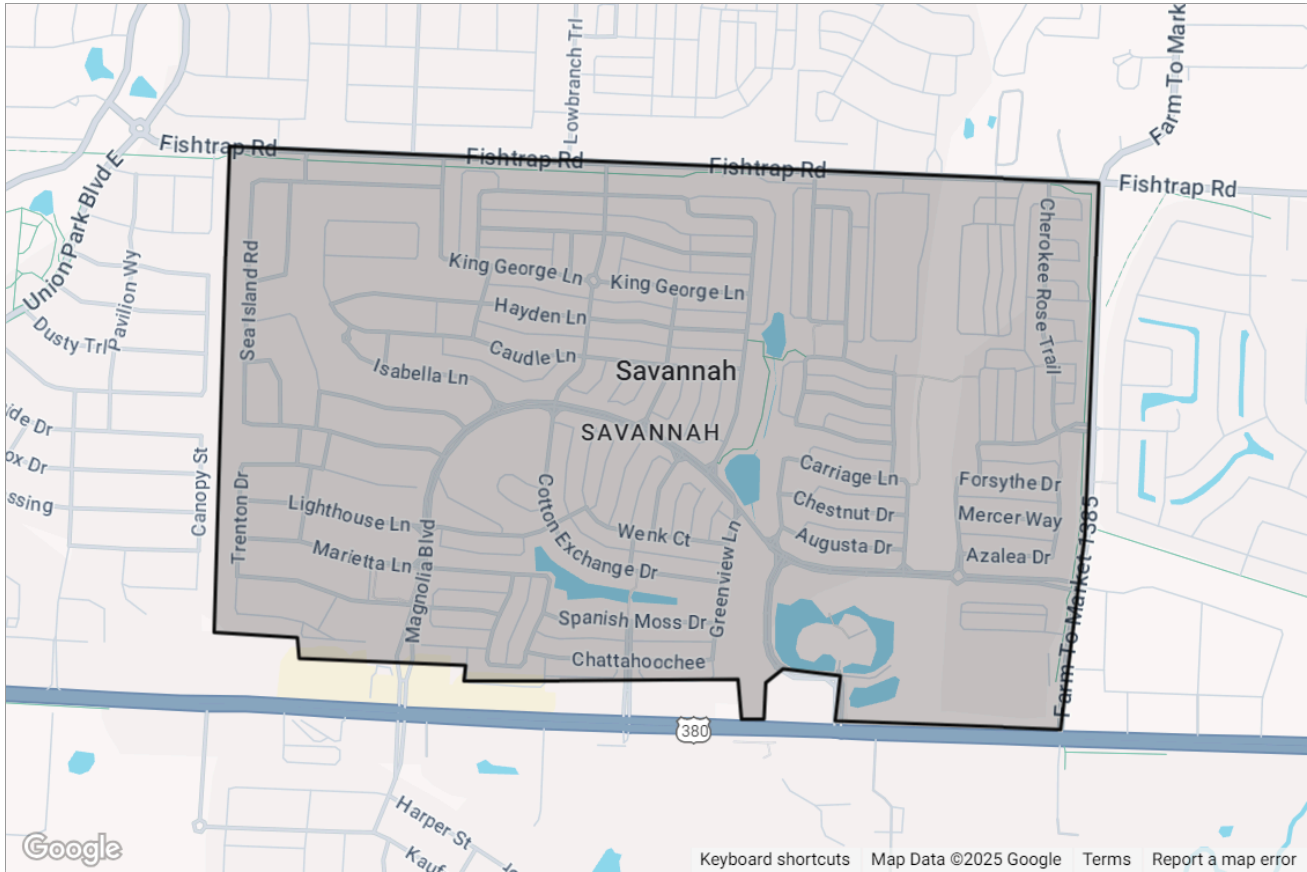


MARKET ACTIVITY REPORT

Savannah, Texas



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

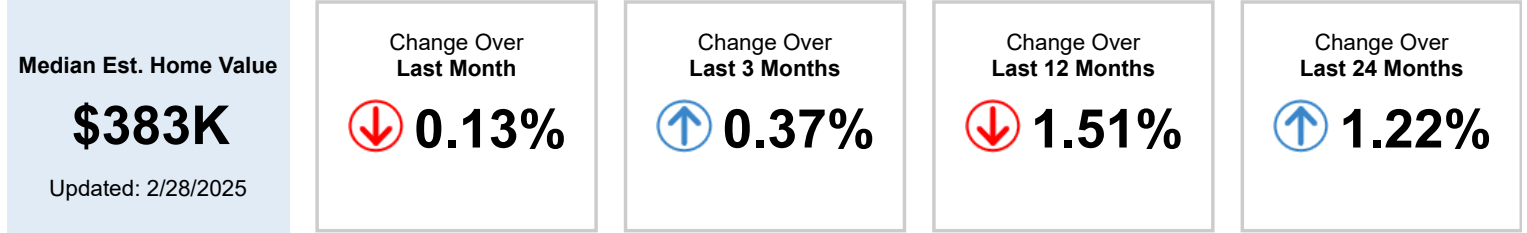


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Peet Realty
PO Box 1748
Decatur, TX 76234

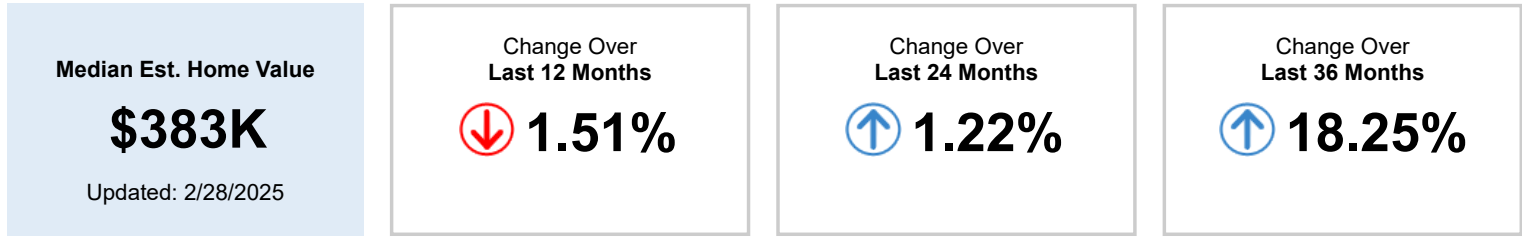
Savannah, Texas

Market Snapshot: Estimated Home Values



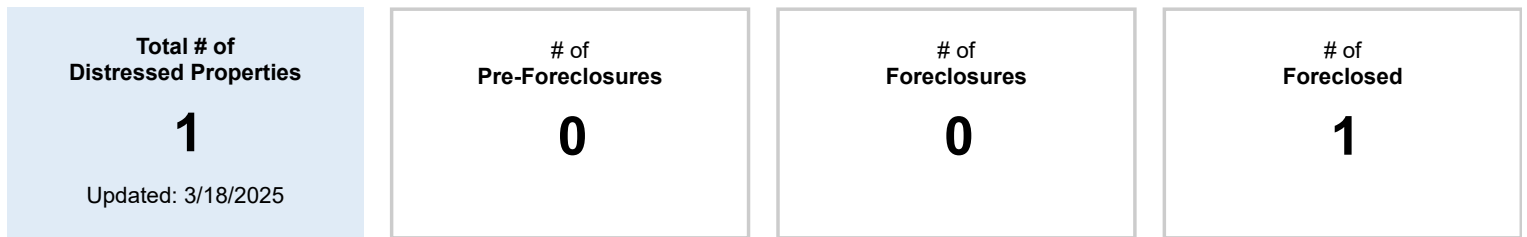
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **SFR** data.

Market Snapshot: 12-Month Change in Estimated Value



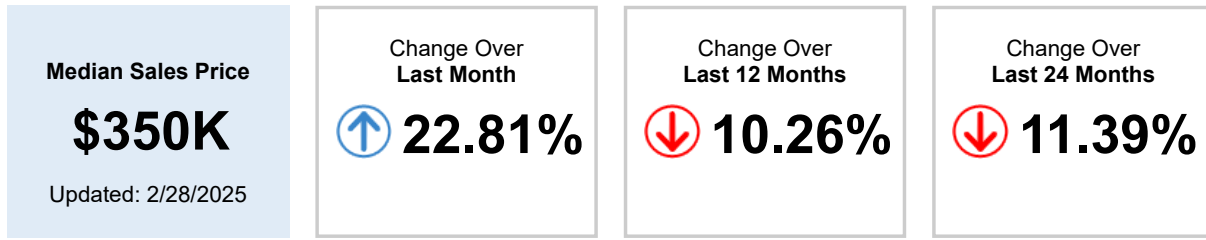
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **SFR** data.

Market Snapshot: Concentration of Distressed Properties



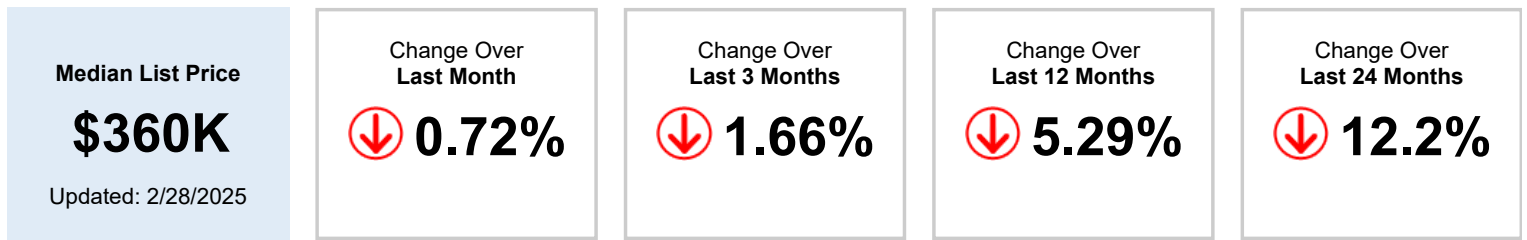
About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **SFR** as of 3/18/2025.

Market Snapshot: Sales Price



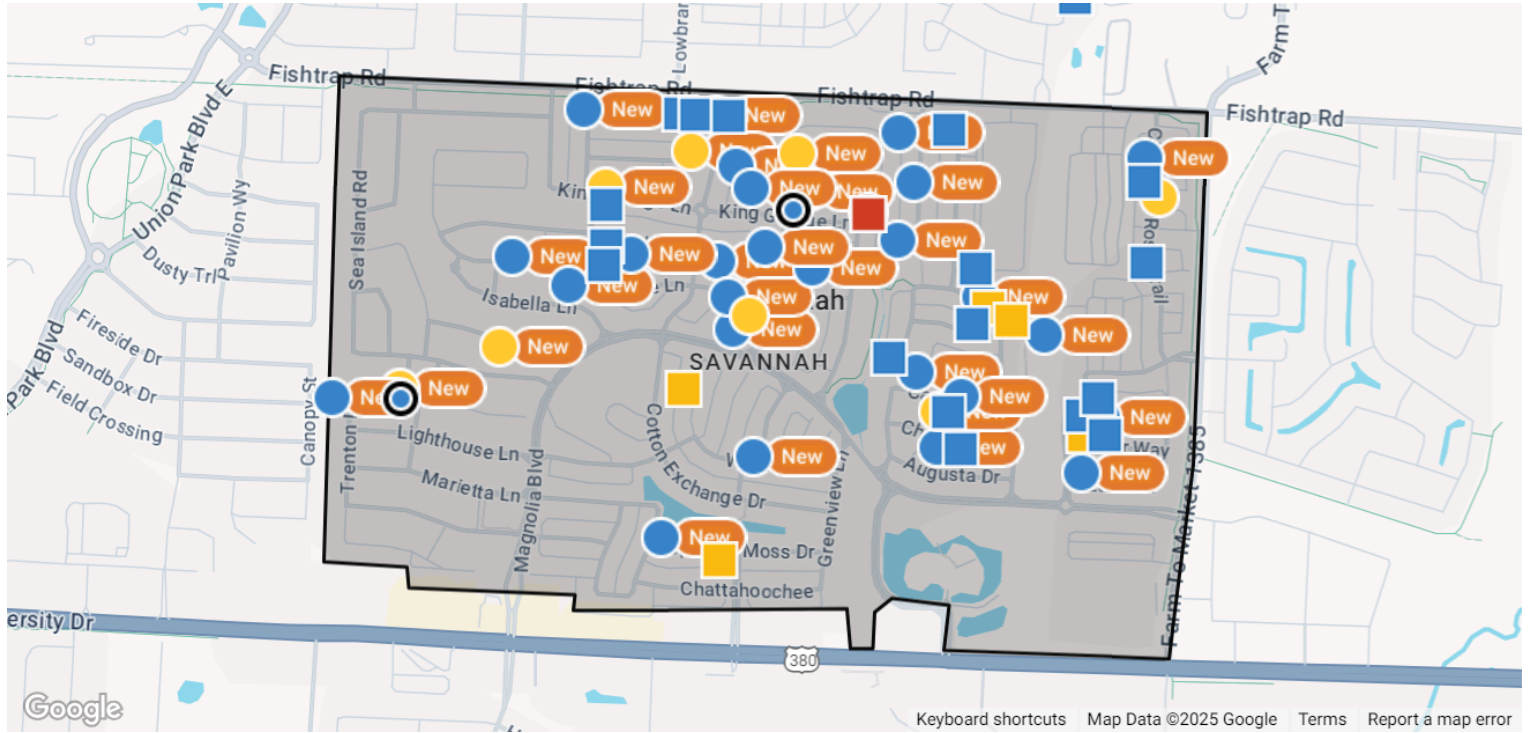
About this data: The Metrics displayed here reflect median sales price for **SFR** using **MLS listing** data.

