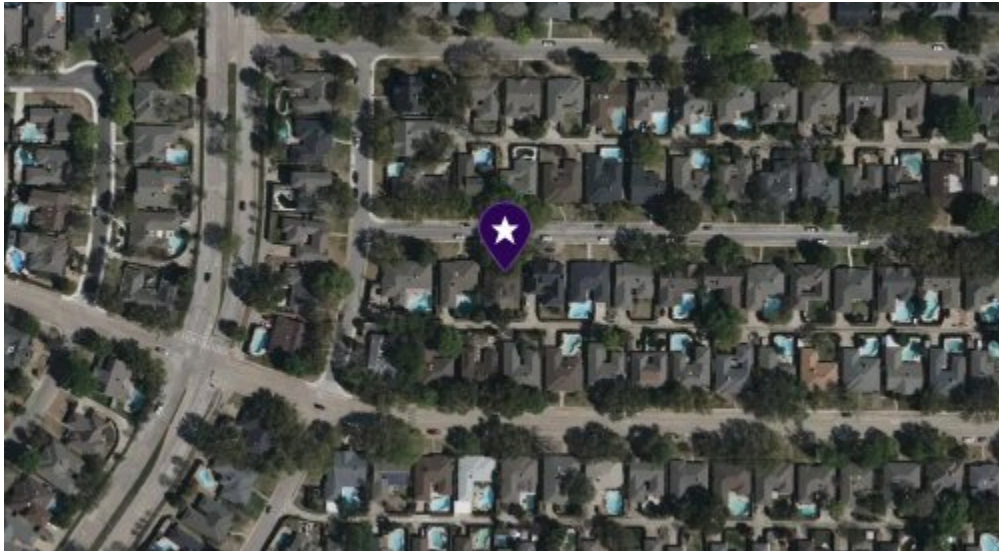


# Comparative Market Analysis

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**7214 Authon Drive, Dallas, Texas 75248**

**7214 Authon Drive Dallas, TX  
75248**

OCTOBER 4, 2026



**Alex Bortniker**

Access Dallas Realty

# Access Dallas Realty

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## About Our Investor Market Analysis

Our Comparative Market Analysis service is designed specifically for real estate investors who need reliable market information when evaluating a potential investment property. Whether you are purchasing a fix-and-flip, evaluating an off-market opportunity, or preparing a renovated property for resale, our goal is to provide you with relevant comparable sales and a clear understanding of the property's potential resale position in the current market.

With more than 15 years of experience in the Dallas–Fort Worth real estate market and hands-on experience with investment properties and home renovations, we understand that determining an estimated after-repair sale price requires more than simply selecting the closest recent sales. We consider factors such as location, property size, age, condition, renovation quality, lot characteristics, market activity, and the features buyers are currently paying for.

Each analysis focuses on comparable properties that best represent the anticipated condition of the subject property after renovations are completed. When appropriate, we also review active and pending listings to identify current competition and help determine how the finished property may be positioned when it returns to the market.

Our objective is to provide investors with an independent, data-driven analysis that can assist with evaluating a potential acquisition, establishing a renovation budget, determining an appropriate resale strategy, and making a more informed investment decision.

### Important Disclosure:

*This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.*



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# What is a CMA

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**No two homes are identical, which is why choosing a sales price or offer price for a home can be challenging. That's where the comparative market analysis, or CMA, is most useful.**

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## What is a CMA?

The CMA is a side-by-side comparison of homes for sale and homes that have recently sold in the same neighborhood and price range. This information is further sorted by data such as type of home, number of bedrooms, number of baths, lot size, neighborhood, property condition and features, and many other factors. The purpose is to show estimated market value, based on what other buyers and sellers have determined through past sales, pending sales and homes recently put on the market.

## How is the CMA created?

CMAs are generated by using property information from your real estate agent's multiple listing service (MLS). The MLS is available to licensed members only, including brokers, salespeople, and appraisers, who pay dues to gain access to the service's public and proprietary data, including tax roll information, sold transactions, and listings input by all cooperating MLS members. Listing agents generate CMAs for their sellers, and buyer's agents create them for their buyers so both sides know what current market conditions are for the homes they're interested in comparing.

## How accurate are CMAs?

The CMA is a here-and-now snapshot of the market, based on the most recent data available, but it can instantly be rendered obsolete by a new listing, or a change of status in a home with the same criteria. Why? The market is constantly changing - new listings, pending sales, closed sales, price reductions, and expired listings.

CMAs can vary widely, depending on the knowledge and skill of the person creating the CMA as well as the number and type of data fields that are chosen. That means some features may not be included.

As informative as the CMA is, it should only be used as a tool and should not substitute for your real estate professional's knowledge and advice.



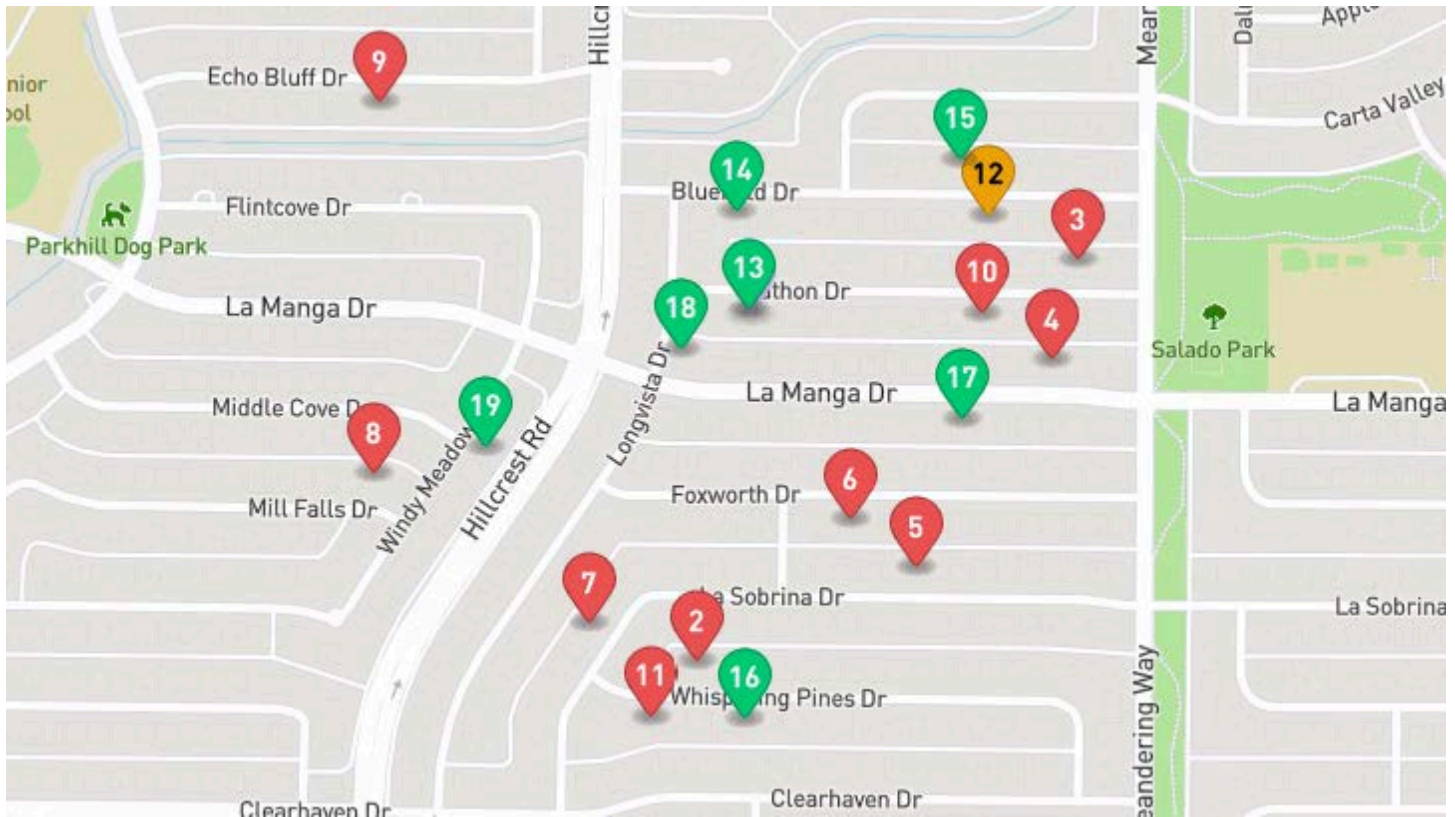
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# Map of Comparable Listings



STATUS: S = CLOSED P = PENDING A = ACTIVE

|          | MLS #          | STATUS                                | ADDRESS                     | BEDS     | BATHS       | SQFT         | PRICE     |
|----------|----------------|---------------------------------------|-----------------------------|----------|-------------|--------------|-----------|
| <b>1</b> | <b>Subject</b> |                                       | <b>7214 Authon Dr</b>       | <b>4</b> | <b>3.00</b> | <b>2,432</b> | <b>-</b>  |
| 2        | 21315153       | <span style="color: red;">S</span>    | 7229 Whispering Pines Drive | 4        | 3.00        | 2,307        | \$695,000 |
| 3        | 21312031       | <span style="color: red;">S</span>    | 7419 Authon Drive           | 4        | 3.00        | 2,583        | \$700,000 |
| 4        | 21287914       | <span style="color: red;">S</span>    | 7429 La Manga Drive         | 4        | 3.00        | 2,192        | \$760,000 |
| 5        | 21256266       | <span style="color: red;">S</span>    | 7335 La Sobrina Drive       | 4        | 3.00        | 2,754        | \$785,000 |
| 6        | 21246464       | <span style="color: red;">S</span>    | 7316 Foxworth Drive         | 4        | 3.00        | 2,142        | \$825,000 |
| 7        | 20876322       | <span style="color: red;">S</span>    | 7211 La Sobrina Drive       | 4        | 3.00        | 2,766        | \$655,000 |
| 8        | 21179672       | <span style="color: red;">S</span>    | 6945 Mill Falls Drive       | 4        | 3.00        | 2,486        | \$810,000 |
| 9        | 21206331       | <span style="color: red;">S</span>    | 6920 Echo Bluff Drive       | 4        | 3.00        | 2,672        | \$512,000 |
| 10       | 21205773       | <span style="color: red;">S</span>    | 7402 Authon Drive           | 4        | 3.00        | 2,710        | \$739,900 |
| 11       | 21155596       | <span style="color: red;">S</span>    | 7216 Whispering Pines Drive | 4        | 3.00        | 2,583        | \$820,000 |
| 12       | 21385943       | <span style="color: orange;">P</span> | 7402 Bluefield Drive        | 4        | 3.00        | 2,667        | \$735,000 |
| 13       | 21301740       | <span style="color: green;">A</span>  | 7214 Authon Drive           | 4        | 3.00        | 2,432        | \$729,500 |



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|    |          |   |                             |   |      |       |           |
|----|----------|---|-----------------------------|---|------|-------|-----------|
| 14 | 21380631 | A | 7210 Bluefield Drive        | 4 | 3.00 | 2,421 | \$700,000 |
| 15 | 21386773 | A | 7321 Bluefield Drive        | 4 | 3.00 | 2,456 | \$879,000 |
| 16 | 21370603 | A | 7240 Whispering Pines Drive | 4 | 3.00 | 2,508 | \$829,990 |
| 17 | 21361839 | A | 7406 La Manga Drive         | 4 | 3.00 | 2,210 | \$689,000 |
| 18 | 21369014 | A | 7205 La Manga Drive         | 4 | 3.00 | 2,701 | \$754,996 |
| 19 | 21386602 | A | 15922 Windy Meadow Drive    | 5 | 3.00 | 2,597 | \$770,000 |

