV Carport Is Perfect For Large RV's * Exemplary Sanger ISD * Easy Access to I-35 * Minutes to Ray Roberts Lake...VIEW VIRTUAL DRONE TOUR...OWNERS HAVE REQUESTED NO SHOWINGS UNTIL FRIDAY, 1-3-25 <i>Courtesy of WILLIAMS & WILLIAMS, REALTORS</i></p>								
 <p>44 Closed * Sold Date: 1/2/2025, MLS Listing 20716702: 8/30/2024 <i>MLS ID: 20716702</i></p> <p>207 David Dr Single Family 3/2 1,236 sq ft 10,497 1983 1/2/2025 \$260,000 \$210</p> <p>The expansive backyard is perfect for outdoor enjoyment, with a back gate providing options for RV parking or additional storage. Discover this beautifully updated 3-bedroom home situated on a spacious quarter-acre lot in a highly desirable Sanger neighborhood. This charming brick residence boasts numerous upgrades, including new windows, a water heater, and a recently installed garage door. Inside, you'll find stunning hardwood floors throughout the living areas and bedrooms, complemented by tile flooring in the wet areas. Crown molding enhances the home's elegance, while decorative tile at the entryway adds a welcoming touch. A distinctive Dutch door in one of the secondary bedrooms adds character, and the living room features a vaulted ceiling along with custom design details. Each of the three bedrooms includes a walk-in closet, offering ample storage. The refrigerator is included, making this home truly move-in ready. With low taxes and excellent access to shopping, schools, and freeways, this property offers the perfect blend of comfort, style, and convenience. Don't miss the opportunity to call this home yours! <i>Courtesy of Competitive Edge 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>45 ■ Closed * Sold Date: 2/18/2025, Public Record MLS ID: – 205 Diane Dr –</p>	Single Family	3/2	1,772 sq ft	11,901	1983	2/18/2025	–	\$186
 <p>46 ■ Closed * Sold Date: 2/21/2025, MLS Listing 20733250: 9/19/2024 MLS ID: 20733250 13634 Fm 2450</p> <p>Seller Motivated!!! Come take a look ! You will love this LITTLE HOUSE ON THE PRAIRIE. Don't miss out on this beautiful property. So many possibilities. If you are looking for a possible veterinary office that already has everything you need, this is it. If you want to board or raise dogs, this is it. 6 inside-outside dog runs are in place plus several pens for turnout. Bring your horses, cattle, chickens, goats, sheep. Ag exempt. The home is adorable. Has been updated and ready for you to call it home. The apartment can be a mother-in-law apartment, rental income or an office. You really need to see it.</p> <p><i>Courtesy of LPT Realty, LLC</i></p>	Single Family	3/3	1,857 sq ft	217,800	1995	2/21/2025	\$650,000	\$350
 <p>47 ■ Closed * Sold Date: 1/24/2025, MLS Listing 20772364: 11/6/2024 MLS ID: 20772364 105 Kathryn Dr</p> <p>This charming custom-built home on a double lot is full of thoughtful upgrades and high-end finishes in an established, beautiful neighborhood. With three spacious bedrooms, two bathrooms, and an attached garage, this home offers the perfect blend of luxury and comfort. The gourmet kitchen is a chef's dream, featuring premium Bosch convection appliances and a Viking stainless-steel 6-burner gas range, ensuring every meal is a delight to prepare. Top of the line quartz counter tops. Wood casing around the windows adds an elegant touch, enhancing the home's refined atmosphere. The large primary bedroom boasts a walk-in closet and a built-in providing both functionality and style. High-speed internet is available, making remote work and streaming a breeze. Step outside to a backyard oasis that feels like a private park. A large 20 x 12 shed provides ample storage, and a fenced garden spot offers a dedicated space for your green thumb. The board-on-board fence ensures privacy, while the covered RV parking spot accommodates any outdoor adventure needs. A lovely sunporch overlooks the lush backyard, making it an ideal place to relax and enjoy the serene surroundings. This property combines luxurious upgrades with practical features, creating a truly special place to call home. This home includes upgrades, such as a whole house attic fan. Washer and Dryer convey with property.</p> <p><i>Courtesy of Keller Williams Prosper Celina</i></p>	Single Family	3/2	1,854 sq ft	17,990	1981	1/24/2025	\$352,000	\$190
 <p>48 ■ Closed * Sold Date: 1/27/2025, MLS Listing 20748901: 10/9/2024 MLS ID: 20748901 314 Locust St</p> <p>Awesome corner lot property located near the heart of downtown Sanger and walking distance to the town's square! This unique property offers 3 bedrooms and 3 full bathrooms with the ability to turn this into two separate units. Property features updates in the kitchen, laminate flooring, large corner lot location with large backyard and uncovered patio. Lots of potential in this great property. Located near I35, schools, dining options, lake Ray Roberts and State Park, and more! Come see it today!</p> <p><i>Courtesy of Hall Real Estate</i></p>	Single Family	3/3	1,880 sq ft	9,278	1959	1/27/2025	\$250,000	\$133
 <p>49 ■ Closed * Leased Date: 2/21/2025, MLS Listing 20844090: 2/13/2025 MLS ID: 20844090 126 Southside Dr</p> <p>Welcome to this charming three bedroom, two full bathroom home located in Sanger, TX. The home is perfectly designed for comfortable living. Featuring a spacious living area and dining that invites you to the large fenced backyard. The backyard is almost a half acre. The home is conveniently located near shopping in Downtown Sanger, dining options, and easy access to I-35N and I-35S to make commuting a breeze. Pets are considered. Home is currently undergoing fresh interior paint. Home will be available for move in beginning March 1, 2025. To submit an application submit a TAR app to the listing agent. \$30 application fee. More pictures coming soon.</p> <p><i>Courtesy of Aguila Verde Real Estate</i></p>	Single Family	3/2	912 sq ft	19,602	1975	2/21/2025	\$1,700 mo.	\$2

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.
	50	Closed	*Leased Date: 2/7/2025, MLS Listing 20822234: 1/20/2025 MLS ID: 20822234					
8321 Travis Rd	Single Family	3/2	1,680 sq ft	80,586	1955	2/7/2025	\$2,400 mo.	\$1
<p>A Hidden Gem in the Heart of Nature! Nestled on nearly 2 acres of peaceful, private land, this charming 3-bedroom, 2-bathroom home offers the perfect blend of rural tranquility and modern comfort. Step inside and be greeted by a spacious living area featuring soaring vaulted ceilings and beautiful stained concrete floors, creating a cozy, rustic ambiance throughout. The chef's kitchen is a standout with elegant granite countertops, ample cabinetry, and plenty of space for meal prep and entertaining. The expansive primary suite is a true retreat, offering private access to the back patio, a luxurious en-suite bath with a soaking tub and separate shower, plus a generous walk-in closet. Outside, the property is fenced for added privacy, with both open acreage and two versatile storage sheds—one with a garage door, ideal for a workshop or storing vehicles, boats, ATVs, or equipment. The smaller shed provides additional space for storage needs. Perfect for those who need room for big trucks or machinery, this property accommodates all your storage and recreational needs. This rare find is a must-see! Schedule your showing today and experience the peace and privacy this home has to offer.</p> <p style="text-align: right;"><i>Courtesy of KELLER WILLIAMS REALTY</i></p>								

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