Market Snapshot: List Price







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

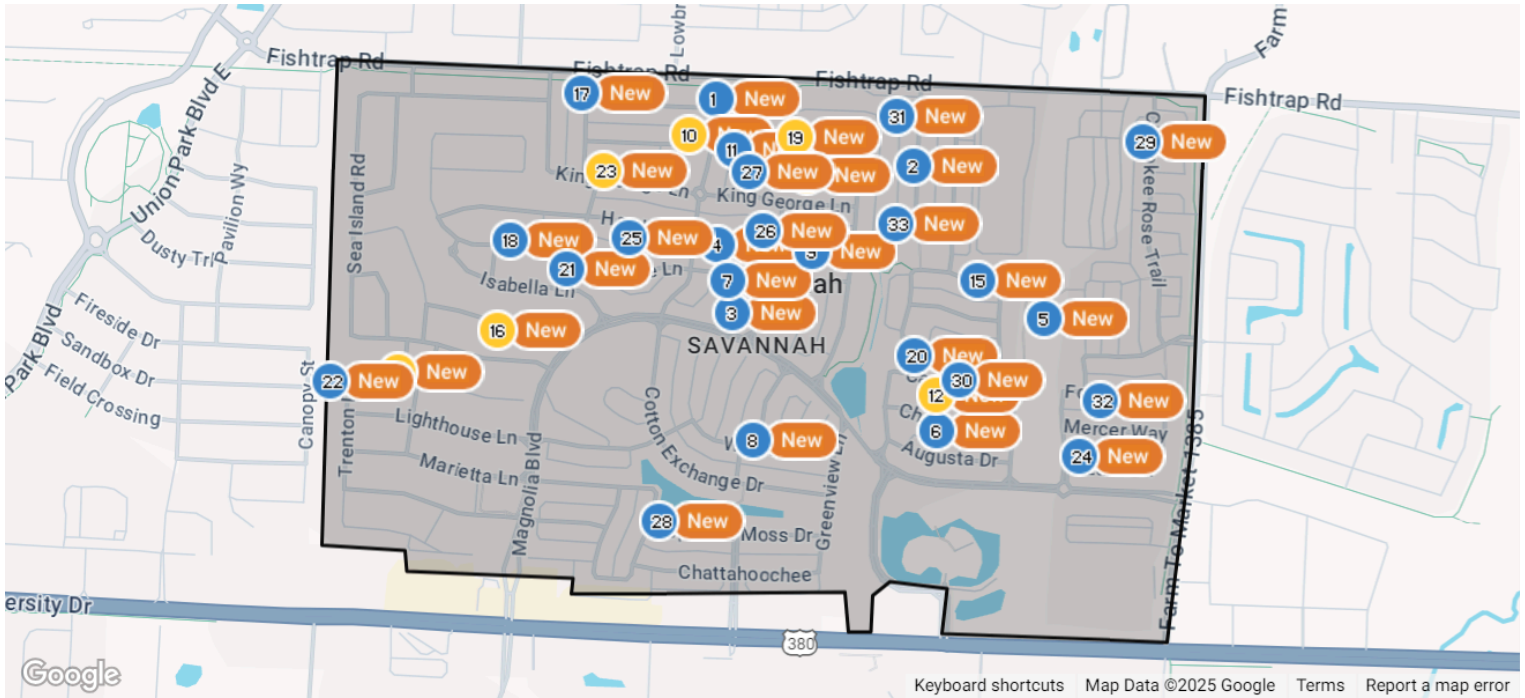
Market Activity Summary Stats



Search Criteria | **Location:** Savannah, 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	 Distressed
Number of Properties	33	5	24	1
Low Price / Value	\$1,995	\$2,095	\$1,900	\$397,664
Median Price / Value	\$349,000	\$308,100	\$332,450	\$397,664
High Price / Value	\$449,900	\$400,000	\$528,000	\$397,664
Average Price / Sq. Ft.	\$141	\$95	\$129	\$155
Median Price / Sq. Ft.	\$168	\$120	\$151	\$155
Average Days in RPR	37	81	82	–
Median Days in RPR	37	75	67	–
Total Volume	\$9,653,120	\$1,031,295	\$6,693,124	\$397,664

Savannah, Texas



New Listings: 33

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
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1 Active • New, Active: 1/24/2025 *MLS ID: 20825831*

1120 Charleston Ln Single Family 3/2 1,691 sq ft 5,183 2008 1/24/2025 \$329,700 \$195

Step into this beautifully maintained 3-bedroom, 2-bathroom home, complete with a separate versatile office or bonus room, nestled in the vibrant community of Savannah. Built in 2008, this 1,691 sq. ft. single-detached home offers an inviting open-concept layout, perfect for modern living. At the heart of the home, the stylish kitchen shines with granite countertops, an island, and a spacious breakfast bar, seamlessly flowing into the dining and living areas—ideal for entertaining! The primary suite provides a private retreat with dual sinks, a relaxing garden tub, and a separate shower. Beyond the home, Savannah’s resort-style amenities elevate everyday living—sports courts, dog parks, scenic lakes, a water park, fitness center, sauna, jacuzzi, community clubs, and more! With a brand-new roof (April 2024), this home is move-in ready and waiting for you. Don’t miss out on this incredible opportunity—schedule your showing today!

Listing Courtesy of Real Broker, LLC






2 Active • New, Active: 3/14/2025 *MLS ID: 20870921*

1637 Spanish Moss Way Single Family 3/2 1,608 sq ft 4,356 2004 3/14/2025 \$349,000 \$217




Charming 3 Bedroom 2 Bath Cottage Style Home Located In The Family Friendly Neighborhood Of Savannah Which Offers Numerous Family Amenities To Be Enjoyed By All. The Home Features Tile, Travertine And Carpet Flooring, 42 Inch Kitchen Cabinets, Granite Kitchen Counters, New Stainless Appliances In Kitchen, Dual Master Vanities And Sinks, Large Covered Porch With Tile Flooring, And Office Or Sunroom Off Of Living Area. This Home Is Move In Ready And Priced To Sell!

Listing Courtesy of Southernlifeliving.com





New Listings: 33 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p>3 ● Active • <i>New, Active: 2/7/2025</i> <i>MLS ID: 20837149</i></p> <p>1200 Long Leaf Dr</p> <p>Single Family 4/2 2,142 sq ft 9,539 2007 2/7/2025 \$380,000 \$177</p> <p>Discover this adorable 4-bedroom, 2-bath home with a dedicated office featuring gorgeous built-ins! Nestled on a desirable corner lot, this home boasts fresh exterior paint, a brand-new roof, and updated light fixtures throughout. The inviting wrap-around porch sets the tone for charming curb appeal, while the fully turfed backyard with an extended patio offers low-maintenance outdoor living. Sitting outside under the twinkling overhead lights is the perfect retreat. Inside, you will find a large open living space with beautiful gas fireplace remodeled master bath and large bedrooms. Located in the sought-after Savannah community, enjoy resort-style amenities, including pools, walking trails, and more. Don't miss this beautifully updated home—schedule your tour today!</p> <p><i>Listing Courtesy of Monument Realty</i></p>								
 <p>4 ● Active • <i>New, Active: 12/23/2024</i> <i>MLS ID: 20799776</i></p> <p>1137 Caudle Ln</p> <p>Single Family 3/2 1,528 sq ft 4,965 2007 12/23/2024 \$299,000 \$196</p> <p>Price has been reduced to sell! Charming South-Facing single story Cape Cod home nestled in master-planned Savannah community with resort-style amenities that will have you feeling like everyday is a vacation! The spacious open concept kitchen and living area radiates warmth & comfort that creates the ideal space for easy entertaining and socializing while cooking! This eat-in kitchen comes equipped with a gas burner cooktop, refrigerator, pantry, and a breakfast area. Laminate flooring though out the main areas! The primary retreat allows offers a private ensuite with a walk-in closet, walk-in shower, and large soaking tub. There is also a versatile 3rd bedroom with direct access to the large covered front porch & showcases a double-sided fireplace, making this a great flex space perfect flex cozy den, home office, or tailor to your needs. Fully fenced backyard with a covered patio to unwind after a long day! The amenities in the neighborhood include a full fitness gym, pools with water slides, tennis & basketball courts, parks & jogging trails. Quick access to 380, Dallas North Tollway, and a treasure trove of shopping & dining options to enjoy!</p> <p><i>Listing Courtesy of Redfin Corporation</i></p>								
 <p>5 ● Active • <i>New, Active: 3/8/2025</i> <i>MLS ID: 20866188</i></p> <p>1309 Stone Mountain Pkwy</p> <p>Single Family 5/3 3,038 sq ft 6,316 2006 3/8/2025 \$449,900 \$148</p> <p>SPACIOUS 5 BEDROOM, 3 FULL BATH FAMILY FRIENDLY HOME WITH MULTIPLE UPDATES IN SAVANNAH. HOME BACKS TO LARGE GREEN BELT OFFERING PRIVACY AND SENSE OF SERENITY, WITH SUNSET VIEWS FROM BACK PORCH. MASTER SUITE DOWN, WITH ENSUITE BATHROOM BOASTING LARGE UPDATED WALK IN FRAMELESS SHOWER AND JETTED SOAKER TUB. PRIVATE ENTRY TO BACK PORCH FROM MASTER. DOWN FIFTH BEDROOM CAN BE USED AS AN OFFICE. KITCHEN OPEN TO FAMILY ROOM WITH BREAKFAST BAR, GAS COOKING, PANTRY CLOSET AND BREAKFAST AREA IN ADDITION TO THE LARGE FORMAL DINING ROOM. THIS WELL-KEPT HOME HAS EXTREMELY LARGE MEDIA - GAME ROOM UPSTAIRS WITH 3 BEDROOMS, ADDITIONAL COMMON AREA, AND BALCONY. UPSTAIRS BATH WITH DUAL SINKS. PROPERTY IS 5 MINUTES TO H-E-B AND NEW COSTCO, WITH MANY MORE SHOPPING AND DINING OPPORTUNITIES CLOSE BY.. WALKING DISTANCE TO PARKS, POOLS, AND TRAILS. THE SAVANNAH COMMUNITY OFFERS SUPERB AMENITIES, INCLUDING A 20,000 SQFT CLUBHOUSE, FITNESS CENTER, MOVIE THEATER, RESORT STYLE POOLS, MULTIPLE SPORT COURTS, LAKES, AND TRAILS.</p> <p><i>Listing Courtesy of Infinity RRE LLC</i></p>								