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# Summary of Comparable Properties

## S SOLD LISTINGS

| ADDRESS                     | SOLD DATE | BEDS     | BATHS      | SQFT         | SOLD PRICE       | \$/SQ.FT     |
|-----------------------------|-----------|----------|------------|--------------|------------------|--------------|
| 7229 Whispering Pines Drive | 8/7/26    | 4        | 3.00       | 2,307        | \$695,000        | \$301        |
| 7419 Authon Drive           | 9/2/26    | 4        | 3.00       | 2,583        | \$700,000        | \$271        |
| 7429 La Manga Drive         | 7/10/26   | 4        | 3.00       | 2,192        | \$760,000        | \$347        |
| 7335 La Sobrina Drive       | 6/2/26    | 4        | 3.00       | 2,754        | \$785,000        | \$285        |
| 7316 Foxworth Drive         | 6/3/26    | 4        | 3.00       | 2,142        | \$825,000        | \$385        |
| 7211 La Sobrina Drive       | 4/17/26   | 4        | 3.00       | 2,766        | \$655,000        | \$237        |
| 6945 Mill Falls Drive       | 4/20/26   | 4        | 3.00       | 2,486        | \$810,000        | \$326        |
| 6920 Echo Bluff Drive       | 3/27/26   | 4        | 3.00       | 2,672        | \$512,000        | \$192        |
| 7402 Authon Drive           | 4/20/26   | 4        | 3.00       | 2,710        | \$739,900        | \$273        |
| 7216 Whispering Pines Drive | 3/17/26   | 4        | 3.00       | 2,583        | \$820,000        | \$317        |
| <b>Averages</b>             |           | <b>4</b> | <b>3.0</b> | <b>2,519</b> | <b>\$730,190</b> | <b>\$293</b> |

## P PENDING LISTINGS

| ADDRESS              | SOLD DATE | BEDS     | BATHS      | SQFT         | PRICE            | \$/SQ.FT     |
|----------------------|-----------|----------|------------|--------------|------------------|--------------|
| 7402 Bluefield Drive | -         | 4        | 3.00       | 2,667        | \$735,000        | \$276        |
| <b>Averages</b>      |           | <b>4</b> | <b>3.0</b> | <b>2,667</b> | <b>\$735,000</b> | <b>\$276</b> |

## A ACTIVE LISTINGS

| ADDRESS                     | SOLD DATE | BEDS     | BATHS      | SQFT         | PRICE            | \$/SQ.FT     |
|-----------------------------|-----------|----------|------------|--------------|------------------|--------------|
| 7214 Authon Drive           | -         | 4        | 3.00       | 2,432        | \$729,500        | \$300        |
| 7210 Bluefield Drive        | -         | 4        | 3.00       | 2,421        | \$700,000        | \$289        |
| 7321 Bluefield Drive        | -         | 4        | 3.00       | 2,456        | \$879,000        | \$358        |
| 7240 Whispering Pines Drive | -         | 4        | 3.00       | 2,508        | \$829,990        | \$331        |
| 7406 La Manga Drive         | -         | 4        | 3.00       | 2,210        | \$689,000        | \$312        |
| 7205 La Manga Drive         | -         | 4        | 3.00       | 2,701        | \$754,996        | \$280        |
| 15922 Windy Meadow Drive    | -         | 5        | 3.00       | 2,597        | \$770,000        | \$296        |
| <b>Averages</b>             |           | <b>4</b> | <b>3.0</b> | <b>2,475</b> | <b>\$764,640</b> | <b>\$309</b> |



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# Listings



**Alex Bortniker**

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# 7229 Whispering Pines Drive Dallas, TX 75248

MLS #21315153

**\$695,000**

**CLOSED** 8/7/26

**4 Beds 3.00 Baths**

**Year Built 1971**

**2,307 Sq. Ft. (\$301 / sqft)**

**Days on market: 13**



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# 7229 Whispering Pines Drive

Dallas, TX 75248

MLS #21315153

\$695,000

**CLOSED** 8/7/26

4 Beds 3.00 Baths

Year Built 1971

2,307 Sq. Ft. (\$301 / sqft)

Days on market: 13



## Details

**Prop Type:** Single Family Residence  
**County:** Dallas  
**Subdivision:** Prestonwood 03  
**Style:** Traditional, Detached  
**Full baths:** 3.0

**Acres:** 0.19  
**Lot Size (sqft):** 8,276  
**Garages:** 2  
**List date:** 6/30/26  
**Sold date:** 8/7/26  
**Off-market date:** 7/13/26

**Updated:** Aug 8, 2026 12:36 PM  
**List Price:** \$699,000  
**Orig list price:** \$699,000  
**Taxes:** \$15,639  
**School District:** Richardson ISD

**High:** Pearce  
**Middle:** Parkhill  
**Elementary:** Bowie

## Features

**Appliances:** Dishwasher, Electric Cooktop, Electric Oven, Electric Water Heater, Disposal, Microwave, SomeCommercialGrade, Vented Exhaust Fan  
**Community Features:** Curbs, Sidewalks  
**Construction Materials:** Brick  
**Cooling:** Central Air, Ceiling Fan(s), Electric

**Covered Spaces:** 2.0  
**Exclusions:** Refrigerator does not convey with the property  
**Exterior Features:** Rain Gutters  
**Fencing:** Wood  
**Fireplace Features:** Decorative, Wood Burning  
**Fireplaces Total:** 1  
**Flooring:** Carpet, Ceramic Tile, LuxuryVinylPlank

**Foundation Details:** Slab  
**Heating:** Central  
**Interior Features:** Wet Bar, DecorativeDesignerLightingFixtures, High Speed Internet, Open Floorplan, CableTv  
**Laundry Features:** Washer Hookup, Electric Dryer Hookup  
**Levels:** One  
**Lot Features:** Interior Lot, Subdivision, Few Trees

**Parking Features:** Alley Access, Garage Faces Rear  
**Patio And Porch Features:** Covered  
**Pool Features:** In Ground, Pool  
**Roof:** Composition  
**Security Features:** Smoke Detector(s)  
**Sewer:** Public Sewer



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**Utilities:** Sewer Available,  
Separate Meters, Water  
Available, Cable Available

**Virtual Tour:** [View](#)

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## Remarks

Stunning Prestonwood home in Richardson ISD, situated on a desirable tree-lined street. Beautifully renovated in 2020, this home underwent a complete top-to-bottom renovation, including a new roof, HVAC system, HVAC ductwork, windows, water heater, flooring, paint, kitchen, bathrooms, appliances, and more. Since then, the home has continued to be thoughtfully maintained and improved with an updated irrigation system and a recently replaced dishwasher.

Filled with natural light, the open-concept floor plan showcases light luxury vinyl plank flooring, spacious living and dining areas, and a beautifully redesigned kitchen. The kitchen features an oversized island, professional-grade appliances, and elegant quartz countertops, making it the perfect space for everyday living and entertaining.

The inviting family room offers a decorative wood-burning fireplace, a stylish built-in wet bar, and sliding glass doors that open to your private backyard oasis with a sparkling pool, patio, and side yard. The pool was extensively updated in 2021 with new plaster, glass tile, coping, plumbing, pump, filter, timer, and equipment.

The spacious primary suite provides private access to the backyard, creating a peaceful retreat. A versatile fourth bedroom is ideal as a guest suite, home office, or flex space.

The garage includes approximately 18 x 20 of premium interlocking rubber gym flooring. Durable, removable, and expandable, it's perfect for a home gym, workshop, or protecting the garage floor.

Ideally located in the highly sought-after Prestonwood neighborhood with easy access to shopping, dining, parks, and major highways, this move-in-ready home offers the perfect combination of style, comfort, and functionality.

Courtesy of Ready Real Estate LLC

Information is deemed reliable but not guaranteed.



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# 7419 Authon Drive Dallas, TX 75248

MLS #21312031

**\$700,000**

**CLOSED** 9/2/26

**4 Beds 3.00 Baths**

**Year Built 1973**

**2,583 Sq. Ft.** (\$271 / sqft)

**Days on market: 5**



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7419 Authon Drive

Dallas, TX 75248

MLS #21312031

\$700,000

CLOSED

9/2/26

4 Beds 3.00 Baths

2,583 Sq. Ft. (\$271 / sqft)

Year Built 1973

Days on market: 5



Details

|                                           |                               |                                     |                                        |
|-------------------------------------------|-------------------------------|-------------------------------------|----------------------------------------|
| <b>Prop Type:</b> Single Family Residence | <b>Acres:</b> 0.19            | <b>Off-market date:</b> 7/1/26      | <b>School District:</b> Richardson ISD |
| <b>County:</b> Dallas                     | <b>Lot Size (sqft):</b> 8,276 | <b>Updated:</b> Sep 4, 2026 3:31 PM | <b>High:</b> Pearce                    |
| <b>Subdivision:</b> Prestonwood           | <b>Garages:</b> 2             | <b>List Price:</b> \$700,000        | <b>Middle:</b> Parkhill                |
| <b>Style:</b> Traditional, Detached       | <b>List date:</b> 6/26/26     | <b>Orig list price:</b> \$700,000   | <b>Elementary:</b> Bowie               |
| <b>Full baths:</b> 3.0                    | <b>Sold date:</b> 9/2/26      | <b>Taxes:</b> \$13,087              |                                        |

Features

|                                                                        |                                                                                                                                                                                   |                                                                                 |                                                                     |
|------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|---------------------------------------------------------------------|
| <b>Appliances:</b> Double Oven, Dishwasher, Electric Cooktop, Disposal | <b>Fireplaces Total:</b> 1                                                                                                                                                        | <b>Laundry Features:</b> Washer Hookup, DryerHookup, LaundryInUtilityRoom       | <b>Patio And Porch Features:</b> Front Porch                        |
| <b>Construction Materials:</b> Brick                                   | <b>Flooring:</b> Carpet, Ceramic Tile, LuxuryVinylPlank                                                                                                                           | <b>Levels:</b> One                                                              | <b>Pool Features:</b> Gunite, Pool                                  |
| <b>Cooling:</b> Central Air, Ceiling Fan(s), Electric                  | <b>Foundation Details:</b> Slab                                                                                                                                                   | <b>Lot Features:</b> Interior Lot, Landscaped                                   | <b>Roof:</b> Composition                                            |
| <b>Covered Spaces:</b> 2.0                                             | <b>Heating:</b> Central, Natural Gas                                                                                                                                              | <b>Parking Features:</b> DoorSingle, Driveway, Kitchen Level, Garage Faces Rear | <b>Sewer:</b> Public Sewer                                          |
| <b>Fencing:</b> Wood                                                   | <b>Interior Features:</b> Chandelier, DecorativeDesignerLightingFixtures, Granite Counters, High Speed Internet, In-Law Floorplan, CableTv, Vaulted Ceiling(s), Walk-In Closet(s) |                                                                                 | <b>Utilities:</b> Sewer Available, Water Available, Cable Available |
| <b>Fireplace Features:</b> Gas Log, Wood Burning                       |                                                                                                                                                                                   |                                                                                 | <b>Virtual Tour:</b> <a href="#">View</a>                           |
|                                                                        |                                                                                                                                                                                   |                                                                                 | <b>Window Features:</b> Window Coverings                            |

## Remarks

Nestled just a block from Salado Park and the highly sought-after Bowie Elementary, this 4-bedroom, 3-bath gem is a true testament to pride of ownership. From the moment you step inside, you'll notice thoughtful updates throughout, including granite countertops in the kitchen and baths, recent luxury vinyl flooring, and a sun-drenched, light-filled sunroom. The home's layout is as functional as it is inviting. The formal living and dining rooms welcome you with classic elegance, while the split bedroom floorplan provides privacy and flexibility. The primary suite, located on the East side of the home, is a spacious retreat featuring dual walk-in closets, dual sinks on granite topped vanities, a separate dressing vanity, and a spa-like bath with a soaking tub and separate shower. Two additional bedrooms are conveniently located nearby. The West side of the home boasts a private bedroom and bath ideal for guests or multi-generational living. Step outside, and your backyard oasis awaits. Impeccably landscaped and fully fenced for privacy, this space is perfect for entertaining or relaxing. Take a dip in the sparkling pool, enjoy the lush greenery, or host weekend gatherings in this serene retreat. Ideally located near the Preston Ridge Trail, Salado Park, and the highly ranked set of schools, Bowie Elementary, Parkhill Jr High and Peace High school.