New Listings: 33 (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: 1/21/2025</i> <i>MLS ID: 20818290</i></p> <p>1509 Augusta Dr</p> <p>This amazing home is located in the highly sought after subdivision of Savannah. The subdivision offers a tremendous amount of activities and amenities with pools, a park, playgrounds, walking trails, and much more. Enjoy the large covered front porch with lots of room for furniture, seasonal decor and-or visiting with the neighbors. Step inside and you will find lots of natural light, pretty architectural arch details & crown molding, with plenty of space for everyone's lifestyle; with 4 bedrooms, 2.5 baths, 3 living areas, 2 eating areas & two separate gorgeous balconies. The kitchen has a pantry, plenty of space for food prep, cabinet storage, overlooks the family room with a fireplace & is situated in between the formal dining room and breakfast nook for easy access. Behind the double doors downstairs is the entrance to the primary suite with great views of the backyard, a recessed ceiling & a roomy ensuite bath. Enjoy two separate vanities, a glass & tile step-in shower, soaker tub & a closet with a window. Upstairs are the remaining 3 bedrooms, a full bath, a giant game room with access to both the front and backyard balconies. Outside the living room is a covered porch leading to the backyard grassy area. This home has so much indoor AND outdoor usable space, recent foundation work, and so much to offer inside, don't miss the opportunity to make it yours. The property is being sold as-is, you can add your personal touches. Please see offer instructions, foundation information, information about Elm Ridge Water and more in the Transaction Desk.</p> <p><i>Listing Courtesy of North Texas Property Mgmt</i></p>	Single Family	4/3	2,735 sq ft	5,532	2004	1/21/2025	\$349,900	\$128
 <p>7 ● Active • <i>New, Active: 1/24/2025</i> <i>MLS ID: 20825909</i></p> <p>1219 Long Leaf Dr</p> <p>HONEY, WE MUST SEE THIS ONE!! PRICE REDUCED AGAIN AND THIS HOME HAS IT ALL!! Welcome to your dream home in the stunning resort-style community of Savannah! This exquisite 1-story home offers the perfect blend of luxury and convenience, designed to make every day feel like a vacation. As you approach this beautiful residence, you'll be greeted by a charming covered front porchâ??ideal for sipping your morning coffee or unwinding with a glass of wine in the evening. Step inside to discover an inviting open-concept layout w high ceilings, large, well-appointed kitchen w granite counters, **refrigerator stays**, bar top area for extra seating, and an abundance of cabinets. The formal dining flows seamlessly into a spacious living room w wbf, perfect for entertaining or relaxing. You'll find a versatile 2nd living-office-game rm-flex space to suit your every need. Retreat to the massive master suite, with huge walk-in closet! Split bedrooms offer extra privacy. Seller had beautiful shower conversion done in 2nd bathroom. Roof replaced July '2021 and recently inspected and is great! Hot water heater replaced '2015. Lots of extra updates done (see full list in Transaction Desk). **Garage shelving stays!!**. Conveniently located less than two miles from a brand-new HEB, schools, restaurants, and everything you could possibly need!! Experience the best of stylish living. THIS ONE IS A MUST SEE!! Make your showing appointment today, YOU MUST SEE TO BELIEVE ALL THIS HOME HAS TO OFFER A FAMILY!!</p> <p><i>Listing Courtesy of Real Estate Station LLC</i></p>	Single Family	3/2	2,379 sq ft	6,664	2006	1/24/2025	\$343,000	\$144
 <p>8 ● Active • <i>New, Active: 3/13/2025</i> <i>MLS ID: 20847901</i></p> <p>933 Wenk Dr</p> <p>Experience the epitome of resort style living in the sought after community of Greenview Village at Savannah! Start each day with a cup of coffee on the oversized front porch of this charming Craftsman style home. Step inside this adorable, move-in ready property where youâ??ll find soaring vaulted ceilings, an abundance of warm natural light, engineered wood flooring, decorative lighting, and a versatile open concept layout that has no wasted space. The updated eat-in kitchen features sleek quartz counters, subway tile backsplash, a farmhouse sink, stainless steel appliances, double oven, gas range, and a breakfast bar all overlooking the family room with a cozy gas fireplace and two-story windows. The large downstairs master bedroom has a sitting area and patio access plus an en-suite bathroom with dual sinks, a garden tub, separate shower, and a walk-in closet. Head upstairs to a bonus flex space that could serve as a game room, media room, office or 4th bedroom. New roof installed in 2022 and HVAC system replaced in 2023. Walking distance to the community dog park and elementary school plus enjoy the amazing neighborhood amenities which include a water park, pool and splash pad, fitness center, sport courts, playgrounds, and trails!</p> <p><i>Listing Courtesy of Compass RE Texas, LLC</i></p>	Single Family	4/2	1,872 sq ft	4,399	2006	3/13/2025	\$370,000	\$198




New Listings: 33 (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>9 Active • <i>New, Active: 1/9/2025</i> <i>MLS ID: 20810548</i></p> <p>1245 Caudle Ln</p> <p>Single Family 4/3 2,483 sq ft 5,662 2006 1/9/2025 \$366,000 \$147</p> <p>This gorgeous home in sought-after Savannah offers the very best in floorplan, has quality & stylish updating & is nestled on tree-lined corner lot. Upgrades-features are...neutral tones throughout, hardwood-style porcelain tile down & LPV up, a split owner's retreat with two WICS & bath with both jetted tub & shower, a family room loaded with windows and see-through FP, updated kitchen with rich granite, stainless appliances, gas oven and WIP, a relaxing covered front porch, nice backyard area, a large gameroom upstairs with two balcony areas and 3 bedrooms, roof & gutters replaced (9-24), HVAC replaced (10-23), upstairs bath converted to shower (8-23), front door upgraded & bay window installed (6-24) & more. This wonderful master-planned community offers resort-style living with a large pool and water park, spray park, fitness center, basketball, sand volleyball, baseball fields, soccer fields, 5 fishing lakes, 3 dog parks and more. #realtytown3</p> <p><i>Listing Courtesy of Keller Williams Frisco Stars</i></p>								
 <p>10 Active • <i>New, Active: 2/25/2025</i> <i>MLS ID: 20853633</i></p> <p>1524 Continental Congress Pkwy</p> <p>Single Family 4/3 2,599 sq ft 21,780 2006 2/25/2025 \$2,525 mo. \$1</p> <p>Enjoy this gorgeous home featuring living and entertainment space. This adorable home offers 4 bedroom and 2.5 bathroom home with carpet and laminate type flooring. Home has 2 attached car garage space. The modern kitchen is equipped with modern appliances and offers updated cabinets with plenty of storage space. Home has neutral paint throughout. The beautiful patio offers plenty of open space for enjoying gorgeous days outdoors. The private, fenced in backyard, is perfect for pets or for enjoying gorgeous days outdoors. This home won't last long. Apply today!</p> <p><i>Courtesy of FirstKey Homes</i></p>								
 <p>11 Active • <i>New, Active: 1/13/2025</i> <i>MLS ID: 20811394</i></p> <p>1136 Appalachian Ln</p> <p>Single Family 3/3 2,139 sq ft 4,835 2006 1/13/2025 \$355,000 \$166</p> <p>Step inside this gorgeous two story Craftsman-style home, situated in the master-planned community of Savannah. A light, neutral interior invites you into this spacious 3 bedroom, 2.5 bath home, featuring awe inspiring ceilings and an open-concept floor plan. Create memories that last a lifetime, gathered in the spacious living room, highlighted by a cozy wood burning fireplace. The dining area flows seamlessly into the living room and kitchen, providing the perfect space for entertaining. Enjoy preparing home-cooked meals in the spacious kitchen, equipped with ample countertop space, gas cooktop, and breakfast bar seating. Relax and unwind in the first-floor primary bedroom, complete with an ensuite bath featuring dual sinks, deep soaking tub, separate shower, and a walk-in closet. Make your way upstairs, where you'll find a game or media room, two generously sized secondary bedrooms, and a full bath. Take advantage of the exceptional community amenities Savannah has to offer, including resort-style swimming pools, a fitness center, playgrounds, sports fields, and more! Recent updates include Class 4 Roof-Oct 2024, HWH-Dec 2024, flooring in living room and extensive refreshed carpet-Dec 2024.</p> <p><i>Listing Courtesy of Keller Williams Legacy</i></p>								
 <p>12 Active • <i>New, Active: 2/7/2025</i> <i>MLS ID: 20838324</i></p> <p>1509 Chestnut Dr</p> <p>Single Family 3/2 2,283 sq ft 5,488 2004 2/7/2025 \$2,400 mo. \$1</p> <p>This is a must see home. This property is nicely maintained and not your normal rental property. The home has wood-tone floors, 3 bedrooms, 2 baths, with a study. It has a great layout! The kitchen is a cook's dream with a lot of granite countertops space! This kitchen also has a breakfast bar with a spacious eat-in kitchen as well. This home was made for a family and hosting family-friends get-together and with great covered patio too. The clubhouse and recreation feature a water-park, playgrounds, lake, tennis courts, volleyball, basketball, a workout facility, fishing pond, parks, and trails. It is a vacation in your own subdivision. So come out and see this beautiful home and make it your own.</p> <p><i>Courtesy of Ready Real Estate LLC</i></p>								





New Listings: 33 (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>13 ● Active *New, Active: 3/10/2025 MLS ID: 20866955</p> <p>1241 King George Ln</p> <p>You will love this wonderful home in the resort-style Savannah community! Light & bright, open floorplan. Kitchen with granite countertop, 42 inch cabinets. Spacious master bedrm, bathrm with big walk-in closet. Upstairs large bedrm can be media or game room. Large covered front and back patios for you to relax. A Must See! Enjoy community greenbelts, lakes, jogging and bike paths, tennis and basketball courts, fitness center and water park with owner paid HOA dues. Check out all the ammenities of SAVANNAH Texas from the HOA home page. A perfect place to work from home. It is like vacation everyday!</p> <p><i>Courtesy of Platinum Realty Services</i></p>	Single Family	4/2	1,759 sq ft	4,356	2008	3/10/2025	\$2,000 mo.	\$1
 <p>14 ● Active *New, Active: 3/11/2025 MLS ID: 20867227</p> <p>804 Auburn Ct</p> <p>Welcome to this charming one-story, 3-bedroom home plus Study or 4th Bedroom nestled in the heart of Savannah. With its open layout and lots of windows, the house is flooded with natural light. The kitchen is equipped with a convenient island, cabinets, and a Refrigerator. You'll find hardwood floors in the common areas and cozy carpets in the bedrooms. The master bedroom is spacious, and there's a handy study with a master bathroom that features a separate shower, tub, and double sink. Recently, all touch-up and repainting has been completed, ensuring a refreshed and polished look throughout. Just a short stroll away, thereâ??s a playground and a dog park for your enjoyment. The neighborhood also offers some cool amenities, including a Club House, Community Pool, Greenbelt, Jogging Path, Bike Path, Playground, Sauna, and Tennis Court(s). Itâ??s the perfect blend of comfort and community vibes!</p> <p><i>Courtesy of Dream Castle Realty</i></p>	Single Family	4/2	1,843 sq ft	5,898	2013	3/11/2025	\$2,150 mo.	\$1
 <p>15 ● Active *New, Active: 2/28/2025 MLS ID: 20855601</p> <p>1408 Cobblestone Ct</p> <p>Welcome to Your Dream Home nestled in the heart of the sought-after Savannah Subdivision, this stunning single-family home offers the perfect blend of comfort, style, and resort-style living. One of the most desirable floor plans with its open floor concept makes entertaining so easy. Boasting 4 spacious bedrooms oversized family room with gas fireplace and a generous size kitchen with granite counter tops and custom backsplash. 2136 square feet of living space, this property is designed to meet all your needs. Enjoy your backyard that overlooks the walking trails and woods great place to relax. This Resort-Style Community is known for its resort-style amenities, including sparkling swimming pools, fitness center, playgrounds, tennis courts, sand volleyball courts, baseball and basketball courts, and scenic walking trails. Don't miss the 20,000 square foot clubhouse featuring a ballroom, library, kitchen, cafe, weight room, sauna, GREAT PRICE FOR BUYERS ALL DONE</p> <p><i>Listing Courtesy of RE/MAX Four Corners</i></p>	Single Family	4/2	2,136 sq ft	6,325	2005	2/28/2025	\$389,000	\$182
 <p>16 ● Active *New, Active: 3/10/2025 MLS ID: 20862746</p> <p>921 Oglethorpe Ln</p> <p>Beautiful 2 story Grand home with new white oak engineered hardwood floors installed in 2024, new carpet in all bedrooms in 2023 & large open concept LA & Kitchen. Gorgeous kitchen with granite countertops, oversized island & stainless steel appliances. Large master bedroom with a dream master bathroom featuring granite CT, double vanities & luxurious garden tub. Large game room & media room upstairs. Energy efficient double insulation & Low E vinyl windows. Roof replaced in 2024, 16 SEER high efficiency AC & R 38 blown attic insulation. High efficiency 50 gallon gas water heater & sprinkler system. Relax and or play at one of 3 community pools & waterslides. ***Renting this property allows you access to the neighborhood pools and waterslides, tennis courts, pickleball courts and basketball courts.</p> <p><i>Courtesy of Compass RE Texas, LLC</i></p>	Single Family	4/3	3,409 sq ft	6,969	2013	3/10/2025	\$3,250 mo.	\$1




New Listings: 33 (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>17 ● Active • <i>New, Active: 3/7/2025</i> <i>MLS ID: 20860913</i> 924 Charleston Ln</p>	Single Family	3/2	1,456 sq ft	4,399	2012	3/7/2025	\$335,000	\$230
<p>Imagine coming home to this beautifully updated 3-bedroom, 2-bath gem with a 2-car garage, featuring fresh paint and a sleek epoxy floor. Boasting fantastic curb appeal with a newly painted exterior, this home welcomes you with a spacious front porch—perfect for enjoying your morning coffee. Step inside to find freshly painted walls that create a warm and inviting atmosphere, complemented by modern upgrades such as stylish vinyl plank wood floors, brand-new fans and lighting, and all-new mini blinds. The open floor plan is bathed in natural light, leading to a chef’s kitchen with freshly painted cabinets, newer stainless steel appliances, granite countertops, a center island, and a breakfast bar—ideal for entertaining family and friends. The primary suite is a true retreat, featuring an updated ensuite bath with elegant gold fixtures, double sinks, granite countertops, a separate walk-in shower, and a brand-new soaking tub. Secondary bedrooms are conveniently situated near an upgraded full bath. Plus, enjoy peace of mind with a roof that’s only one year old! Located in the highly sought-after community of Savannah, residents enjoy multiple parks, jogging trails, playgrounds, and a community center with a resort-style pool, waterslide, and paddle boats. This home offers everything you’ve been searching for—and more. Don’t miss your chance to make it yours!</p> <p><i>Listing Courtesy of Keller Williams Realty DPR</i></p>								
 <p>18 ● Active • <i>New, Active: 2/13/2025</i> <i>MLS ID: 20815544</i> 824 Caudle Ln</p>	Single Family	3/2	2,277 sq ft	6,795	2014	2/13/2025	\$420,000	\$184
<p>This meticulously maintained three-bedroom home on a corner in Isabella Village 55+ community features a private office and the builder’s luxury kitchen package designed for a chef. Kitchen features include granite island with counter seating, nickel accents and fixtures, pull out drawers, large convection oven, 5-burner gas range and built in microwave. There are two walk-in pantries and a butler pass-through for a coffee bar or serving ease when entertaining in the formal dining room. Special occasions celebrated in the dining room will be highlighted from natural light and the elegant chandelier, bold tray ceiling with crown molding, tile floor. Open floor plan with breakfast dining open to the den overlooking back patio. Split plan with primary bedroom overlooking backyard. Primary bedroom with seating area and ensuite bath, walk-in shower and seat, garden tub and custom closet is a must see. Flooring is ceramic tile throughout living areas and carpeted bedrooms. Utility room with nook for a mudroom hall tree or space fits a freezer. Front office with double doors and natural light, plantation shutters. Welcoming front porch seating and elegant entry door with full glass storm door highlight the entry. Backyard oasis for all seasons with custom cedar pavilion, sunshades, privacy fence and plumbed for gas grilling for summer cookouts. Small shed for storage or gardening enthusiast. Easy lawn care with HOA mowing the front and side yards. Active 55+ community with pickle ball, tennis courts, walking paths and abundant neighborhood activities to choose from. Nearby shopping includes Costco, Walmart, HEB and doctor, hospital services. Expansion of HWY 380 nearing completion, oh and a Whataburger!</p> <p><i>Listing Courtesy of Ebby Halliday, Realtors</i></p>								
 <p>19 ● Active • <i>New, Active: 2/9/2025</i> <i>MLS ID: 20840233</i> 1221 Appalachian Ln</p>	Single Family	4/3	2,323 sq ft	4,399	2006	2/9/2025	\$1,995 mo.	\$1
<p>Large kitchen with gas range and breakfast bar, natural light in open living space between kitchen and living area. Covered patio and 2nd level covered porch. Primary bedroom is downstairs with double vanity, tub and separate shower. Property is in an HOA. Includes Playgroun and park, scenic trails and ponds. Applicants can review the CCRs in the listing transaction desk. Everyone 18+ must fill out an application.</p> <p><i>Courtesy of Stotler Real Estate Group, LLC</i></p>								





New Listings: 33 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p>20 ● Active *New, Active: 1/16/2025 <i>MLS ID: 20819247</i></p> <p>1433 Carriage Ln</p> <p>Single Family 3/2 1,923 sq ft 5,837 2004 1/16/2025 \$372,000 \$193</p> <p>This charming and meticulously maintained home is nestled in the heart of Savannah, TX with easy access to the clubhouse which features a library, kitchen, café, weight room and sauna! The community also boasts its own water park, pools, parks and playgrounds, dog parks, tennis, basketball and volleyball courts as well as walking paths. This bright and open home offers a formal dining room with doors leading onto the spacious front porch. The kitchen is open to the living room and has granite counter tops which were installed in 2024 and a charming dining nook with built-in seating. The backyard has a covered patio, automatic sprinklers and a 10'x16' shed was built in 2023, which gives lots of added storage space! This lovely home boasts many upgrades including a 16 seer HVAC and class 4 impact resistant roof both installed in 2023 as well as gutters (2024). Come and make this beautiful home yours!</p> <p><i>Listing Courtesy of Monument Realty</i></p>								
 <p>21 ● Active *New, Active: 1/14/2025 <i>MLS ID: 20817428</i></p> <p>1212 Isabella Ln</p> <p>Single Family 3/2 2,432 sq ft 8,712 2013 1/14/2025 \$435,000 \$179</p> <p>Exquisite 3 bed, 2 full bath with dedicated office and Screened in back porch nestled in a quaint 55+ community! Upon walking in you are greeted with a beautiful foyer and two large guest rooms with a Newly remodeled bathroom with a tiled walk in shower! Engineered wood floors guide you to the center of the home with an oversized office area that could double as a second living room and your full size formal dining just across the way with the custom passthrough window making entertaining easy! The heart of the home is your Luxury kitchen featuring upgraded granite countertops, working island with additional seating, Travertine tile floors and coordinating backsplash with SS appliances that flows over to your Breakfast area and Livingroom with show stopping windows that allow Natural light to flood the house! Master suite is tucked behind your rock fireplace with dual vanities, Tiled walk in shower and soaking tub with HEATED FLOORS! Out back you can take your day in or dinner out on your fully screened in back porch! Garage is over sized and has a VERSA LIFT, so life just got a lil easier! This community is under TWO HOA's so take advantage of the pool, work out center, water park, and much more!</p> <p><i>Listing Courtesy of Scott Brown Properties Inc</i></p>								
 <p>22 ● Active *New, Active: 3/6/2025 <i>MLS ID: 20863307</i></p> <p>705 Lighthouse Ln</p> <p>Single Family 5/3 3,065 sq ft 6,534 2014 3/6/2025 \$415,000 \$135</p> <p>Welcome to 705 Lighthouse Lane, a stunning 5-bedroom, 3-bath home in the heart of Savannah, Texas! This spacious residence boasts large windows that fill the home with natural light, complementing the neutral paint throughout. The open-concept living and dining areas create an inviting space for entertaining. The kitchen is a chef's dream, featuring elegant granite countertops, stainless steel appliances, and ample cabinet space. The primary suite offers a peaceful retreat with a luxurious en-suite bath. Additional bedrooms provide flexibility for guests, a home office, or a playroom. Outside, enjoy a private backyard perfect for relaxation. Nestled in a vibrant community, you'll have access to top-tier amenities, including a water park, walking trails, parks, a gym, and multiple pools. This home is conveniently located near shopping, dining, and top-rated schools. Conveniently located near the PGA Headquarters and the brand-new HEB, this home places you at the heart of exciting developments. Don't miss this incredible opportunity—schedule your showing today!</p> <p><i>Listing Courtesy of Better Homes & Gardens, Winans</i></p>								
 <p>23 ● Active *New, Active: 1/12/2025 <i>MLS ID: 20808682</i></p> <p>936 King George Ln</p> <p>Single Family 4/4 2,541 sq ft 4,264 2012 1/12/2025 \$2,500 mo. \$1</p> <p>NEW CARPET, REFRIGERATOR, WASHER & DRYER are included. Beautiful 4 bedroom, 2.5 bathroom home with front porch and spacious second floor Game room. First floor Primary ensuite offers garden tub, separate shower, dual sinks and walk in closet. Study with French doors that could also be used as formal dining. Kitchen with granite counter tops, gas oven, lots of counter top space that overlook the breakfast nook and luxury vinyl plank family room with cozy fireplace. Large secondary bedrooms up with game room that leads to spacious walk out balcony. Community offers resort style living at its best with private water park with tube water slides, spray parks, playgrounds, ponds, parks, hiking trails, fishing, basketball, tennis & volleyball courts & fitness center. Easy access to shops, restaurants and major highways!</p> <p><i>Courtesy of 24-Hour Realty</i></p>								




New Listings: 33 (cont.)

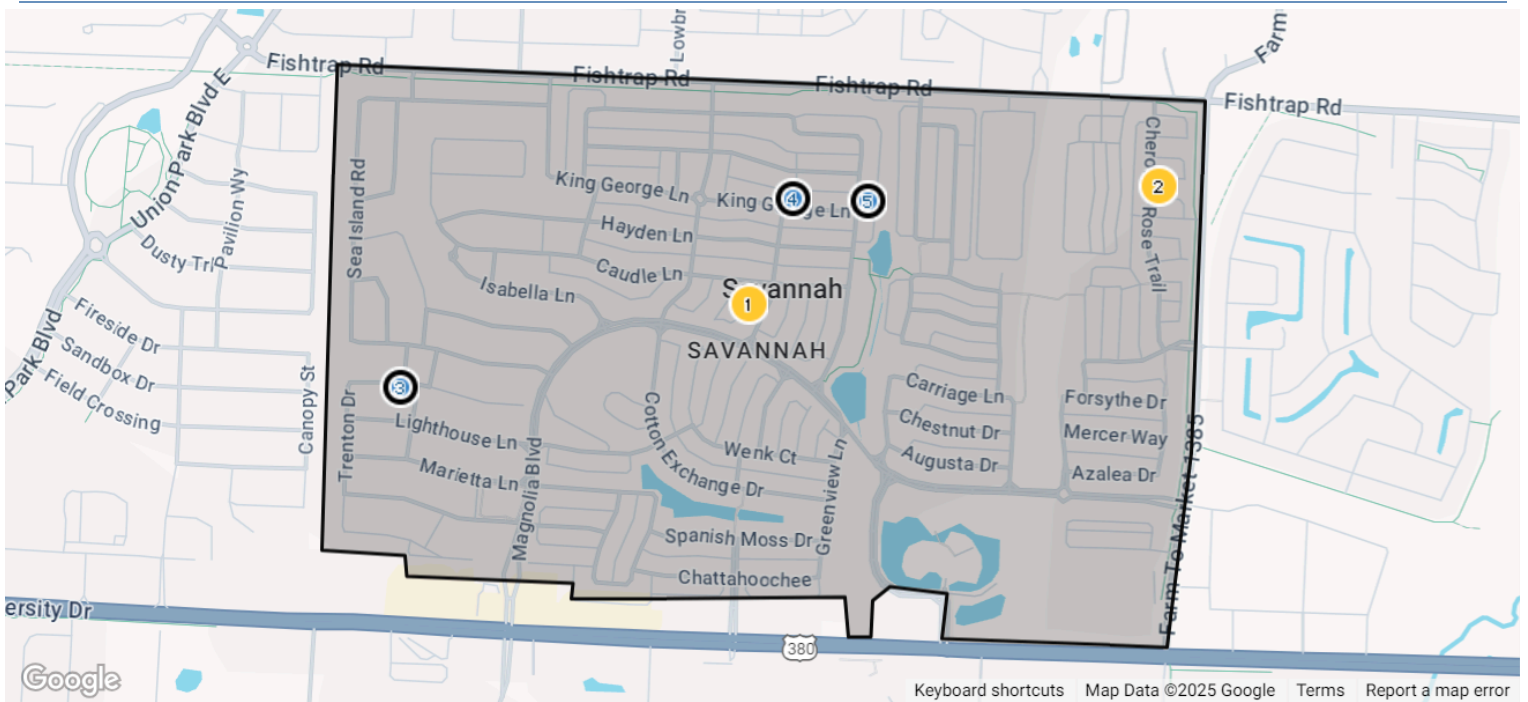
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p>24 ● Active *New, Active: 2/28/2025 MLS ID: 20857625</p> <p>1730 Azalea Dr</p> <p>This stunning 4-bedroom, 3-bath home in Savannah is packed with updates and ready for you! From the moment you step inside, you'll love the grand staircase with wrought iron spindles, the spacious den, and the bright, open layout. Plus, a Class 4 High-Impact Roof (installed May 2024) can lower your home owners insurance costs and solar panels to lower your energy costs! Solar panels will be PAID OFF at closing so you will OWN them outright! Upstairs, the primary suite is a dream retreat, featuring a custom built-in closet with a vanity and a diva shoe rack—plenty of space to stay organized! Step outside onto your private balcony to unwind. There's also a second balcony on the 2nd floor, giving you even more outdoor space. The third floor is a huge flex room, perfect for a game room, home theater, or playroom, plus a usable attic for extra storage. The kitchen is the heart of the home, featuring Tuscan stainless steel appliances (all stay with the home!), granite countertops, a custom coffee bar, an expanded pantry, and a cozy eat-in nook. The open layout flows seamlessly into the dining and living areas, making it perfect for entertaining. Step outside to your covered patio and outdoor kitchen (stays)—ideal for BBQs and relaxing weekends. The yard backs to green space, so you'll have no direct backyard neighbors! Storage is no issue here, with a third-floor attic and a 3-car garage, complete with a workbench and shelving in the third bay. For the ultimate entertainment setup, the third floor is prewired with a subwoofer, ready for your 5:1 media system. Bonus features include a Bose surround sound system, HVAC serviced in Aug 2024, and a washer & dryer that stay. Location is unbeatable—just steps from Costco, minutes from H-E-B, and walking distance to parks, pools, and Savannah's incredible amenities: a 20,000 sq. ft. clubhouse, resort-style pool, multiple sports courts, lakes, and trails. Come see this amazing home—schedule your tour today!</p> <p><i>Listing Courtesy of Keller Williams Realty</i></p>	Single Family	4/3	3,324 sq ft	6,185	2006	2/28/2025	\$449,900	\$135
 <p>25 ● Active *New, Active: 1/12/2025 MLS ID: 20815225</p> <p>1013 Caudle Ln</p> <p>Traditional styled home with stone and brick elevation in coveted resort style Savannah subdivision. Loaded with upgrades...8 ft doors, granite counters, stainless steel appliances, radiant barrier added, skylight tubes added in kitchen and baths, split bedrooms, and an enormous walk in shower has three shower heads in master bath. Whole house is newly painted with new faucet, door handles, bathroom valinty lights...20,000 sq.ft. amenity center features 20 ft water slide, sand volleyball, full court covered and lit basketball courts, 4 tennis courts, movie theater, 5 catch and release ponds, and more!! Dont miss this beauty.</p> <p><i>Listing Courtesy of Avignon Realty</i></p>	Single Family	3/2	1,557 sq ft	6,272	2008	1/12/2025	\$339,000	\$218
 <p>26 ● Active *New, Active: 2/25/2025 MLS ID: 20853104</p> <p>1208 Hayden Ln</p> <p>Prime location with endless amenities! This Craftsman-style home features a spacious open floor plan with a formal dining area that can also serve as a home office. The well-equipped kitchen offers a gas stove and ample cabinet space. With two family rooms, this home provides flexible living options. The primary suite includes a walk-in shower and double-sink vanity, while all bedrooms have walk-in closets, adding to the home's storage space. The expansive veranda offers a great spot to relax outdoors. This community offers alley-entry garages and access to various recreational amenities. Residents can enjoy a water park with a large slide, scenic greenbelt trails, and nearby lakes and ponds. Additional features include professional-size tennis courts, a sundeck, a spa, and a dog park. Community events are held throughout the year, and the lake is just minutes away, providing additional outdoor activities.</p> <p><i>Listing Courtesy of Texas Ally Real Estate Group</i></p>	Single Family	3/3	2,062 sq ft	4,530	2007	2/25/2025	\$369,000	\$179