Combining location, charm, and modern updates, this home is a rare find you won't want to miss!

Courtesy of Compass RE Texas, LLC.

Information is deemed reliable but not guaranteed.



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# 7429 La Manga Drive Dallas, TX 75248

MLS #21287914

**\$760,000**

**CLOSED** 7/10/26

**4 Beds 3.00 Baths**

**Year Built 1972**

**2,192 Sq. Ft. (\$347 / sqft)**

**Days on market: 4**



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7429 La Manga Drive

Dallas, TX 75248

MLS #21287914

\$760,000

CLOSED

7/10/26

4 Beds 3.00 Baths

2,192 Sq. Ft. (\$347 / sqft)

Year Built 1972

Days on market: 4



Details

|                                            |                               |                                       |                                        |
|--------------------------------------------|-------------------------------|---------------------------------------|----------------------------------------|
| <b>Prop Type:</b> Single Family Residence  | <b>Half baths:</b> 1.0        | <b>Off-market date:</b> 6/30/26       | <b>School District:</b> Richardson ISD |
| <b>County:</b> Dallas                      | <b>Acres:</b> 0.205           | <b>Updated:</b> Jul 14, 2026 11:18 AM | <b>High:</b> Pearce                    |
| <b>Subdivision:</b> Prestonwood Humble     | <b>Lot Dim:</b> 70x120        | <b>List Price:</b> \$749,900          | <b>Middle:</b> Westwood                |
| <b>Style:</b> Ranch, Traditional, Detached | <b>Lot Size (sqft):</b> 8,929 | <b>Orig list price:</b> \$749,900     | <b>Elementary:</b> Bowie               |
| <b>Full baths:</b> 2.0                     | <b>Garages:</b> 2             | <b>Taxes:</b> \$14,774                |                                        |
|                                            | <b>List date:</b> 6/26/26     |                                       |                                        |
|                                            | <b>Sold date:</b> 7/10/26     |                                       |                                        |

Features

|                                                                                                   |                                                                   |                                                                                                                                                                                                        |                                                                |
|---------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|
| <b>Appliances:</b> Dishwasher, Electric Cooktop, Electric Oven, Disposal, Microwave, Refrigerator | <b>Exterior Features:</b> Private Yard                            | <b>Interior Features:</b> DecorativeDesignerLightingFixtures, Double Vanity, Eat-in Kitchen, Granite Counters, In-Law Floorplan, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s) | <b>Lot Features:</b> Interior Lot, Landscaped, SprinklerSystem |
| <b>Community Features:</b> Sidewalks, Curbs                                                       | <b>Fencing:</b> Wood                                              |                                                                                                                                                                                                        | <b>Parking Features:</b> Alley Access, Driveway                |
| <b>Construction Materials:</b> Brick, Wood Siding                                                 | <b>Fireplace Features:</b> Gas Starter, See Remarks, Wood Burning | <b>Laundry Features:</b> Electric Dryer Hookup, LaundryInUtilityRoom                                                                                                                                   | <b>Patio And Porch Features:</b> Covered                       |
| <b>Cooling:</b> Central Air, Ceiling Fan(s), Electric                                             | <b>Fireplaces Total:</b> 1                                        | <b>Levels:</b> One                                                                                                                                                                                     | <b>Pool Features:</b> None                                     |
| <b>Covered Spaces:</b> 2.0                                                                        | <b>Flooring:</b> Carpet, Tile, Wood                               |                                                                                                                                                                                                        | <b>Roof:</b> Composition                                       |
|                                                                                                   | <b>Foundation Details:</b> Slab                                   |                                                                                                                                                                                                        | <b>Security Features:</b> Security System, Smoke Detector(s)   |
|                                                                                                   | <b>Heating:</b> Central, Natural Gas                              |                                                                                                                                                                                                        |                                                                |

|                            |                                                                                                                  |                                           |                                                         |
|----------------------------|------------------------------------------------------------------------------------------------------------------|-------------------------------------------|---------------------------------------------------------|
| <b>Sewer:</b> Public Sewer | <b>Utilities:</b> Electricity Available, Natural Gas Available, Sewer Available, SeparateMeters, Water Available | <b>Virtual Tour:</b> <a href="#">View</a> | <b>Window Features:</b> Bay Window(s), Window Coverings |
|----------------------------|------------------------------------------------------------------------------------------------------------------|-------------------------------------------|---------------------------------------------------------|

Remarks

A Prestonwood Gem Reimagined! Beautifully updated home in the highly desirable Prestonwood neighborhood of North Dallas, offering an open floor plan with vaulted ceilings, hardwood floors, abundant natural light, and a brick wood-burning fireplace. The spacious living area flows seamlessly into the completely remodeled kitchen featuring an oversized quartz island, stainless steel appliances, custom vent hood, abundant cabinetry, and generous dining and breakfast areas. Offering approximately 2,192 square feet, this home includes four bedrooms, two and a half baths, 4th bedroom is a versatile flex room or guest space, playroom, office, or study. The private primary suite features a beautifully updated bath with dual vanities, an oversized shower, and quality designer finishes. Thoughtful updates and quality craftsmanship are evident throughout, creating a home that is both stylish and functional. The backyard provides space for relaxing, entertaining, or play. The home lies inside the Richardson Independent School District and is conveniently located near premier shopping, dining, parks, and major thoroughfares. This move-in-ready home offers an exceptional opportunity in one of North Dallas' most sought-after neighborhoods. The home was completely renovated during 2018 and 2019. The cast iron pipes were replaced at that time, the HVAC was replaced in 2023, hot water heater 2024 and the roof is 8 years old. Come see this wonderful home and make it yours!!

Courtesy of Ebby Halliday, REALTORS  
Information is deemed reliable but not guaranteed.



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# 7335 La Sobrina Drive Dallas, TX 75248

MLS #21256266

**\$785,000**

**CLOSED** 6/2/26

**4 Beds 3.00 Baths**

**Year Built 1971**

**2,754 Sq. Ft. (\$285 / sqft)**

**Days on market: 3**



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7335 La Sobrina Drive

Dallas, TX 75248

MLS #21256266

\$785,000

CLOSED

6/2/26

4 Beds 3.00 Baths

2,754 Sq. Ft. (\$285 / sqft)

Year Built 1971

Days on market: 3



Details

|                                           |                               |                                     |                                        |
|-------------------------------------------|-------------------------------|-------------------------------------|----------------------------------------|
| <b>Prop Type:</b> Single Family Residence | <b>Half baths:</b> 1.0        | <b>Off-market date:</b> 5/10/26     | <b>School District:</b> Richardson ISD |
| <b>County:</b> Dallas                     | <b>Acres:</b> 0.196           | <b>Updated:</b> Jun 2, 2026 4:25 PM | <b>High:</b> Pearce                    |
| <b>Subdivision:</b> Prestonwood 03        | <b>Lot Size (sqft):</b> 8,537 | <b>List Price:</b> \$750,000        | <b>Middle:</b> Parkhill                |
| <b>Style:</b> Ranch, Detached             | <b>Garages:</b> 2             | <b>Orig list price:</b> \$750,000   | <b>Elementary:</b> Bowie               |
| <b>Full baths:</b> 2.0                    | <b>List date:</b> 5/7/26      | <b>Taxes:</b> \$16,074              |                                        |
| <b>Sold date:</b> 6/2/26                  |                               |                                     |                                        |

Features

|                                                                                                              |                                                                                                             |                                                                                          |                                                                                                                  |
|--------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|
| <b>Appliances:</b> Convection Oven, Double Oven, Dishwasher, Electric Oven, Gas Cooktop, Disposal, Microwave | <b>Fireplaces Total:</b> 1                                                                                  | <b>Laundry Features:</b> Electric Dryer Hookup, LaundryInUtilityRoom                     | <b>Roof:</b> Composition                                                                                         |
| <b>Construction Materials:</b> Brick                                                                         | <b>Flooring:</b> Carpet, Hardwood, Tile                                                                     | <b>Levels:</b> One                                                                       | <b>Security Features:</b> Security System Owned, Security System, Carbon Monoxide Detector(s), Smoke Detector(s) |
| <b>Cooling:</b> Central Air                                                                                  | <b>Foundation Details:</b> Slab                                                                             | <b>Parking Features:</b> DoorMulti, Parking Pad, Garage Faces Rear                       | <b>Sewer:</b> Public Sewer                                                                                       |
| <b>Covered Spaces:</b> 2.0                                                                                   | <b>Heating:</b> Central                                                                                     | <b>Pool Features:</b> In Ground, Outdoor Pool, Pool, Pool Sweep, Waterfall, WaterFeature | <b>Utilities:</b> Electricity Connected, Sewer Available, Water Available                                        |
| <b>Fireplace Features:</b> Gas, Gas Log, Living Room                                                         | <b>Interior Features:</b> Chandelier, Granite Counters, High Speed Internet, Kitchen Island, Open Floorplan |                                                                                          | <b>Virtual Tour:</b> <a href="#">View</a>                                                                        |

## Remarks

Located in the heart of Prestonwood and zoned to highly regarded Bowie Elementary, Parkhill Junior High, and Pearce High School, this one-story home offers the layout, updates, and outdoor living todays buyers are looking for. With 4 bedrooms, 2.5 baths, 2 living areas, formal dining, breakfast area, and 2,754 square feet, the home provides generous everyday living space with an easy flow for entertaining.

The kitchen features granite countertops, stainless appliances, gas cooktop, double ovens, abundant cabinetry, and a breakfast bar opening to the main living area. The spacious living room includes hardwood floors, a stone fireplace, tray ceiling detail, skylight, and views toward the backyard. A second living area offers flexibility for a game room, media space, playroom, or office.

The primary suite includes French doors to the backyard, an extended closet, updated carpet, and a remodeled bath. Three additional bedrooms provide comfortable separation from the main living spaces.

The backyard is a standout, with a pool, attached cedar pergola, stamped and stained concrete patio, updated fencing, and refreshed landscaping. The pool was replastered in 2017 with updated tile, stone edging, pumps, and filtration system. Attached 2-car alley garage.

Major improvements include roof and skylights replaced in 2017, cast iron plumbing replaced with PVC with 2026 camera scope and hydrostatic test on file, new Lennox 18 SEER 5-ton variable HVAC system with approximately 90% of ductwork replaced in 2023, new Bradford White water heater in 2023, updated attic insulation, interior paint, remodeled primary bath, updated toilets, newer pool equipment, sprinkler repairs, fence staining, and extensive garden refreshes. Over \$158,000 in documented improvements.