New Listings: 33 (cont.)



	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p>27 ● Active • <i>New, Active: 1/20/2025</i> <i>MLS ID: 20816512</i></p> <p>1153 King George Ln</p> <p>Welcome to this beautiful 4-bedroom 4 bath home. As you walk into this spacious home the master bedroom is on the first floor with a garden tub, dual sinks with a walk-in closet. The kitchen has a gas cooktop with ample cabinet space. In the living room there is a large fireplace to enjoy during the cold seasons. There are 2 dining rooms, as well as a game room on the second floor. Onto the second floor you will find a relaxing balcony to spend time enjoying the mature trees on the front lawn. There is parking in the back of the home as well as the garage. This home includes SOLAR PANELS! Save on your electric bill. Looking for places to have some fun, you can stop by your waterpark, playgrounds, dog parks and jogging trails. Close to shopping and places to dine. PGA Frisco is only 10 minutes away and HEB is 5 minutes away.</p> <p><i>Listing Courtesy of DHS Realty</i></p>	Single Family	4/4	2,318 sq ft	4,443	2008	1/20/2025	\$385,000	\$166
 <p>28 ● Active • <i>New, Active: 12/26/2024</i> <i>MLS ID: 20802846</i></p> <p>1128 Spanish Moss Dr</p> <p>Discover your new sanctuary in the heart of the charming and highly sought-after community of Savannah. Spacious home with 2 bedrooms, 2 full bath and a home office room. This beautiful home boasts tall ceilings, enhancing the sense of space and openness throughout its meticulously designed layout. Master suite has 2 walk-in closets, garden tub and separate shower. The cozy side porch, a perfect spot for enjoying your morning coffee or evening relaxation. The recent update are New Paint - Interior and Exterior, Water Heater, Blinds, Vinyl Flooring. The outdoor amenities include a massive waterpark with pools and slides, tennis courts, playgrounds, and expansive green spaces perfect for outdoor activities.</p> <p><i>Listing Courtesy of Pinnacle Realty Advisors</i></p>	Single Family	3/2	1,542 sq ft	5,183	2006	12/26/2024	\$328,000	\$213
 <p>29 ● Active • <i>New, Active: 3/4/2025</i> <i>MLS ID: 20860494</i></p> <p>1931 Antebellum Ct</p> <p>Discover the charm of this exquisite home with an array of updates that elevate its appeal. Step inside to find a beautifully remodeled kitchen that promises culinary delight, complemented by a cozy fireplace perfect for gathering. Enjoy Front Porch Living on the oversized front porch or a more secluded back patio. The home is also equipped with a full video security system, ensuring peace of mind. Nestled within a resort-style community, this property grants access to unparalleled amenities. The 20,000-square-foot clubhouse offers a ballroom, library, café, and state-of-the-art fitness center with marble locker rooms and saunas. Enjoy the private water park, complete with a Jr. Olympic pool, thrilling slides, and an adult pool with a romantic waterfall. Outdoor enthusiasts will appreciate miles of trails, sports facilities, and serene lakes.</p> <p><i>Listing Courtesy of Coldwell Banker Apex, REALTORS</i></p>	Single Family	3/2	1,714 sq ft	4,748	2004	3/4/2025	\$335,000	\$195
 <p>30 ● Active • <i>New, Active: 1/23/2025</i> <i>MLS ID: 20824851</i></p> <p>1524 Carriage Ln</p> <p>Discover this stunning, well-maintained NORTH facing single-story home in the heart of Savannah, Texas! Boasting 4 bedrooms and 2 bathrooms, this spacious gem is one of the largest homes in the community, offering ample room for both comfort and functionality. Step inside to find recent upgrades, including fresh paint, plush carpet, updated appliances and brand new roof. The dream kitchen features an island with cabinets, modern appliances, and a layout perfect for both casual meals and culinary adventures. The spacious living room is ideal for family movie nights or relaxing after a long day. The master suite invites you to unwind with its walk-in shower and walk-in closet, while the sunroom and covered patio provide the perfect backdrop for morning coffee or evening gatherings. Decorative lighting throughout the home adds a touch of elegance. Located in the highly acclaimed Denton ISD, this home also offers access to an incredible community lifestyle, complete with a pool, playground, and walking trails. Conveniently situated just minutes from HWY 380 and DNT, you'll enjoy quick access to major employment hubs, shopping, and dining. Don't miss the opportunity to make this beautiful home your own! Schedule your showing today and experience the perfect blend of comfort, style, and convenience.</p> <p><i>Listing Courtesy of Rocket Engine Realty LLC</i></p>	Single Family	4/2	2,253 sq ft	5,488	2004	1/23/2025	\$379,000	\$168

New Listings: 33 (cont.)




	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	31 ● Active *New, Active: 3/1/2025 <i>MLS ID: 20858008</i>							
1732 Jasmine Trl	Single Family	3/2	1,643 sq ft	4,356	2004	3/1/2025	\$329,000	\$200
<p>This Charming single story has it All! Open floor plan that is great for entertaining or simply relaxing after a busy day. An airy kitchen is well appointed with breakfast bar, gas cooktop range, microwave, island, pantry & cheery nook all open to the roomy family room. Don't miss the extra living area that could be an office or gameroom. Savannah has amazing amenities including waterpark, tennis, park, playground, jogging trails and more. \$2,500 Buyer Credit when using preferred lender.</p> <p><i>Listing Courtesy of Bray Real Estate Group- Dallas</i></p>								
	32 ● Active *New, Active: 1/28/2025 <i>MLS ID: 20826198</i>							
1813 Mercer Way	Single Family	3/2	1,551 sq ft	4,138	2004	1/28/2025	\$335,000	\$216
<p>Immaculate lock & leave in the heart of Savannah. Close to the clubhouse and numerous lakes and walking trails, this single story property offers over 220sqft in fenced Courtyard with outdoor living & back deck space with turf. 2022 improvements include a new roof, granite Kitchen counters, appliances (range, microwave, dishwasher), Primary Bath renovation (new shower, granite counters, mirrors, lighting), and Laundry cabinets. Open layout with bonus space leading into backyard serves as a playroom, office, or solarium. Enjoy quick access to 380 with this amenity filled community complete with private water park, fitness center, sport courts, and playgrounds.</p> <p><i>Listing Courtesy of Allie Beth Allman & Associates</i></p>								
	33 ● Active *New, Active: 3/4/2025 <i>MLS ID: 20858738</i>							
1400 Mountain Laurel Dr	Single Family	5/3	2,905 sq ft	6,011	2004	3/4/2025	\$429,900	\$148
<p>This stunning 5-bedroom, 2.5-bathroom colonial-style home is located in the highly sought-after Savannah community. Designed for both comfort and functionality, it offers two spacious living areas, two dining spaces, and an office, perfect for work and relaxation. Step outside to your own private retreat, featuring an above-ground pool, gazebo, and fire pit—ideal for entertaining or unwinding. Situated on a unique lot, enjoy breathtaking views of the beautifully landscaped park and pond to the north. Experience resort-style living with exclusive access to a private water park, scenic trails, lakes, playgrounds, and more!</p> <p><i>Listing Courtesy of OnDemand Realty</i></p>								

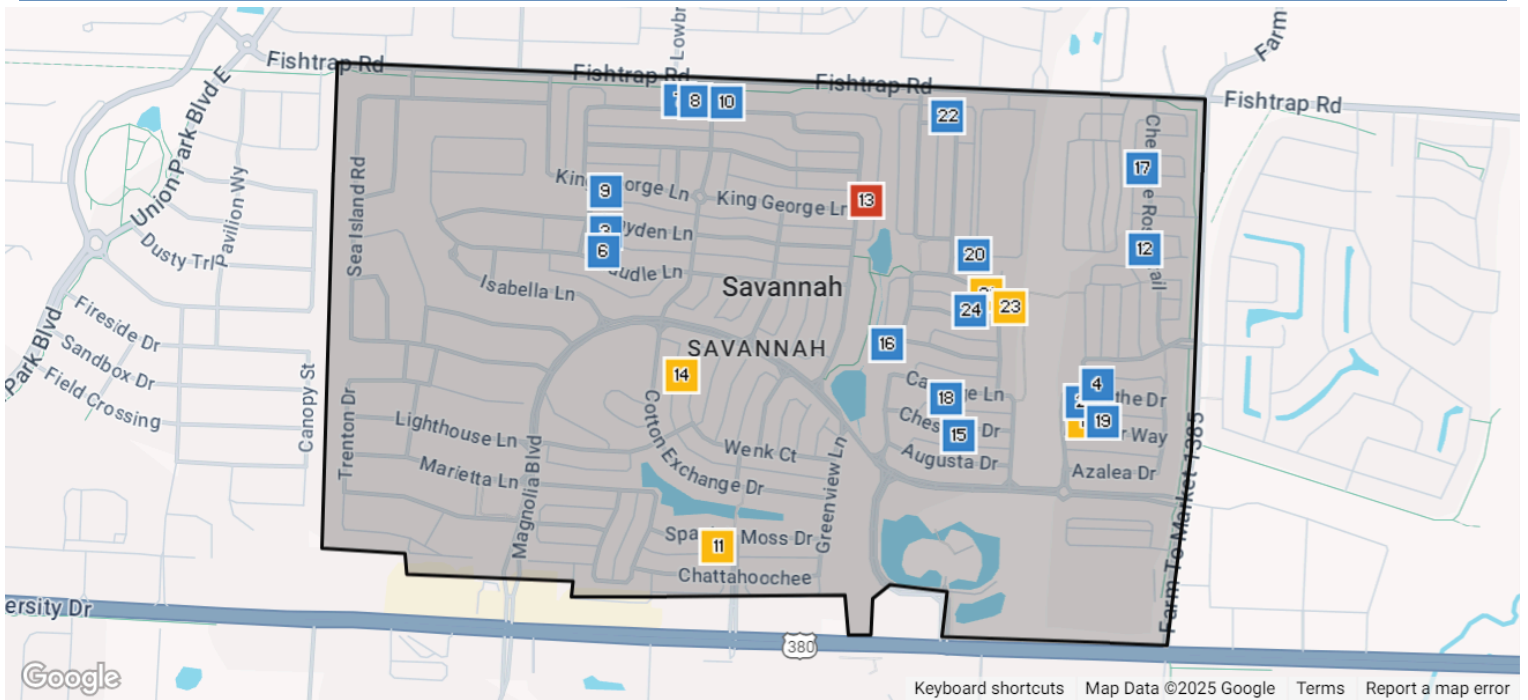


Pending: 5

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p>1 Pending • Pending: 3/13/2025 <i>MLS ID: 20807118</i></p> <p>1205 Long Leaf Dr</p> <p>Well maintained beautiful one story 3BR and 2BA home with new luxury vinyl floor. NO CARPET! It is located in a nice community and friendly neighborhood. Bright & spacious open floor with 2 large living areas and a fire place. Granite island and ample counter space with eat in kitchen. Water park, swimming pool, gorgeous clubhouse, two lighted tennis courts, two soccer fields, playgrounds and more.</p> <p><i>Courtesy of Mersal Realty</i></p>	Single Family	3/2	2,274 sq ft	6,403	1/2/2025	\$2,095 mo.	3/13/2025	\$1
 <p>2 Pending • Pending: 3/10/2025 <i>MLS ID: 20800845</i></p> <p>1901 Plantation Pkwy</p> <p>Stunning Cape Cod Style Home just hit the market in the Resort Style Living Community of Savannah!! This cozy home features 3 bedrooms, 2 bathrooms, and over 1,500 sq ft of living space. This one-story floorplan features an extra large living room that leads into a dining space and your newly renovated kitchen. The kitchen has freshly painted cabinets, a modern white backsplash, and new counters. This move-in ready home also boasts new light fixtures and fans so youâ€™ll just need to move in your personal items and enjoy. During the summer, entertain in style with the various community amenities or relax in the adult-only pool. This home also comes equipped with a large wrap-around porch and swing- itâ€™s the perfect house to call home. Located with easy access to main roads and shopping, this home is located in the highly-coveted Denton ISD</p> <p><i>Courtesy of Lugary, LLC</i></p>	Single Family	3/2	1,570 sq ft	5,187	12/19/2024	\$2,100 mo.	3/10/2025	\$1

Pending: 5 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p>3 Pending • Pending as of 3/7/2025 <i>MLS ID: 20817543</i></p> <p>725 Lighthouse Ln</p> <p>Single Family 4/2 2,312 sq ft 6,534 1/18/2025 \$400,000 3/7/2025 \$173</p> <p>Step into the welcoming elegance of this beautifully designed 4-bedroom home in the desirable Savannah neighborhood. Upon entering, you'll be greeted by a stunning tiled foyer featuring updated fixtures and artistic niches. The spacious dining room, perfect for hosting gatherings, flows effortlessly into a large and inviting living area. At the heart of the home is a chef-inspired kitchen, complete with a large island, granite countertops, a gas cooktop, and an extended buffet for additional serving or storage space. High-quality cabinetry ensures plenty of storage, while the adjoining eat-in kitchen offers a cozy nook framed by large windows and a charming window seat. The home's split-bedroom layout provides privacy and functionality. The guest bedrooms feature built-in shelving, surrounding the large windows that fill the rooms with natural light. The fourth bedroom offers versatility, making it a perfect office space or an additional guest room to suit your needs. The oversized primary suite offers a luxurious en-suite that includes double vanities, a walk-in shower, and a separate soaking tub for ultimate relaxation. Step into the beautiful backyard, designed for entertaining and leisure. The covered patio features a ceiling fan, a connected TV, and a perfect grilling area, making it ideal for hosting friends and family year-round. Living in the Savannah neighborhood offers more than just a beautiful home. As part of the HOA, residents enjoy access to a wide array of amenities, including a community waterpark with slides, pools, and splash pads. Additional features include a clubhouse, fitness center, tennis courts, walking trails, playgrounds, and fishing ponds. The neighborhood fosters a vibrant and active lifestyle with something for everyone. --New Roof Nov. 2024, New HVAC System 2023-- See full list of updates in transaction desk. Discover the perfect blend of comfort, style, and community--schedule your tour today!</p> <p><i>Listing Courtesy of INC Realty LLC</i></p>								
 <p>4 Pending • Pending as of 2/26/2025 <i>MLS ID: 20769929</i></p> <p>1204 King George Ln</p> <p>Single Family 3/2 1,759 sq ft 6,621 11/4/2024 \$319,000 2/26/2025 \$181</p> <p>Gorgeous 3-bedroom, plus bonus room Cape Cod style home on a corner lot in the heart of Savannah! Fresh paint and new carpet brighten the open-concept layout, featuring a cozy fireplace in the living room, granite counters, and a gas stove. Enjoy a private fenced backyard and fantastic community amenities, including resort style amenities. Multiple ponds, parks, pools, tennis courts, a water park, fitness center, a 20,000 sq ft clubhouse, & miles of walking trails. Convenient access to highways, shopping, and dining! Some photos may be virtually staged.</p> <p><i>Listing Courtesy of MARK SPAIN REAL ESTATE</i></p>								
 <p>5 Pending • Pending as of 2/28/2025 <i>MLS ID: 7281943</i></p> <p>1422 Sea Pines Dr</p> <p>Single Family 4/3 2,561 sq ft 4,448 1/27/2025 \$308,100 2/28/2025 \$120</p> <p>Lovely 2 story home located in the SEA PINES VILLAGE AT SAVANNAH subdivision. This home features 4 bedroom, 2 full bathroom and 1 half bathroom. It is conveniently located close to major thoroughfares for easy access to shopping centers, entertainment venues and schools. This is a great opportunity for investors. This property will not last long on the market.</p> <p><i>Listing Courtesy of StarCrest Realty</i></p>								



Closed: 24

Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
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1 ■ Closed •Leased Date: 3/18/2025, MLS Listing 20857197: 2/28/2025 MLS ID: 20857197

1708 Mercer Way Single Family 4/3 2,008 sq ft 4,443 2004 3/18/2025 \$2,125 mo. \$1

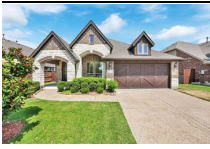


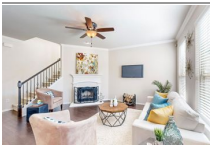
Experience the charm of this stunning 2-story home, now available for rent! Nestled in a sought-after resort-style community, this spacious property features 4 bedrooms and 2.5 bathrooms. The property boasts a relaxing screened-in back porch and a flagstone grilling area, perfect for outdoor gatherings. Inside, enjoy hardwood floors in the common areas, and a kitchen equipped with stainless steel appliances, abundant cabinetry, and space for a breakfast table. The open-concept kitchen flows seamlessly into the family room, highlighted by a stunning stone fireplace. This thoughtfully designed home features built-ins in the upstairs bedroom, game room, and dining room, along with spacious bedrooms, updated blinds, fresh paint, and modern fixtures. The vibrant community offers an active lifestyle with a full calendar of events, multiple pools, parks, playgrounds, walking and biking trails, and a fitness center. Conveniently located near Highway 380 and the Tollway, this home combines comfort, style, and accessibility. Don't miss the opportunity to make this beautiful property your new home!

Courtesy of OmniKey Realty, LLC.





Closed: 24 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p>2 Closed *Sold Date: 3/17/2025, MLS Listing 20829311: 2/4/2025 MLS ID: 20829311 1709 Mercer Way</p>	Single Family	3/2	1,451 sq ft	4,225	2004	3/17/2025	\$334,900	\$231
<p>Don't delay and come see this charming, well maintained Cottage-Style Gem in the Heart of Savannah! Step into this beautiful single-story home in the highly desirable Savannah community, where modern updates meet timeless charm. This home boasts a spacious, open layout with beautiful wood and tile floors throughout most of the home and carpet only in the bedrooms! The eat-in kitchen shines with white cabinets, sleek appliances, and ample space for gatherings. The principal suite offers a tranquil retreat with a luxurious garden tub and a separate shower in the principal bathroom, and a walk-in closet. Outside, the updates continue with a front open patio at the entry, a NEW roof, solar screens, Carrera marble floors in both bathrooms and Travertine in the entryway and kitchen, new blinds throughout the home, 2 yr old water heater, newer appliances in the kitchen, new gutters and a welcoming small covered porch and front entry patio and a screened in back patio wonderful for hanging out with friends and family!! This home looks and feels like new, offering incredible value in its price range it's truly move-in ready with updates galore and style! Located in the vibrant Savannah community, you'll enjoy resort-style amenities, including a clubhouse, pool, park, and numerous playgrounds. Don't miss this opportunity to own a beautiful home in a neighborhood designed for living your best life. Schedule your showing today!</p> <p><i>Courtesy of Fathom Realty</i></p>								
 <p>3 Closed *Sold Date: 3/12/2025, MLS Listing 20791399: 12/5/2024 MLS ID: 20791399 913 Caudle Ln</p>	Single Family	3/2	2,379 sq ft	6,250	2008	3/12/2025	\$360,000	\$151
<p>Welcome to this exceptional property, boasting a cozy fireplace that adds warmth and charm. The kitchen is a culinary delight, featuring an accent backsplash and all stainless steel appliances. The primary bedroom is a retreat, complete with a walk-in closet. In the primary bathroom, you'll find a separate tub and shower, and double sinks for convenience. The fenced-in backyard provides privacy, while the fresh exterior paint and partial flooring replacement offer a modern touch. Come and see the unique features this property offers. This home has been virtually staged to illustrate its potential.</p> <p><i>Courtesy of Opendoor Brokerage, LLC</i></p>								
 <p>4 Closed *Sold Date: 2/21/2025, MLS Listing 20752116: 10/11/2024 MLS ID: 20752116 1720 Forsythe Dr</p>	Single Family	4/4	2,688 sq ft	4,225	2004	2/21/2025	\$350,000	\$130
<p>Wow! Major price reduction on this fantastic home in the master planned resort community of Savannah! 4 bedrooms and 4 full baths + a huge game room! This is a great value! Enjoy sitting on the large covered front porch or walk to nearby parks, pool and amenity center. As you enter you are greeted by a spacious, light & bright living room with gas log fireplace. Kitchen with granite counters, SS appliances, walk in pantry and island, open to living and dining areas. Fenced back yard and open patio for more outdoor activities. The private downstairs bedroom with adjacent full bath is perfect for guests, office or bonus room. The primary suite with vaulted ceiling, dual sinks, garden tub, walk in closet and separate shower also has a private balcony. All secondary baths have granite counters and tub shower combo. Roof 2022, water heater 2023, AC 2024. Community pool, gym, clubhouse, parks, playgrounds, tennis courts, lakes, walking jogging paths and more! Conveniently located to nearby H-E-B and Costco coming soon! Motivated seller says, bring all offers!</p> <p><i>Courtesy of Keller Williams Realty DPR</i></p>								