A rare opportunity to own a well-maintained, move-in ready Prestonwood home with a pool, strong schools, and meaningful big-ticket updates already completed.

Courtesy of Coldwell Banker Apex, REALTORS  
Information is deemed reliable but not guaranteed.



**Alex Bortniker**

Access Dallas Realty

Cell: 2146411183

accessdallasrealty@gmail.com | BRE number 0577613

# 7316 Foxworth Drive Dallas, TX 75248

MLS #21246464

**\$825,000**

**CLOSED** 6/3/26

**4 Beds 3.00 Baths**

**Year Built 1971**

**2,142 Sq. Ft. (\$385 / sqft)**

**Days on market: 7**



**Alex Bortniker**

Access Dallas Realty

Cell: 2146411183

accessdallasrealty@gmail.com | BRE number 0577613

# 7316 Foxworth Drive

Dallas, TX 75248

MLS #21246464

**\$825,000****CLOSED** 6/3/26**4 Beds 3.00 Baths****Year Built 1971****2,142 Sq. Ft.** (\$385 / sqft)**Days on market: 7**

## Details

**Prop Type:** Single Family Residence**County:** Dallas**Subdivision:** PRESTONWOOD 3**Style:** Traditional, Detached**Full baths:** 3.0**Acres:** 0.2**Lot Size (sqft):** 8,712**Garages:** 2**List date:** 4/23/26**Sold date:** 6/3/26**Off-market date:** 4/30/26**Updated:** Jun 4, 2026 2:43 PM**List Price:** \$759,999**Orig list price:** \$759,999**Taxes:** \$12,232**School District:** Richardson ISD**High:** Pearce**Middle:** Parkhill**Elementary:** Bowie

## Features

**Appliances:** Dishwasher, Electric Range, Disposal, Microwave, Vented Exhaust Fan**Community Features:** Sidewalks, Trails Paths, Curbs, Putting Green**Construction Materials:** Brick**Cooling:** Central Air**Covered Spaces:** 2.0**Exclusions:** None**Exterior Features:** Lighting, Rain Gutters**Fencing:** Privacy, Wood**Fireplace Features:** Gas Log, Gas Starter**Fireplaces Total:** 1**Flooring:** Carpet, Tile, Vinyl**Foundation Details:** Slab**Heating:** Central**Interior Features:** Built-in Features, Decorative Designer Lighting Fixtures, Double Vanity, Eat-in Kitchen, Granite Counters, High Speed Internet, In-Law Floorplan, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound**Laundry Features:** Laundry In Utility Room**Levels:** One**Lot Features:** Interior Lot, Landscaped, Subdivision, Sprinkler System, Few Trees**Parking Features:** Alley Access, Driveway, Garage, Garage Door Opener, Garage Faces Rear**Patio And Porch Features:** Front Porch, Patio, Covered**Pool Features:** None**Roof:** Composition**Alex Bortniker**

Access Dallas Realty

Cell: 2146411183

accessdallasrealty@gmail.com | BRE number 0577613

**Security Features:** Smoke Detector(s)

**Sewer:** Public Sewer

**Utilities:** Sewer Available, Water Available

**Virtual Tour:** [View](#)

**Window Features:** Window Coverings

Remarks

Extensively renovated and beautifully designed, 7316 Foxworth Drive offers a rare blend of style, function, and exceptional use of space in the highly sought-after Bowie Elementary feeder, with beautiful mature trees in both the front and backyard. With 4 bedrooms, 3 full baths, plus a dedicated office, the layout is both practical and flexible across its 2,142-square-foot open floor plan, including a full interior renovation completed in 2019.

The German schmear brick exterior with a stone-accented entry and front patio creates instant curb appeal. Inside, wide-plank LVP flooring, designer lighting, and curated details carry throughout. The kitchen features a large island, custom cabinetry with glass-front accents, honed granite countertops, warm aged brass hardware, a statement vent hood, and a built-in banquette, opening to a vaulted family room with wood beams and a gas fireplace.

The split-bedroom layout offers privacy, with a tucked-away primary suite. The primary bath includes a large walk-in shower, dual-sink vanity with marble countertops, and dual closets, including a custom walk-in. Secondary bedrooms share a Jack and Jill bath.

Major systems have been updated, including cast iron plumbing replaced with PVC, new windows, a full electrical upgrade with panel replacement, and engineered foundation work in 2022 with a transferable lifetime warranty.

The backyard is truly special, with a beautiful mature tree and custom playset built around it. Exterior lighting creates a warm glow in the evenings. Additional features include board-on-board fencing, low-maintenance turf, a putting green, and a covered patio, making this a home that is hard to find. Truly a special property. Over \$200,000 invested in updates and improvements over time.

Courtesy of Call It Closed Realty  
Information is deemed reliable but not guaranteed.

# 7211 La Sobrina Drive Dallas, TX 75248

MLS #20876322

**\$655,000**

**CLOSED** 4/17/26

**4 Beds 3.00 Baths**

**Year Built 1971**

**2,766 Sq. Ft. (\$237 / sqft)**

**Days on market: 386**



**Alex Bortniker**

Access Dallas Realty

Cell: 2146411183

accessdallasrealty@gmail.com | BRE number 0577613

7211 La Sobrina Drive

Dallas, TX 75248

MLS #20876322

\$655,000

CLOSED

4/17/26

4 Beds 3.00 Baths

2,766 Sq. Ft. (\$237 / sqft)

Year Built 1971

Days on market: 386



Details

|                                           |                               |                                      |                                        |
|-------------------------------------------|-------------------------------|--------------------------------------|----------------------------------------|
| <b>Prop Type:</b> Single Family Residence | <b>Acres:</b> 0.192           | <b>Off-market date:</b> 4/8/26       | <b>School District:</b> Richardson ISD |
| <b>County:</b> Dallas                     | <b>Lot Dim:</b> 70x120        | <b>Updated:</b> Apr 26, 2026 7:09 PM | <b>High:</b> Pearce                    |
| <b>Subdivision:</b> Prestonwood           | <b>Lot Size (sqft):</b> 8,363 | <b>List Price:</b> \$685,000         | <b>Elementary:</b> Bowie               |
| <b>Style:</b> Traditional, Detached       | <b>List date:</b> 3/18/25     | <b>Orig list price:</b> \$799,999    |                                        |
| <b>Full baths:</b> 3.0                    | <b>Sold date:</b> 4/17/26     | <b>Taxes:</b> \$13,121               |                                        |

Features

|                                                                                                        |                                                                                                                                                                                                                                                                         |                                                                           |                                                                     |
|--------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|---------------------------------------------------------------------|
| <b>Appliances:</b> Convection Oven, Dryer, Dishwasher, Disposal, Gas Oven, Gas Range, Gas Water Heater | <b>Flooring:</b> Engineered Hardwood, Tile                                                                                                                                                                                                                              | <b>Levels:</b> One                                                        | <b>Utilities:</b> Sewer Available, Water Available, Cable Available |
| <b>Community Features:</b> Trails, Paths, Curbs, Sidewalks                                             | <b>Foundation Details:</b> Slab                                                                                                                                                                                                                                         | <b>Lot Features:</b> Subdivision, Sprinkler System                        | <b>Virtual Tour:</b> <a href="#">View</a>                           |
| <b>Cooling:</b> Central Air, Ceiling Fan(s)                                                            | <b>Heating:</b> Natural Gas                                                                                                                                                                                                                                             | <b>Parking Features:</b> Alley Access, Circular Driveway, Concrete, Gated | <b>Window Features:</b> Shutters                                    |
| <b>Exterior Features:</b> Dog Run, Garden, Rain Gutters                                                | <b>Interior Features:</b> Chandelier, Decorative Designer Lighting Fixtures, Eat-in Kitchen, Granite Counters, High Speed Internet, Kitchen Island, Multiple Master Suites, Open Floorplan, Pantry, Paneling, Wainscoting, Cable TV, Walk-In Closet(s), Wired for Sound | <b>Patio And Porch Features:</b> Rear Porch                               |                                                                     |
| <b>Fencing:</b> Electric, Fenced, Wood                                                                 |                                                                                                                                                                                                                                                                         | <b>Pool Features:</b> Diving Board, Gunite, In Ground, Pool               |                                                                     |
| <b>Fireplace Features:</b> None                                                                        |                                                                                                                                                                                                                                                                         | <b>Roof:</b> Composition                                                  |                                                                     |
|                                                                                                        |                                                                                                                                                                                                                                                                         | <b>Sewer:</b> Public Sewer                                                |                                                                     |

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## Remarks

No Description for this property.

Courtesy of Connect Realty.com

Information is deemed reliable but not guaranteed.



**Alex Bortniker**

Access Dallas Realty

Cell: 2146411183

accessdallasrealty@gmail.com | BRE number 0577613

# 6945 Mill Falls Drive Dallas, TX 75248

MLS #21179672

**\$810,000**

**CLOSED** 4/20/26

**4 Beds 3.00 Baths**

**Year Built 1975**

**2,486 Sq. Ft. (\$326 / sqft)**

**Days on market: 16**



**Alex Bortniker**

Access Dallas Realty

Cell: 2146411183

accessdallasrealty@gmail.com | BRE number 0577613

6945 Mill Falls Drive

Dallas, TX 75248

MLS #21179672

\$810,000

CLOSED

4/20/26

4 Beds 3.00 Baths

2,486 Sq. Ft. (\$326 / sqft)

Year Built 1975

Days on market: 16



Details

|                                           |                               |                                      |                                        |
|-------------------------------------------|-------------------------------|--------------------------------------|----------------------------------------|
| <b>Prop Type:</b> Single Family Residence | <b>Acres:</b> 0.213           | <b>Off-market date:</b> 3/19/26      | <b>School District:</b> Richardson ISD |
| <b>County:</b> Dallas                     | <b>Lot Size (sqft):</b> 9,278 | <b>Updated:</b> Apr 20, 2026 2:57 PM | <b>High:</b> Pearce                    |
| <b>Subdivision:</b> Prestonwood           | <b>Garages:</b> 2             | <b>List Price:</b> \$795,000         | <b>Elementary:</b> Brentfield          |
| <b>Style:</b> Traditional, Detached       | <b>List date:</b> 3/3/26      | <b>Orig list price:</b> \$779,000    |                                        |
| <b>Full baths:</b> 3.0                    | <b>Sold date:</b> 4/20/26     | <b>Taxes:</b> \$14,972               |                                        |

Features

|                                                   |                                                                                                                  |                                                                                                                                                   |                                                                                            |
|---------------------------------------------------|------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|
| <b>Appliances:</b> Electric Oven, Gas Cooktop     | <b>Exclusions:</b> Drapes and rods in all bedrooms, TV and mount in primary suite, Skylight calendar in kitchen. | <b>Foundation Details:</b> Slab                                                                                                                   | <b>Parking Features:</b> Alley Access, Concrete                                            |
| <b>Association Name:</b> prestonwood HOA          | <b>Fencing:</b> Wood                                                                                             | <b>Heating:</b> Central, Natural Gas                                                                                                              | <b>Pool Features:</b> Diving Board, Gunite, In Ground, Pool                                |
| <b>Community Features:</b> Curbs, Sidewalks       | <b>Fireplace Features:</b> Gas Log                                                                               | <b>Interior Features:</b> DecorativeDesignerLightingFixtures, Double Vanity, Eat-in Kitchen, Pantry, CableTv, Vaulted Ceiling(s), Wired for Sound | <b>Roof:</b> Composition                                                                   |
| <b>Construction Materials:</b> Brick, Wood Siding | <b>Fireplaces Total:</b> 1                                                                                       | <b>Levels:</b> One                                                                                                                                | <b>Sewer:</b> Public Sewer                                                                 |
| <b>Cooling:</b> Central Air, Electric             | <b>Flooring:</b> Carpet, Ceramic Tile, EngineeredHardwood, Stone                                                 | <b>Lot Features:</b> Interior Lot                                                                                                                 | <b>Utilities:</b> Sewer Available, Underground Utilities, Water Available, Cable Available |
| <b>Covered Spaces:</b> 2.0                        |                                                                                                                  |                                                                                                                                                   | <b>Virtual Tour:</b> <a href="#">View</a>                                                  |