Closed: 24 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p>5 Closed • Sold Date: 2/6/2025, MLS Listing 20738157: 9/26/2024 MLS ID: 20738157</p> <p>2204 Saint Jullian St</p> <p>Nestled in the charming Azalea Village at Savannah, this beautiful home epitomizes modern comfort and style. Move-in ready, it boasts a seamless blend of modern tile and flowing wood flooring throughout, creating an inviting ambiance. The spacious kitchen, a focal point for entertaining, features a gas stove, an island for both prepping and casual dining. This is the opportunity you've been waiting for! One owner, beautiful 3-bedroom, 2-bath home with a private tree-lined backyard, perfect for families or anyone who loves to entertain. Located on a prime interior lot in a sought-after Savannah neighborhood, this home is move-in ready and filled with quality designs that are sure to impress. The exterior boasts a well-maintained brick façade and lush landscaping, welcoming you with its inviting curb appeal. Inside, the open, airy spacious living spaces and natural lighting from windows galore are perfect for hosting or intimate gatherings. The expansive backyard, offers endless possibilities for outdoor living. Whether you envision a garden, playground, or simply a relaxing oasis, this space provides ample room to bring your dreams to life. The vibrant 2,500-home community of Savannah is an impressive place to call home, rich in style and fantastic amenities. Enjoy features such as athletic fields and courts, fishing lakes, pools, a private water park, walking trails, and play structures. Near HEB, Costco, Gyms, Coffee shops & more! Come take a look today, and make this your home sweet home just in time for 2025!!</p> <p><i>Courtesy of LPT Realty LLC</i></p>	Single Family	3/2	1,843 sq ft	7,100	2016	2/6/2025	\$365,900	\$199
 <p>6 Closed • Sold Date: 12/26/2024, MLS Listing 20715511: 8/29/2024 MLS ID: 20715511</p> <p>912 Caudle Ln</p> <p>For Sale or Lease! Priced right & Move In READY! GORGEOUS 4 bedrms, 3 full baths, home office, Texas Sized game.media room, 2 living areas & 2 dining to host everyone.Hand scraped wood flooring greets you as you enter the home, the kitchen opens to the family room & is a dream with Pretty SS appliances featuring 2 ovens, Microwave, modern vent hood, granite countertops, upgraded backsplash, custom cabinets & an oversized island great for entertaining.The home boasts a wrap around balcony & porch. This beauty also features Fresh Paint Inside & Outside, New Carpet, New Roof, Solar Panels, Home theater equipment, Fiber ready, Rain harvesting system, Refrigerator, & a Tankless Water heater! You can even start your own Garden in the back yard! Walk to elementary! Savannah has one of Dallas's Best community amenities with an oversized waterslide & more! The NEW H-E-B.Upscale shopping & dining at The Star, Stonebriar Center & Plano's Legacy West just down the Freeway. Assumable Loan at 2.75%!</p> <p><i>Courtesy of Red Carpet Realty</i></p>	Single Family	4/3	3,462 sq ft	6,011	2014	12/26/2024	\$528,000	\$153
 <p>7 Closed • Sold Date: 1/9/2025, MLS Listing 20700614: 8/12/2024 MLS ID: 20700614</p> <p>1020 Charleston Ln</p> <p>Welcome to your dream home, featuring a range of desirable features. The interior is painted in neutral colors, creating a modern and elegant feel. The living room has a cozy fireplace, ideal for chilly evenings. The kitchen is perfect for cooking, with stainless steel appliances and a stylish backsplash. The primary bedroom includes a walk-in closet for plenty of storage. The primary bathroom is a private retreat, with a separate tub and shower for relaxation. Outdoors, you'll find a covered patio and a fenced backyard for privacy and enjoyment. This property offers a great mix of style and comfort and is a must-see. This home has been virtually staged to illustrate its potential.</p> <p><i>Courtesy of Opendoor Brokerage, LLC</i></p>	Single Family	3/2	1,517 sq ft	4,399	2008	1/9/2025	\$295,000	\$194
 <p>8 Closed • Sold Date: 12/20/2024, MLS Listing 20737023: 9/24/2024 MLS ID: 20737023</p> <p>1032 Charleston Ln</p> <p>Highest and best offer deadline for Thursday at 12 PM! Beautiful home in the sought-after Savannah community! Welcomed by an inviting front porch, this home features an open living area with a cozy fireplace, a modern kitchen with granite counters, and a versatile bonus room upstairs. The primary suite, with *his and hers* separate vanities, and all bedrooms are located upstairs, along with a spacious loft. A convenient office is downstairs. Enjoy outdoor living in the fenced backyard with a covered patio. This community offers incredible amenities, including tennis courts, basketball courts, a private waterpark, a fitness center, an Olympic-sized pool, paddle boating, and much more. This is the perfect place to call home!schedule your tour today! Property is virtually staged.</p> <p><i>Courtesy of EXP REALTY</i></p>	Single Family	3/3	2,356 sq ft	4,399	2013	12/20/2024	\$325,000	\$138





Closed: 24 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p>9 Closed *Sold Date: 1/30/2025, MLS Listing 20696406: 8/7/2024 MLS ID: 20696406</p> <p>905 Hayden Ln</p> <p>**Seller Offering 10K in Seller Concessions in Closing Costs or Rate By Down and 1 Year Home Warranty** Gorgeous 2 Story Family Home with Top-Notch Amenities! Welcome to your dream home in a vibrant community of Savannah. This 4-bedroom, 2.5-bath beauty spans 3,036 square foot and boasts stunning new interior and exterior paint. Enjoy the elegance of new oak wood herringbone flooring upstairs, open modern wood balcony and a completely renovated kitchen featuring quartz countertops. With multiple patios, you can savor quiet evenings amidst new landscaping and low maintenance of a turfed backyard. The home is flooded with natural sunlight, creating a warm and inviting atmosphere. The community offers incredible amenities including a water park, pools, trails, tennis and basketball courts, playgrounds, and exciting community events. Donâ€™t miss out on this move in ready home with the perfect blend of luxury and comfort!</p> <p><i>Courtesy of Agency Dallas Park Cities, LLC</i></p>	Single Family	4/3	3,036 sq ft	4,356	2008	1/30/2025	\$425,000	\$140
 <p>10 Closed *Sold Date: 12/26/2024, MLS Listing 20754864: 10/31/2024 MLS ID: 20754864</p> <p>1104 Charleston Ln</p> <p>Welcome to resort-style living in desirable Savannah! This home features stunning curb appeal and a grand entry with high ceilings and a wrought iron staircase. The kitchen boasts beautiful granite countertops, white 42-inch cabinets, stainless steel appliances, and a large island, all connecting to a spacious living room. The downstairs primary bedroom offers a private retreat with an en-suite bath and walk-in closet. Upstairs, youâ€™ll find three generous bedrooms, a full bath, a game room, and three balconies. Enjoy the covered patio and expansive deck overlooking the lovely backyard. Both HVAC units were replaced in 2021. The community offers numerous amenities, including waterpark pools, fishing lakes, a fitness center, sports areas, a theater, and a large clubhouse.</p> <p><i>Courtesy of Keller Williams Prosper Celina</i></p>	Single Family	4/3	2,258 sq ft	4,704	2006	12/26/2024	\$350,000	\$155
 <p>11 Closed *Leased Date: 3/8/2025, MLS Listing 20832513: 2/3/2025 MLS ID: 20832513</p> <p>1157 Chattahoochee Dr</p> <p>Charming, Fully Remodeled Cottage-Style Gem in the Heart of Savannah! Step into this beautifully remodeled single-story bungalow in the highly desirable Savannah community, where modern updates meet timeless charm. This home boasts a spacious, open layout with brand-new vinyl wood look flooring throughout home and a cozy living area featuring an updated fireplace mantel thatâ€™s perfect for relaxing evenings. The eat-in kitchen shines with freshly painted white cabinets, sleek black appliances, and ample space for gatherings. Every detail has been thoughtfully upgraded, including every single light fixture and ceiling fans are brand new, and freshly painted walls, ceilings, and baseboards throughout the home. The master suite offers a tranquil retreat with vaulted ceilings, a luxurious garden tub, a separate shower, and a walk-in closet. Outside, the updates continue with a freshly painted exterior, a brand-new roof, new gutters with covers, and a welcoming covered porch and patio with rock garden for low maintenance. This home looks and feels like new, offering incredible value in its price range itâ€™s truly move-in ready with updates galore and style! Located in the vibrant Savannah community, youâ€™ll enjoy resort-style amenities, including a clubhouse, pool, park, and playground. Donâ€™t miss this opportunity to own a beautifully remodeled home in a neighborhood designed for living your best life. Schedule your showing today!</p> <p><i>Courtesy of RE/MAX Four Corners</i></p>	Single Family	3/2	1,400 sq ft	4,443	2006	3/8/2025	\$1,900 mo.	\$1
 <p>12 Closed *Sold Date: 1/14/2025, MLS Listing 20697944: 8/8/2024 MLS ID: 20697944</p> <p>1421 Cherokee Rose Trl</p> <p>Beautiful 3-bedroom, 2-bath home with an open floor plan, high ceilings, and modern amenities. The spacious master suite features dual sinks, granite countertops, a separate shower, and a soaking tub. Recent updates include fresh paint and new carpet throughout. The kitchen offers gas appliances and ample counter space. Enjoy outdoor living on the stone patio. Located in a community with a resort-style pool, tennis courts, lakes, fitness center, theater, clubhouse, and playground. Move-in ready and perfect for comfortable living! The roof was replaces this Summer with an impact resistant shingle that could potentially lower the home owner's insurance cost significantly. The home is back on the market because there was a plumbing leak found during inspection and that spooked the buyer. Orchard will be repairing the plumbing once the home is under contract.</p> <p><i>Courtesy of Orchard Brokerage, LLC</i></p>	Single Family	3/2	1,570 sq ft	5,227	2005	1/14/2025	\$275,000	\$175





Closed: 24 (cont.)

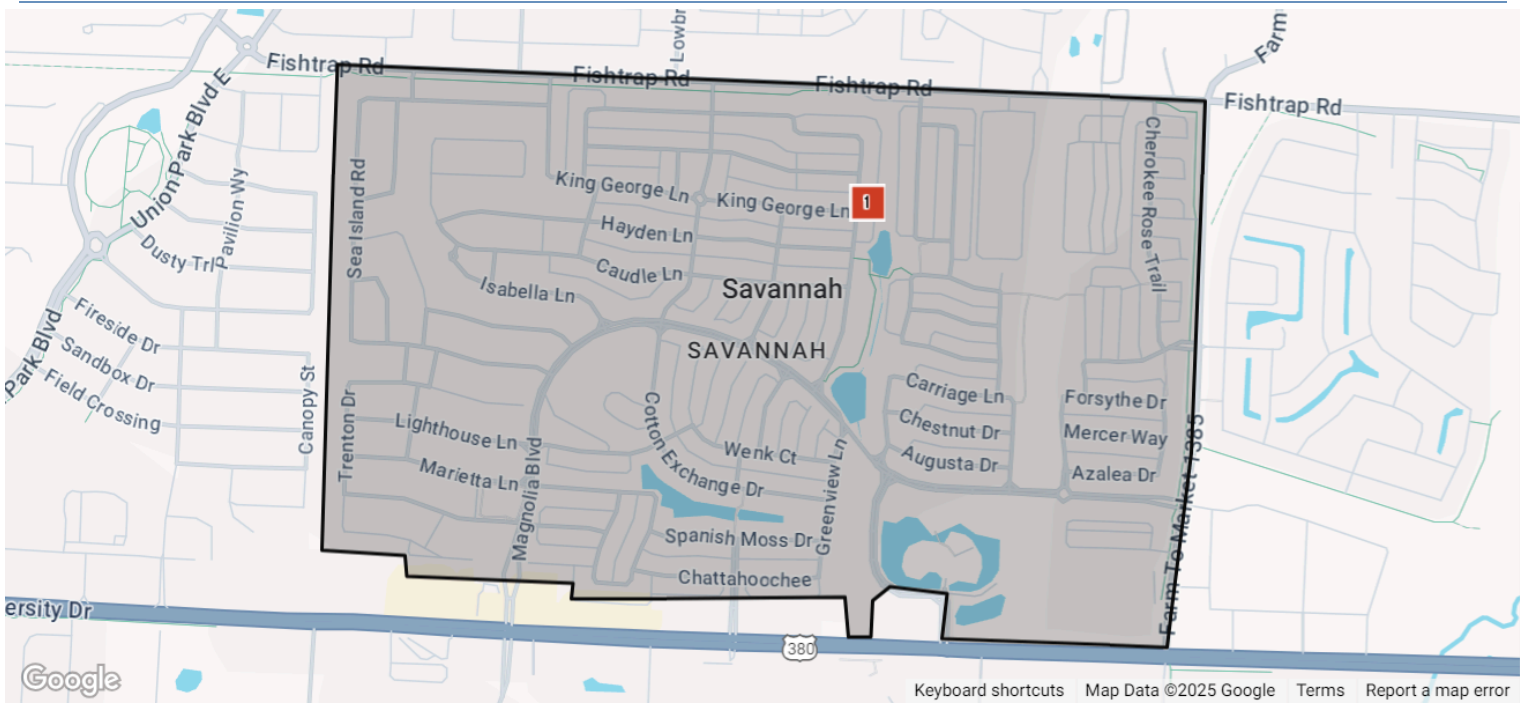
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p>13 Closed * Sold Date: 1/13/2025, Public Record MLS ID: –</p> <p>1422 Sea Pines Dr</p> <p>–</p>	Single Family	4/3	2,561 sq ft	4,447	2006	1/13/2025	\$397,664	\$128
 <p>14 Closed * Leased Date: 2/13/2025, MLS Listing 20829483: 1/28/2025 MLS ID: 20829483</p> <p>1113 Wenk Dr</p> <p>Receive \$1000 off rent for just the first month! Discover this charming 3-bedroom, 2-bathroom home in the Preserve at Honey Creek, McKinney, Texas. This home features an open living area, a contemporary kitchen, and an owner's suite with a private bath and walk-in closet. Enjoy community amenities like a pool, playground, and green spaces, all conveniently close to shops, dining, and entertainment.</p> <p><i>Courtesy of Resi Labs Pathway Brokerage</i></p>	Single Family	3/2	2,379 sq ft	6,185	2006	2/13/2025	\$2,435 mo.	\$1
 <p>15 Closed * Sold Date: 1/31/2025, MLS Listing 20763813: 10/25/2024 MLS ID: 20763813</p> <p>1505 Augusta Dr</p> <p>Motivated seller looking to close before Christmas ! Bring all offers ! Welcome to 1505 Augusta Dr., a charming and move-in-ready home nestled in the heart of the family-friendly Savannah community. Your delightful neighborhood is renowned for its welcoming atmosphere, scenic beauty, and close-knit vibe, perfect for those seeking a peaceful yet vibrant setting. Your inviting 3 bedroom, 2 bathroom home boasts an ideal layout, providing plenty of room for comfortable living and entertaining. The spacious two car garage offers ample storage, ensuring your needs are met with convenience and ease. With its well maintained interior, your home awaits your unique style and personal touches to make it truly yours. Take a step out into your spacious sunroom over looking your fenced in back yard to enjoy your morning coffee or relaxing, evening dinner with family and friends! Enjoy the best of suburban living, as your home is conveniently located within walking distance to the community park and pool, a perfect place for family fun, relaxation, and meeting neighbors. For those with growing families, youâ€™ll appreciate the homeâ€™s proximity to top rated schools, reputable childcare centers, and a variety of retail shops for everyday needs. Donâ€™t miss out on the opportunity to create memories in this delightful home in Savannah. Schedule a viewing today and see all that 1505 Augusta Dr. has to offer!</p> <p><i>Courtesy of Regal, REALTORS</i></p>	Single Family	3/2	1,545 sq ft	5,532	2004	1/31/2025	\$260,000	\$168
 <p>16 Closed * Sold Date: 2/28/2025, MLS Listing 20812247: 1/10/2025 MLS ID: 20812247</p> <p>1401 Carriage Ln</p> <p>Welcome to your dream home in the highly sought-after Savannah community! This gorgeous two-story Craftsman-style retreat offers over 2,800 square feet of thoughtfully designed living space. The spacious living room boasts soaring ceilings with dual skylights, filling the space with natural light and offering an open, inviting atmosphere. It seamlessly flows into the kitchen, which features a large center island, abundant cabinet storage, and gas cooking. This home offers 4 generously sized bedrooms plus a versatile bonus space upstairs with direct access to a large balconyâ€”ideal for relaxing or entertaining. The backyard is equally impressive, with a covered patio for outdoor gatherings and a convenient shed for extra storage. Enjoy resort-style amenities in the Savannah community, including a luxurious pool area, sport courts, a clubhouse, picturesque lakes, and even an on-site police station for added peace of mind. From neighborhood strolls to enjoying the endless activities, this community has something for everyone. This home is vacant and move-in ready, waiting for you to make it your own. 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	4/3	2,834 sq ft	10,715	2004	2/28/2025	\$385,000	\$136