## Remarks

Welcome to a beautifully updated 4-bedroom, 3-bath home offering approximately 2,500 square feet of thoughtfully designed living space in the highly sought-after Prestonwood neighborhood. Situated on a generous interior lot, this home combines timeless charm with modern upgrades throughout. Step inside to find updated engineered wood flooring that flows seamlessly through the main living areas, creating a warm and inviting atmosphere. The spacious layout is ideal for both everyday living and entertaining. The breakfast area shines with updated countertops and a well-appointed bar area, perfect for hosting gatherings. Large windows with newer Low-E glass bring in abundant natural light while enhancing energy efficiency. The primary suite offers a relaxing retreat with a beautifully updated ensuite bath featuring modern finishes and thoughtful design. The fourth bedroom enjoys the convenience of an updated guest bath, making it ideal for visitors or multi-generational living. The laundry and mudroom have also been tastefully updated, adding both style and function. Step outside to your private backyard oasis featuring a large diving pool complete with new pool equipment, including a new filter, tile, and pumpready for summer fun. Additional major upgrades include a new HVAC system, providing comfort and peace of mind for years to come. Located within the coveted attendance zone of Brentfield Elementary and Parkhill Junior High, and nestled in one of Prestonwoods most desirable neighborhoods, this home offers the perfect blend of location, lifestyle, and modern updates.

Dont miss the opportunity to make this exceptional property your next home.

Courtesy of Coldwell Banker Apex, REALTORS

Information is deemed reliable but not guaranteed.



**Alex Bortniker**

Access Dallas Realty

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6920 Echo Bluff Drive

Dallas, TX 75248

MLS #21206331

\$512,000

CLOSED

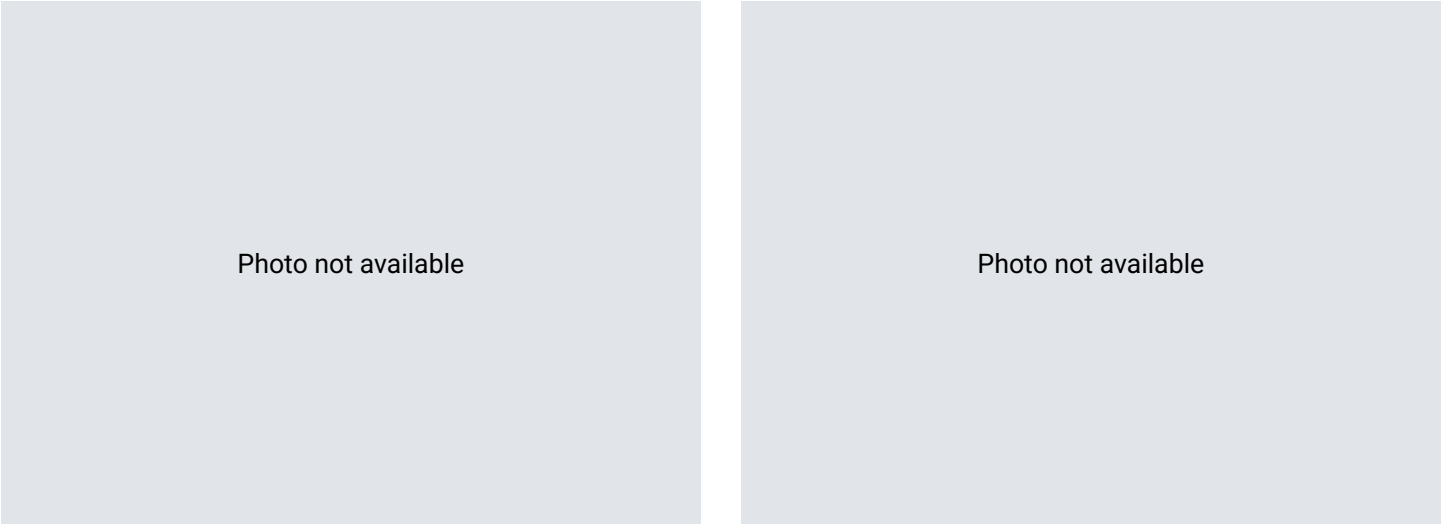
3/27/26

4 Beds 3.00 Baths

2,672 Sq. Ft. (\$192 / sqft)

Year Built 1976

Days on market: 2



Details

Prop Type: Single Family Residence

County: Dallas

Subdivision: Prestonwood

Style: MidCenturyModern, Detached

Full baths: 3.0

Acres: 0.202

Lot Dim: 70 x 120

Lot Size (sqft): 8,799

Garages: 2

List date: 3/16/26

Sold date: 3/27/26

Off-market date: 3/18/26

Updated: Mar 27, 2026 4:43 PM

List Price: \$475,000

Orig list price: \$475,000

School District: Richardson ISD

High: Pearce

Elementary: Brentfield

Features

Appliances: Dishwasher, Electric Cooktop, Electric Oven, Disposal, Refrigerator

Community Features: Curbs

Construction Materials: Brick

Cooling: Central Air, Electric, Window Unit(s)

Covered Spaces: 2.0

Fireplace Features: Masonry, Wood Burning

Fireplaces Total: 1

Flooring: Carpet, Tile, Wood

Foundation Details: Slab

Heating: Central

Interior Features: Wet Bar, Cedar Closet(s), Eat-in Kitchen, Kitchen Island, Vaulted Ceiling(s), Walk-In Closet(s)

Laundry Features: LaundryInUtilityRoom

Levels: One

Parking Features: DoorSingle, Garage, Garage Door Opener, Garage Faces Rear

Patio And Porch Features: Covered, Enclosed

Pool Features: None

Roof: Composition

Sewer: Public Sewer

Utilities: Sewer Available, Water Available

Window Features: Skylight(s)

## Remarks

Nestled in the highly coveted North Dallas neighborhood, this four-bedroom, three-bath home offers incredible curb appeal and spacious interiors with endless opportunities to make it your own. Zoned to the highly rated Richardson Independent School District and the sought after school feeder path: Brentfield Elementary School, Park Hill Junior High School and Pearce High School. This home features beautiful, high-impact architectural elements, including a custom inlaid Marquetry style wood front door, an exposed floor-to-ceiling brick wall in the foyer, a side courtyard that provides incredible warmth and natural light and vaulted ceilings throughout. There is much to love about this home including a cozy backyard with a covered patio that runs the length of the home. Designers and contractors are welcome!

Courtesy of Allie Beth Allman & Assoc.

Information is deemed reliable but not guaranteed.



**Alex Bortniker**

Access Dallas Realty

Cell: 2146411183

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# 7402 Authon Drive Dallas, TX 75248

MLS #21205773

**\$739,900**

**CLOSED** 4/20/26

**4 Beds 3.00 Baths**

**Year Built 1973**

**2,710 Sq. Ft. (\$273 / sqft)**

**Days on market: 3**



**Alex Bortniker**

Access Dallas Realty

Cell: 2146411183

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7402 Authon Drive

Dallas, TX 75248

MLS #21205773

\$739,900

CLOSED

4/20/26

4 Beds 3.00 Baths

2,710 Sq. Ft. (\$273 / sqft)

Year Built 1973

Days on market: 3



Details

|                                           |                               |                                      |                                        |
|-------------------------------------------|-------------------------------|--------------------------------------|----------------------------------------|
| <b>Prop Type:</b> Single Family Residence | <b>Half baths:</b> 1.0        | <b>Off-market date:</b> 3/16/26      | <b>School District:</b> Richardson ISD |
| <b>County:</b> Dallas                     | <b>Acres:</b> 0.193           | <b>Updated:</b> Apr 20, 2026 2:25 PM | <b>High:</b> Pearce                    |
| <b>Subdivision:</b> Prestonwood Humble    | <b>Lot Size (sqft):</b> 8,407 | <b>List Price:</b> \$739,900         | <b>Elementary:</b> Bowie               |
| <b>Style:</b> Traditional, Detached       | <b>Garages:</b> 2             | <b>Orig list price:</b> \$739,900    |                                        |
| <b>Full baths:</b> 2.0                    | <b>List date:</b> 3/13/26     | <b>Taxes:</b> \$13,966               |                                        |
|                                           | <b>Sold date:</b> 4/20/26     |                                      |                                        |

Features

|                                                                                                                    |                                                      |                                                                                                                                                                 |                                                                                                                |
|--------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|
| <b>Appliances:</b> Double Oven, Dishwasher, Electric Cooktop, Electric Oven, Disposal, Gas Water Heater, Microwave | <b>Covered Spaces:</b> 2.0                           | <b>Heating:</b> Central, Natural Gas                                                                                                                            | <b>Lot Features:</b> Interior Lot, Landscaped, SprinklerSystem                                                 |
| <b>Community Features:</b> Park, TrailsPaths, PuttingGreen                                                         | <b>Exclusions:</b> Mounted TVs                       | <b>Interior Features:</b> Built-in Features, DecorativeDesignerLightingFixture, Granite Counters, High Speed Internet, Open Floorplan, CableTv, Wired for Sound | <b>Parking Features:</b> Additional Parking, Alley Access, Driveway, Electric Gate, Garage, Garage Door Opener |
| <b>Construction Materials:</b> Brick                                                                               | <b>Exterior Features:</b> Private Yard, Rain Gutters | <b>Laundry Features:</b> Washer Hookup, DryerHookup, Electric Dryer Hookup, LaundryInUtilityRoom                                                                | <b>Patio And Porch Features:</b> Covered                                                                       |
| <b>Cooling:</b> Central Air, Ceiling Fan(s), Electric, ENERGY STAR Qualified Equipment                             | <b>Fencing:</b> Fenced, Wood                         | <b>Levels:</b> Two                                                                                                                                              | <b>Pool Features:</b> Fenced, Gunite, In Ground, Pool, Pool Sweep                                              |
|                                                                                                                    | <b>Fireplace Features:</b> Gas Log, Living Room      |                                                                                                                                                                 |                                                                                                                |
|                                                                                                                    | <b>Fireplaces Total:</b> 1                           |                                                                                                                                                                 |                                                                                                                |
|                                                                                                                    | <b>Flooring:</b> Carpet, Ceramic Tile                |                                                                                                                                                                 |                                                                                                                |
|                                                                                                                    | <b>Foundation Details:</b> Slab                      |                                                                                                                                                                 |                                                                                                                |



Alex Bortniker

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|                                              |                            |                                                                                                     |                                             |
|----------------------------------------------|----------------------------|-----------------------------------------------------------------------------------------------------|---------------------------------------------|
| <b>Roof:</b> Composition                     | <b>Sewer:</b> Public Sewer | <b>Utilities:</b> Electricity<br>Connected, Sewer Available,<br>Water Available, Cable<br>Available | <b>Virtual Tour:</b> <a href="#">View</a>   |
| <b>Security Features:</b> Security<br>System |                            |                                                                                                     | <b>Window Features:</b> Window<br>Coverings |

Remarks

Nestled in the heart of Dallas' sought-after 75248 zip code, 7402 Authon Dr is a stunningly remodeled 4-bedroom, 2.5-bath haven that blends modern elegance with everyday comfort. From the moment you step onto the inviting front porch, you'll feel at home.