Closed: 24 (cont.)


	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.	
	17 ■ Closed	* Sold Date: 12/31/2024, MLS Listing 20774541: 11/14/2024 MLS ID: 20774541							
	1617 Cherokee Rose Trl	Single Family	3/2	1,655 sq ft	4,181	2004	12/31/2024	\$323,000	\$195
	<p>Welcome to 1617 Cherokee Rose Trail, a beautifully maintained and updated home in the sought-after Savannah community. This residence offers a chef-inspired kitchen with top-of-the-line appliances, ample counter space, and sleek cabinetry, perfect for entertaining and everyday living. The open floor plan is filled with natural light, providing a warm and inviting space for relaxation and gatherings. Recent updates include a new roof and gutters (2023), HVAC system with advanced air scrubbers (2021), luxury vinyl flooring (2020), and a complete kitchen and bathroom remodel (2019). Additional features include convenient garage roof storage for extra space. Enjoy resort-style amenities in this vibrant community, including pools, parks, and recreational facilities. Don't miss this opportunity to own a move-in-ready home with modern upgrades in an incredible location!</p> <p style="text-align: center;"><i>Courtesy of KELLER WILLIAMS REALTY</i></p>								
	18 ■ Closed	* Sold Date: 12/20/2024, MLS Listing 20755978: 10/16/2024 MLS ID: 20755978							
	1429 Chestnut Dr	Single Family	3/2	1,761 sq ft	6,272	2004	12/20/2024	\$310,000	\$176
	<p>Stunning single story home with relaxing outdoor spaces and ideally situated to enjoy the amazing Savannah amenities! Upgrades include hard flooring, gas logs, designer paints, built-in bookshelf, storm door, and secondary room bed lofts. Desired floor plan with abundant natural light and views of the front and backyard from the living areas. Private primary bedroom with ensuite bath including separate shower and double sinks. Enjoy the outdoors with the large front porch, extended back patio, pergola with Edison string lights, and one of the larger backyards for the neighborhood. Great climbing trees! Just a short walk to enjoy the private water park, community pools, tennis, pickleball, dog parks, sand volleyball, covered basketball court, fitness center, playgrounds and more. New roof in 2024. Exemplary schools.</p> <p style="text-align: center;"><i>Courtesy of Keller Williams Realty DPR</i></p>								
	19 ■ Closed	* Sold Date: 3/3/2025, MLS Listing 20758851: 10/20/2024 MLS ID: 20758851							
	1724 Mercer Way	Single Family	3/3	2,319 sq ft	4,438	2004	3/3/2025	\$350,000	\$151
	<p>Welcome to this charming property with a neutral color scheme. The kitchen is a cook's dream, featuring a convenient island and an elegant accent backsplash. The primary bedroom offers a walk-in closet, perfect for your wardrobe. The freshly painted exterior and updated flooring give the home a fresh look. Enjoy outdoor living with a patio and a fenced backyard, ideal for entertaining or relaxing. With fresh interior paint, this home is move-in ready and waiting for you to make it your own. Don't miss out on this unique property! This home has been virtually staged to illustrate its potential.</p> <p style="text-align: center;"><i>Courtesy of Opendoor Brokerage, LLC</i></p>								
	20 ■ Closed	* Sold Date: 1/9/2025, MLS Listing 20769173: 11/2/2024 MLS ID: 20769173							
	1509 Piedmont PI	Single Family	4/4	2,790 sq ft	8,437	2004	1/9/2025	\$366,000	\$131
	<p>Welcome to a home that combines comfort and style. The inviting living room features a cozy fireplace and a fresh, neutral color scheme. The kitchen, the heart of the home, includes a convenient island for meal prep or casual dining. The primary bedroom serves as a private retreat with a spacious walk-in closet. The primary bathroom is a spa-like oasis, complete with a jacuzzi tub and double sinks. Step outside to a covered patio that overlooks a fenced backyard, ideal for privacy and relaxation. With fresh paint inside and out and new flooring throughout, this home is truly move-in ready. It's the perfect blend of comfort and style. This home has been virtually staged to illustrate its potential.</p> <p style="text-align: center;"><i>Courtesy of Opendoor Brokerage, LLC</i></p>								

Closed: 24 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p>21 ■ Closed *Leased Date: 12/18/2024, MLS Listing 20762905: 10/25/2024 MLS ID: 20762905</p> <p>1517 Southern Pine Dr Single Family 5/3 2,735 sq ft 5,662 2004 12/18/2024 \$2,950 mo. \$1</p> <p>This totally updated Savannah home is in a family friendly, resort-style community. The open floor plan is a perfect place to entertain. Enjoy the large living room with beautiful gas fireplace and built-in shelves. Floor-to-ceiling windows overlook picturesque backyard with patio and firepit. Eat-in kitchen has new quartz countertops, stainless steel appliances and new lighting. Home offers 5 large bedrooms with large master suite on first floor. Washer and dryer included. Solar panels will keep electric costs low. Close to shopping, dining, and walking distance to elementary school.</p> <p style="text-align: right;"><i>Courtesy of Creekview Realty</i></p>								
 <p>22 ■ Closed *Sold Date: 2/3/2025, MLS Listing 20790402: 12/5/2024 MLS ID: 20790402</p> <p>1737 Spanish Moss Way Single Family 3/2 1,655 sq ft 4,356 2004 2/3/2025 \$350,000 \$211</p> <p>Your owner's oasis awaits in this beautifully updated home in amenity-rich Savannah. The primary bathroom has been completely remodeled with a stunning design for a spa-like retreat. Artificial turf eliminates mowing and creates a maintenance-free backyard while ensuring year-round greenery. This adorable 3-bedroom, 2-bath home is nestled on a quiet tree-lined street and features a lovely, covered porch off the front. Inside, the kitchen features stainless steel appliances, gas cooktop, ample storage, and a sizable island. Experience seamless flow between the kitchen, dining, and living areas with this open concept design which creates a spacious and inviting atmosphere perfect for entertaining and family gatherings. The garage features a durable epoxy floor that is resistant to stains and chemicals, easy to clean, and designed to withstand heavy use while enhancing the overall aesthetic of your home. Amazing amenities include: waterpark, tennis courts, playgrounds, walking trails, sand volleyball courts, and more!</p> <p style="text-align: right;"><i>Courtesy of C21 Fine Homes Judge Fite</i></p>								
 <p>23 ■ Closed *Leased Date: 1/19/2025, MLS Listing 20778107: 11/14/2024 MLS ID: 20778107</p> <p>1316 Cobblestone Ct Single Family 5/3 3,701 sq ft 6,316 2005 1/19/2025 \$3,250 mo. \$1</p> <p>Beautiful two story 5 bed 3 bathroom located in Savannah. The well-designed floor plan includes an office, formal dining room, spacious family room with a fireplace, a guest bedroom with full size bathroom, and separate breakfast nook on first floor. The kitchen is equipped with an oversized island, granite countertops, stainless steel appliances, gas stove, butlers bar, and wine fridge. Second floor has 4 bedrooms and two full bathrooms, rooftop deck, and a large loft for relaxation and entertainment. Community amenities include walking trails along the greenbelt, playgrounds, pools, fishing ponds, fitness center, tennis courts, and a 20,000 sqft resort style clubhouse. No pets.</p> <p style="text-align: right;"><i>Courtesy of HomeSmart</i></p>								
 <p>24 ■ Closed *Sold Date: 2/18/2025, MLS Listing 20756159: 10/21/2024 MLS ID: 20756159</p> <p>1508 Southern Pine Dr Single Family 4/3 3,625 sq ft 6,093 2004 2/18/2025 \$330,000 \$91</p> <p>This beautiful, spacious single-family home, a cosmetic fixer-upper (paint, sheet rock repair, carpet replacement) brimming with potential, invites the discerning eye of property enthusiasts and creative real estate minds. Boasting over 3600 sq ft of space it includes a home office, perfect for remote workers. This house is ready to be transformed into your home. The fireside open-concept living and dining room creates a warm and inviting gathering space. The kitchen offers ample counter space, a center island, beautiful stainless steel appliances, a butler's, and walk-in food pantries. Upstairs, the master suite, complete with a walk-in closet and ensuite bath, awaits your personal touch. The spacious backyard provides ample outdoor space for relaxation or entertainment. This 2,500-home community has baseball, basketball, and multiple soccer fields, lakes, pools, a spray park, and play structures for outdoor enjoyment. Four tennis courts, miles of walking trails, sand volleyball, and more await you in Savannah. This country club offers all the fun and amenities anyone could hope for. Savannah also has a water park designed for all ages and includes a Jr. Olympic swimming pool with 25-meter racing lanes. 16' and 25ft-tall open air slides that are 200' long exit into a separate pool that cascades three feet to the main pool. An adult pool features a romantic waterfall, an 11' deep end, and water volleyball. This property includes a 21.8 kW solar system that generates over 10,000 kilowatt hours per year. The utility bill for this house is, on average, \$200 per month, and this solar system saves the owner approximately \$1,500 per year. The solar system is still under warranty, and all warranties will transfer to the new owner. The Solar Panels have a balance of \$43,000, which will be paid by the owner at closing. Recent repairs: New Roof 2024. AC units replaced in 2021</p> <p style="text-align: right;"><i>Courtesy of Keller Williams Realty Best SW</i></p>								



Distressed: 1

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
 <p>1 ■ Closed • Sold Date: 1/13/2025, Public Record MLS ID: -</p> <p>1422 Sea Pines Dr</p>	Single Family	4/3	2,561 sq ft	4,447	-	1/21/2025	Sold Date: 1/13/2025	

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- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
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