Inside, a charming dining room welcomes you, setting the tone for whats to come. The show-stopping great room stretches an impressive 25 feet, bathed in natural light from floor-to-ceiling windows and doors that frame the outdoors. A stately fireplace and custom built-ins add warmth and functionality. Step outside, and youll find your private paradise: a meticulously landscaped backyard featuring a sparkling pool, a putting green, and plenty of space for lounging or entertaining. With \$20K invested in Carvestone walkways and pool surround, this backyard is as beautiful as it is low-maintenance. The kitchen is a chefs dream with updated cabinets, granite countertops, and stainless steel appliances. It flows seamlessly into the breakfast area and a versatile second living space, currently set up as a game room. The primary suite on the main floor is a retreat in itself, boasting a spa-like bath with a frameless walk-in shower, dual vanity, and a custom closet system. Upstairs, three additional bedrooms and a full bath provide plenty of room for family or guests. This home has been impeccably maintained with thoughtful updates, including a new roof and freshly painted kitchen cabinets in 2026, a new upstairs HVAC in 2025, and a fenced and gated driveway in 2023perfect for teen parking or little ones' playing. Additional features include replaced windows, radiant barrier insulation, new carpet, and over \$20K in landscaping, ensuring every detail has been attended to. Location? It doesnt get better. Just half a block from award-winning Bowie Elementary and Salado Park, & Preston Ridge Trail. It feeds to Parkhill Jr. High, and Pearce High. This home offers not just a place to live, but a lifestyle to love!

Courtesy of Compass RE Texas, LLC.  
Information is deemed reliable but not guaranteed.



**Alex Bortniker**  
Access Dallas Realty  
Cell: 2146411183  
accessdallasrealty@gmail.com | BRE number 0577613

# 7216 Whispering Pines Drive Dallas, TX 75248

MLS #21155596

**\$820,000**

**CLOSED** 3/17/26

**4 Beds 3.00 Baths**

**Year Built 1971**

**2,583 Sq. Ft. (\$317 / sqft)**

**Days on market: 41**



**Alex Bortniker**

Access Dallas Realty

Cell: 2146411183

accessdallasrealty@gmail.com | BRE number 0577613

7216 Whispering Pines Drive

Dallas, TX 75248

MLS #21155596

\$820,000

CLOSED 3/17/26

4 Beds 3.00 Baths

Year Built 1971

2,583 Sq. Ft. (\$317 / sqft)

Days on market: 41



Details

|                                           |                                 |                                        |                          |
|-------------------------------------------|---------------------------------|----------------------------------------|--------------------------|
| <b>Prop Type:</b> Single Family Residence | <b>Acres:</b> 0.213             | <b>Updated:</b> Apr 10, 2026 11:25 AM  | <b>High:</b> Pearce      |
| <b>County:</b> Dallas                     | <b>Lot Size (sqft):</b> 9,278   | <b>List Price:</b> \$839,900           | <b>Elementary:</b> Bowie |
| <b>Subdivision:</b> Prestonwood Add       | <b>Garages:</b> 2               | <b>Orig list price:</b> \$850,000      |                          |
| <b>Style:</b> Detached                    | <b>List date:</b> 1/16/26       | <b>Taxes:</b> \$13,020                 |                          |
| <b>Full baths:</b> 3.0                    | <b>Sold date:</b> 3/17/26       | <b>School District:</b> Richardson ISD |                          |
|                                           | <b>Off-market date:</b> 2/26/26 |                                        |                          |

Features

|                                                                            |                                                                                                                            |                                                                           |                                                                     |
|----------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|---------------------------------------------------------------------|
| <b>Appliances:</b> Gas Cooktop, Microwave, Vented Exhaust Fan, Wine Cooler | <b>Fireplaces Total:</b> 1                                                                                                 | <b>Laundry Features:</b> Washer Hookup, DryerHookup, LaundryInUtilityRoom | <b>Security Features:</b> Security System                           |
| <b>Construction Materials:</b> Brick                                       | <b>Flooring:</b> EngineeredHardwood                                                                                        | <b>Levels:</b> One                                                        | <b>Sewer:</b> Public Sewer                                          |
| <b>Cooling:</b> Central Air                                                | <b>Foundation Details:</b> Slab                                                                                            | <b>Lot Features:</b> Landscaped, SprinklerSystem                          | <b>Utilities:</b> Sewer Available, Water Available, Cable Available |
| <b>Covered Spaces:</b> 2.0                                                 | <b>Heating:</b> Central                                                                                                    | <b>Parking Features:</b> Circular Driveway                                | <b>Virtual Tour:</b> <a href="#">View</a>                           |
| <b>Exclusions:</b> All Staging furniture and accessories                   | <b>Interior Features:</b> DecorativeDesignerLightingFixtures, High Speed Internet, Kitchen Island, Open Floorplan, CableTv | <b>Pool Features:</b> In Ground, Outdoor Pool, Pool                       |                                                                     |
| <b>Fencing:</b> Wood                                                       |                                                                                                                            | <b>Roof:</b> Composition                                                  |                                                                     |
| <b>Fireplace Features:</b> Gas, Gas Log                                    |                                                                                                                            |                                                                           |                                                                     |

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## Remarks

Welcome to your private oasis in the heart of Dallas! This beautifully renovated, 4-bedroom, 3-bathroom home by Wedgewood Homes offers a welcoming and inviting split-floor plan designed for both comfort and elevated living. Thoughtfully reimagined and upgraded throughout, the home features designer finishes, custom details, and a seamless blend of modern style and timeless elegance. The chefs kitchen is a stunning centerpiece, equipped with premium appliances, tasteful finishes, and spacious countertops perfect for entertaining or everyday living. The flex space with french doors can be used as an office or a dining area. The sunroom provides the perfect retreat to relax, unwind, or enjoy your morning coffee and has central heat and air. The spa-like primary suite is a true sanctuary, featuring elegant finishes, a luxurious bathroom, and peaceful views that create a private escape. Additional bedrooms are generously sized and beautifully appointed, offering flexibility for guests and family. Step outside to your exclusive backyard sanctuary an amenity-rich outdoor oasis with a refreshing pool, green space, and plenty of room to entertain or enjoy quiet evenings under the Texas sky. This private retreat offers the perfect balance of relaxation and recreation. Located in a highly desirable Dallas neighborhood, this stunning, revitalized home delivers comfort, style, and sophistication in every detail.

Courtesy of Ebby Halliday, REALTORS

Information is deemed reliable but not guaranteed.



**Alex Bortniker**

Access Dallas Realty

Cell: 2146411183

accessdallasrealty@gmail.com | BRE number 0577613

# 7402 Bluefield Drive

Dallas, TX 75248

MLS #21385943

**\$735,000**

**PENDING** 9/21/26

**4 Beds 3.00 Baths**

**Year Built 1973**

**2,667 Sq. Ft. (\$276 / sqft)**

**Days on market: 4**



**Alex Bortniker**

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Cell: 2146411183

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7402 Bluefield Drive

Dallas, TX 75248

MLS #21385943

\$735,000

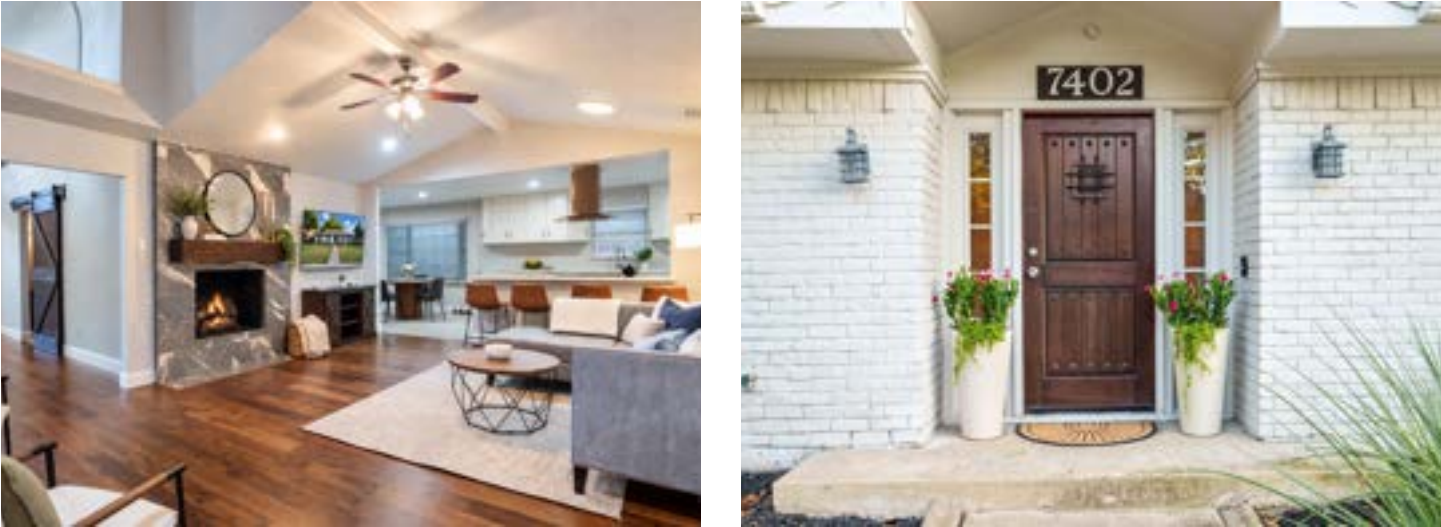
PENDING9/21/26

4 Beds 3.00 Baths

Year Built 1973

2,667 Sq. Ft. (\$276 / sqft)

Days on market: 4



Details

|                                           |                               |                                     |                                        |
|-------------------------------------------|-------------------------------|-------------------------------------|----------------------------------------|
| <b>Prop Type:</b> Single Family Residence | <b>Acres:</b> 0.19            | <b>Updated:</b> Oct 2, 2026 7:29 PM | <b>School District:</b> Richardson ISD |
| <b>County:</b> Dallas                     | <b>Lot Size (sqft):</b> 8,276 | <b>List Price:</b> \$735,000        | <b>High:</b> Pearce                    |
| <b>Subdivision:</b> Prestonwood 05        | <b>Garages:</b> 2             | <b>Orig list price:</b> \$735,000   | <b>Middle:</b> Parkhill                |
| <b>Style:</b> Traditional, Detached       | <b>List date:</b> 9/17/26     | <b>Assoc Fee:</b> \$60              | <b>Elementary:</b> Bowie               |
| <b>Full baths:</b> 3.0                    | <b>Pending date:</b> 9/21/26  | <b>Taxes:</b> \$14,563              |                                        |
| <b>Off-market date:</b> 9/21/26           |                               |                                     |                                        |

Features

|                                                                        |                                                                  |                                                                                                                       |                                                                                         |
|------------------------------------------------------------------------|------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|
| <b>Appliances:</b> Double Oven, Dishwasher, Electric Cooktop, Disposal | <b>Exclusions:</b> TV's & TV brackets. Curtain panels in Dining. | <b>Interior Features:</b> DecorativeDesignerLightingFixture, High Speed Internet, Pantry, CableTv, Vaulted Ceiling(s) | <b>Parking Features:</b> Alley Access, DoorSingle, Driveway, Garage, Garage Door Opener |
| <b>Association Fee Frequency:</b> Annually                             | <b>Fencing:</b> Wood                                             | <b>Laundry Features:</b> Washer Hookup, Electric Dryer Hookup, LaundryInUtilityRoom                                   | <b>Patio And Porch Features:</b> Patio                                                  |
| <b>Association Name:</b> Prestonwood East HOA                          | <b>Fireplace Features:</b> Gas Log, Living Room                  | <b>Levels:</b> One                                                                                                    | <b>Pool Features:</b> None                                                              |
| <b>Construction Materials:</b> Brick                                   | <b>Fireplaces Total:</b> 1                                       | <b>Lot Features:</b> Back Yard, BacksToGreenbeltPark, Interior Lot, Lawn, Subdivision, Few Trees                      | <b>Roof:</b> Composition                                                                |
| <b>Cooling:</b> Central Air, Ceiling Fan(s), Electric                  | <b>Flooring:</b> Carpet, Ceramic Tile, Wood                      |                                                                                                                       | <b>Security Features:</b> Smoke Detector(s)                                             |
| <b>Covered Spaces:</b> 2.0                                             | <b>Foundation Details:</b> Slab                                  |                                                                                                                       | <b>Sewer:</b> Public Sewer                                                              |
|                                                                        | <b>Heating:</b> Central, Fireplace(s), Natural Gas               |                                                                                                                       |                                                                                         |

**Utilities:** Sewer Available,  
Water Available, Cable  
Available

**Virtual Tour:** [View](#)

**Window Features:** Window  
Coverings

---

## Remarks

Space to grow, room to gather, and a Dallas neighborhood you'll want to call home for years to come. With 4 bedrooms + a dedicated office and an updated, open layout, the floor plan moves naturally from one space to the next: weeknight dinners, friends around the kitchen, game days, holidays, and everything in between. Two BRAND-NEW Carrier HVAC + 1 Furnace systems bring a major upgrade where it counts, while previous foundation work by Pinnacle Foundation includes a transferable warranty. The kitchen is complete with Thermador Professional double ovens, upgraded pull-out cabinetry, deep sink, a large walk-in pantry, and new induction cooktop. 2020 Water Heater & Appliances. PVC plumbing. The main living spaces feel connected without sacrificing function, and the additional living area at the back of the home gives you something increasingly hard to find: flexibility. Make it a sunroom, playroom, second TV room, workout space, creative studio, or a little bit of everything as life changes. Out back, a board-on-board fence creates privacy while a beautiful mature tree delivers that coveted mix of shade and filtered sunlight throughout the seasons. Dallas proper + RISD, with Bowie Elementary within walking distance and parks, trails, restaurants, shopping and everyday conveniences close by. It's the kind of neighborhood where you can plant your roots without giving up access to the places you actually want to go. Turnkey and updated - ready for its new owner! Contact agent for full list of features & upgrades.

Courtesy of Coldwell Banker Apex, REALTORS  
Information is deemed reliable but not guaranteed.



**Alex Bortniker**

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# 7214 Authon Drive Dallas, TX 75248

MLS #21301740

**\$729,500**

**ACTIVE** 6/18/26

**4 Beds 3.00 Baths**

**Year Built 1973**

**2,432 Sq. Ft. (\$300 / sqft)**

**Days on market: 108**



**Alex Bortniker**

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Cell: 2146411183

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7214 Authon Drive

Dallas, TX 75248

MLS #21301740

\$729,500

ACTIVE 6/18/26

4 Beds 3.00 Baths

2,432 Sq. Ft. (\$300 / sqft)

Year Built 1973

Days on market: 108



Details

|                                           |                               |                                        |                          |
|-------------------------------------------|-------------------------------|----------------------------------------|--------------------------|
| <b>Prop Type:</b> Single Family Residence | <b>Full baths:</b> 3.0        | <b>Updated:</b> Sep 14, 2026 12:31 PM  | <b>High:</b> Pearce      |
| <b>County:</b> Dallas                     | <b>Acres:</b> 0.1874          | <b>List Price:</b> \$729,500           | <b>Middle:</b> Parkhill  |
| <b>Subdivision:</b> Prestonwood Humble    | <b>Lot Size (sqft):</b> 8,164 | <b>Orig list price:</b> \$799,900      | <b>Elementary:</b> Bowie |
| <b>Style:</b> Detached                    | <b>Garages:</b> 2             | <b>School District:</b> Richardson ISD |                          |
|                                           | <b>List date:</b> 6/18/26     |                                        |                          |

Features

|                                                                                                                                               |                                                                                                                                                                                                                                                |                                                                                            |                                                    |
|-----------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|----------------------------------------------------|
| <b>Appliances:</b> Dishwasher, Electric Oven, Electric Range, Disposal, Microwave, Trash Compactor, Tankless Water Heater, Vented Exhaust Fan | <b>Flooring:</b> LuxuryVinylPlank                                                                                                                                                                                                              | <b>Laundry Features:</b> Washer Hookup, DryerHookup                                        | <b>Utilities:</b> Water Available, Cable Available |
| <b>Cooling:</b> Central Air, Electric                                                                                                         | <b>Heating:</b> Central, Electric                                                                                                                                                                                                              | <b>Levels:</b> One                                                                         | <b>Virtual Tour:</b> <a href="#">View</a>          |
| <b>Covered Spaces:</b> 2.0                                                                                                                    | <b>Interior Features:</b> Built-in Features, Chandelier, DecorativeDesignerLightingFixture, Double Vanity, Eat-in Kitchen, Kitchen Island, MultipleMasterSuites, Open Floorplan, Other, Pantry, CableTv, Vaulted Ceiling(s), Walk-In Closet(s) | <b>Parking Features:</b> Covered, DoorMulti, Garage, Garage Door Opener, Garage Faces Rear | <b>Window Features:</b> Skylight(s)                |
| <b>Fireplace Features:</b> Decorative, Electric, Gas, Living Room, PrimaryBedroom                                                             |                                                                                                                                                                                                                                                | <b>Patio And Porch Features:</b> Covered, Deck                                             |                                                    |
| <b>Fireplaces Total:</b> 2                                                                                                                    |                                                                                                                                                                                                                                                | <b>Pool Features:</b> None                                                                 |                                                    |

## Remarks

With a focus on luxury, light, and indoor-outdoor living, this stunning North Dallas residence offers 4 bedrooms, 3 full baths, and a private executive office. The dramatic open-concept design is anchored by a show-stopping waterfall-edge quartz island and an impressive 140-inch folding glass wall that seamlessly blends indoor and outdoor living. The private primary retreat features a fireplace and a spa-inspired bath with a freestanding soaking tub, dual ceiling-mounted rainfall showers, and designer tile finishes. A dedicated executive office with chandelier lighting provides the perfect work-from-home space. Extensive upgrades include new HVAC, new plumbing, new energy-efficient windows, luxury flooring throughout, and a designer-curated kitchen featuring custom cabinetry, glass display cabinets, pot filler, and premium finishes. From the grand entrance and luxury front door to the beautifully reimagined living spaces, this turnkey residence offers a level of style and functionality rarely found in the area. In an established and highly desired North Dallas location. Schedule your private tour today!

Courtesy of NB Elite Realty

Information is deemed reliable but not guaranteed.



**Alex Bortniker**

Access Dallas Realty

Cell: 2146411183

accessdallasrealty@gmail.com | BRE number 0577613

# 7210 Bluefield Drive Dallas, TX 75248

MLS #21380631

**\$700,000**

**ACTIVE** 9/25/26

**4 Beds 3.00 Baths**

**Year Built 1973**

**2,421 Sq. Ft. (\$289 / sqft)**

**Days on market: 9**



**Alex Bortniker**

Access Dallas Realty

Cell: 2146411183

accessdallasrealty@gmail.com | BRE number 0577613

7210 Bluefield Drive

Dallas, TX 75248

MLS #21380631

\$700,000

ACTIVE 9/25/26

4 Beds 3.00 Baths

Year Built 1973

2,421 Sq. Ft. (\$289 / sqft)

Days on market: 9



Details

|                                           |                               |                                     |                                        |
|-------------------------------------------|-------------------------------|-------------------------------------|----------------------------------------|
| <b>Prop Type:</b> Single Family Residence | <b>Full baths:</b> 3.0        | <b>Updated:</b> Oct 3, 2026 3:04 PM | <b>School District:</b> Richardson ISD |
| <b>County:</b> Dallas                     | <b>Acres:</b> 0.179           | <b>List Price:</b> \$700,000        | <b>High:</b> Pearce                    |
| <b>Subdivision:</b> Prestonwood #5        | <b>Lot Size (sqft):</b> 7,797 | <b>Orig list price:</b> \$700,000   | <b>Middle:</b> Parkhill                |
| <b>Style:</b> Ranch, Detached             | <b>Garages:</b> 2             | <b>Taxes:</b> \$14,205              | <b>Elementary:</b> Bowie               |
|                                           | <b>List date:</b> 9/25/26     |                                     |                                        |

Features

|                                                                                           |                                                                           |                                                                                                                                                                                                         |                                                                                                                                             |
|-------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Appliances:</b> Dishwasher, Electric Range, Electric Water Heater, Disposal, Microwave | <b>Exterior Features:</b> Courtyard, Lighting, Private Yard, Rain Gutters | <b>Interior Features:</b> Built-in Features, Chandelier, DecorativeDesignerLightingFixture, Granite Counters, High Speed Internet, In-Law Floorplan, Open Floorplan, Pantry, CableTv, Walk-In Closet(s) | <b>Parking Features:</b> Direct Access, DoorSingle, Driveway, Garage, Garage Door Opener, Inside Entrance, Kitchen Level, Garage Faces Rear |
| <b>Community Features:</b> TrailsPaths, Curbs, Sidewalks                                  | <b>Fencing:</b> Back Yard, Privacy, Wood                                  | <b>Levels:</b> One                                                                                                                                                                                      | <b>Patio And Porch Features:</b> Front Porch, Patio                                                                                         |
| <b>Construction Materials:</b> Brick                                                      | <b>Fireplace Features:</b> Gas, Living Room                               | <b>Lot Features:</b> Interior Lot, Landscaped, Level, SprinklerSystem, Few Trees                                                                                                                        | <b>Pool Features:</b> None                                                                                                                  |
| <b>Cooling:</b> Central Air, Ceiling Fan(s), Electric                                     | <b>Fireplaces Total:</b> 1                                                |                                                                                                                                                                                                         | <b>Road Surface Type:</b> Asphalt                                                                                                           |
| <b>Covered Spaces:</b> 2.0                                                                | <b>Flooring:</b> LuxuryVinylPlank, Tile                                   |                                                                                                                                                                                                         | <b>Roof:</b> Composition                                                                                                                    |
| <b>Exclusions:</b> TV's and TV mounts                                                     | <b>Foundation Details:</b> Slab                                           |                                                                                                                                                                                                         | <b>Security Features:</b> Smoke Detector(s)                                                                                                 |
|                                                                                           | <b>Heating:</b> Central, Electric                                         |                                                                                                                                                                                                         |                                                                                                                                             |

|                            |                                                                                                                     |                                           |                                                                         |
|----------------------------|---------------------------------------------------------------------------------------------------------------------|-------------------------------------------|-------------------------------------------------------------------------|
| <b>Sewer:</b> Public Sewer | <b>Utilities:</b> Electricity<br>Connected, Sewer Available,<br>SeparateMeters, Water<br>Available, Cable Available | <b>Virtual Tour:</b> <a href="#">View</a> | <b>Window Features:</b> Bay<br>Window(s), Shutters, Window<br>Coverings |
|----------------------------|---------------------------------------------------------------------------------------------------------------------|-------------------------------------------|-------------------------------------------------------------------------|

Remarks

Welcome to 7210 Bluefield Dr, a beautifully maintained 4-bedroom, 3-bath home in the established Prestonwood community of North Dallas. This inviting one-story home blends thoughtful updates, comfortable living spaces, and an exceptional location in the heart of 75248.

One of the home's standout features is being within walking distance of Bowie Elementary, Salado Park, and the Preston Ridge Trail, making it easy to enjoy everything this neighborhood has to offer!

From the moment you step inside, this home offers a warm and inviting feel with luxury vinyl plank flooring throughout with tile in the bathrooms and no carpet creating a clean, modern feel. The spacious, open living area features a classic tray ceiling adding character and warmth to the space. The kitchen provides a functional gathering space with quartz countertops and stainless-steel appliances, while plantation shutters and roller blinds throughout the home add both style and everyday convenience.

The flexible, in-law suite floor plan includes four bedrooms and three full bathrooms, providing plenty of room for family, guests, a home office, or additional flex space. The private courtyard creates a welcoming outdoor retreat and offers an ideal setting for relaxing or entertaining.

Numerous improvements provide added peace of mind, including replacement of the cast iron sewer lines with PVC in 2026, a new sliding glass patio door in 2025, new front-yard sod in 2024, a new electrical panel in 2021 among other upgrades and improvements.

This home offers the combination of an established Prestonwood location, meaningful recent improvements, flexible living space, a private courtyard, and a walkable neighborhood settingready for its next owner to make it home.

Courtesy of Keller Williams Realty DPR  
Information is deemed reliable but not guaranteed.



**Alex Bortniker**  
Access Dallas Realty  
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accessdallasrealty@gmail.com | BRE number 0577613

# 7321 Bluefield Drive Dallas, TX 75248

MLS #21386773

**\$879,000**

**ACTIVE** 9/18/26

**4 Beds 3.00 Baths**

**Year Built 1973**

**2,456 Sq. Ft. (\$358 / sqft)**

**Days on market: 16**



**Alex Bortniker**

Access Dallas Realty

Cell: 2146411183

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7321 Bluefield Drive

Dallas, TX 75248

MLS #21386773

\$879,000

ACTIVE 9/18/26

4 Beds 3.00 Baths

Year Built 1973

2,456 Sq. Ft. (\$358 / sqft)

Days on market: 16



Details

|                                           |                               |                                        |                          |
|-------------------------------------------|-------------------------------|----------------------------------------|--------------------------|
| <b>Prop Type:</b> Single Family Residence | <b>Acres:</b> 0.194           | <b>Updated:</b> Sep 27, 2026 2:04 PM   | <b>High:</b> Pearce      |
| <b>County:</b> Dallas                     | <b>Lot Dim:</b> 72x118        | <b>List Price:</b> \$879,000           | <b>Middle:</b> Parkhill  |
| <b>Subdivision:</b> Prestonwood #5        | <b>Lot Size (sqft):</b> 8,450 | <b>Orig list price:</b> \$879,000      | <b>Elementary:</b> Bowie |
| <b>Style:</b> Ranch, Detached             | <b>Garages:</b> 2             | <b>Taxes:</b> \$12,977                 |                          |
| <b>Full baths:</b> 3.0                    | <b>List date:</b> 9/18/26     | <b>School District:</b> Richardson ISD |                          |

Features

|                                                                                                              |                                                                            |                                                                                                                                                                                     |                                                                                                            |
|--------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
| <b>Appliances:</b> Dryer, Dishwasher, Disposal, Gas Range, Gas Water Heater, Microwave, Refrigerator, Washer | <b>Covered Spaces:</b> 2.0                                                 | <b>Foundation Details:</b> Slab                                                                                                                                                     | <b>Levels:</b> One                                                                                         |
| <b>Community Features:</b> Curbs, Sidewalks                                                                  | <b>Exclusions:</b> Gym equipment, water filter, all TV's                   | <b>Heating:</b> Central                                                                                                                                                             | <b>Lot Features:</b> Interior Lot, SprinklerSystem, Few Trees                                              |
| <b>Construction Materials:</b> Brick, Fiber Cement, Wood Siding                                              | <b>Exterior Features:</b> Garden, Rain Gutters                             | <b>Interior Features:</b> Built-in Features, Cedar Closet(s), DecorativeDesignerLightingFixture, Eat-in Kitchen, Kitchen Island, Open Floorplan, Pantry, CableTv, Walk-In Closet(s) | <b>Parking Features:</b> Alley Access, DoorSingle, Driveway, Garage, Garage Door Opener, Garage Faces Rear |
| <b>Cooling:</b> Central Air, Ceiling Fan(s)                                                                  | <b>Fencing:</b> Back Yard, Wood                                            | <b>Laundry Features:</b> Washer Hookup, DryerHookup, Electric Dryer Hookup, LaundryInUtilityRoom                                                                                    | <b>Patio And Porch Features:</b> Covered                                                                   |
|                                                                                                              | <b>Fireplace Features:</b> Gas, Gas Log, Gas Starter, Living Room, Masonry |                                                                                                                                                                                     | <b>Pool Features:</b> None                                                                                 |
|                                                                                                              | <b>Fireplaces Total:</b> 1                                                 |                                                                                                                                                                                     | <b>Road Surface Type:</b> Asphalt                                                                          |
|                                                                                                              | <b>Flooring:</b> Engineered Hardwood, Tile                                 |                                                                                                                                                                                     |                                                                                                            |

|                                                                          |                            |                                                                                                                                   |                                           |
|--------------------------------------------------------------------------|----------------------------|-----------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|
| <b>Roof:</b> Composition, Shingle                                        | <b>Sewer:</b> Public Sewer | <b>Utilities:</b> Electricity Connected, Natural Gas Available, Sewer Available, SeparateMeters, Water Available, Cable Available | <b>Virtual Tour:</b> <a href="#">View</a> |
| <b>Security Features:</b> Carbon Monoxide Detector(s), Smoke Detector(s) |                            |                                                                                                                                   | <b>Window Features:</b> Window Coverings  |

Remarks

Welcome to 7321 Bluefield Dr, a beautifully renovated one-story ranch in the desirable Bowie neighborhood. Situated on an interior lot, this home features an open floor plan with thoughtfully designed spaces for everyday living and entertaining. The layout includes four generously sized bedrooms and three well-appointed full bathrooms, offering comfort and flexibility for a variety of needs. The open kitchen includes custom cabinetry, a 10-foot island, Thor stainless steel appliances, designer lighting, and a custom vent hood. The primary suite is a comfortable retreat, complete with a renovated ensuite bath featuring dual vanities, backlit LED mirrors, custom built-ins, and an oversized walk-in shower. A spacious mudroom and drop zone add everyday functionality. Outside, the private fenced backyard features a covered patio and plenty of room for play, pets, and gatherings. Extensive updates include new plumbing and electrical, renovated kitchen and bathrooms, refreshed landscaping, new sod and sprinkler system, plus recent roof and HVAC upgrades. Zoned to Richardson ISDs Bowie Elementary, Parkhill Junior High, and Pearce High School, this home is move-in ready and ready to welcome its next owners.

Courtesy of Allie Beth Allman & Assoc.  
Information is deemed reliable but not guaranteed.



**Alex Bortniker**  
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# 7240 Whispering Pines Drive Dallas, TX 75248

MLS #21370603

**\$829,990**

**ACTIVE** 8/27/26

**4 Beds 3.00 Baths**

**Year Built 1971**

**2,508 Sq. Ft. (\$331 / sqft)**

**Days on market: 38**



**Alex Bortniker**

Access Dallas Realty

Cell: 2146411183

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7240 Whispering Pines Drive

Dallas, TX 75248

MLS #21370603

\$829,990

ACTIVE 8/27/26

4 Beds 3.00 Baths

Year Built 1971

2,508 Sq. Ft. (\$331 / sqft)

Days on market: 38



Details

|                                           |                               |                                        |                          |
|-------------------------------------------|-------------------------------|----------------------------------------|--------------------------|
| <b>Prop Type:</b> Single Family Residence | <b>Half baths:</b> 1.0        | <b>Updated:</b> Sep 28, 2026 7:30 AM   | <b>High:</b> Pearce      |
| <b>County:</b> Dallas                     | <b>Acres:</b> 0.202           | <b>List Price:</b> \$829,990           | <b>Middle:</b> Parkhill  |
| <b>Subdivision:</b> Prestonwood Add 03    | <b>Lot Size (sqft):</b> 8,799 | <b>Orig list price:</b> \$849,990      | <b>Elementary:</b> Bowie |
| <b>Style:</b> Traditional, Detached       | <b>Garages:</b> 2             | <b>Taxes:</b> \$13,104                 |                          |
| <b>Full baths:</b> 2.0                    | <b>List date:</b> 8/27/26     | <b>School District:</b> Richardson ISD |                          |

Features

|                                                                                                                                                                  |                                                                                                                                |                                                                                                                                                                                                                                               |                                                                                                           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
| <b>Appliances:</b> Dishwasher, Electric Cooktop, Electric Oven, Electric Range, Disposal, Microwave, Range, SomeCommercialGrade, Vented Exhaust Fan, Wine Cooler | <b>Covered Spaces:</b> 2.0                                                                                                     | <b>Foundation Details:</b> Slab                                                                                                                                                                                                               | <b>Laundry Features:</b> Washer Hookup, DryerHookup, Electric Dryer Hookup, LaundryInUtilityRoom          |
| <b>Community Features:</b> Curbs, Sidewalks                                                                                                                      | <b>Exterior Features:</b> Built-in Barbecue, Barbecue, Gas Grill, Outdoor Grill, OutdoorLivingArea, Private Yard, Rain Gutters | <b>Green Water Conservation:</b> Low-Flow Fixtures                                                                                                                                                                                            | <b>Levels:</b> Two                                                                                        |
| <b>Construction Materials:</b> Brick                                                                                                                             | <b>Fencing:</b> Wood                                                                                                           | <b>Heating:</b> Central, Electric, Fireplace(s)                                                                                                                                                                                               | <b>Lot Features:</b> Interior Lot, Subdivision, SprinklerSystem, Few Trees                                |
| <b>Cooling:</b> Central Air, Ceiling Fan(s)                                                                                                                      | <b>Fireplace Features:</b> Gas, Gas Log, Gas Starter, Living Room                                                              | <b>Interior Features:</b> Built-in Features, Chandelier, Dry Bar, DecorativeDesignerLightingFixtures, Double Vanity, Eat-in Kitchen, High Speed Internet, Kitchen Island, Open Floorplan, Pantry, CableTv, Walk-In Closet(s), Wired for Sound | <b>Parking Features:</b> Alley Access, Driveway, Garage, Garage Door Opener, Oversized, Garage Faces Rear |
|                                                                                                                                                                  | <b>Fireplaces Total:</b> 1                                                                                                     |                                                                                                                                                                                                                                               |                                                                                                           |
|                                                                                                                                                                  | <b>Flooring:</b> Carpet, Ceramic Tile, LuxuryVinylPlank                                                                        |                                                                                                                                                                                                                                               |                                                                                                           |

|                                                                                    |                                                                 |                                                                                                                                               |                                           |
|------------------------------------------------------------------------------------|-----------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|
| <b>Patio And Porch Features:</b><br>Awning(s), Covered                             | <b>Roof:</b> Composition, Shingle<br><b>Sewer:</b> Public Sewer | <b>Utilities:</b> Electricity<br>Connected, Natural Gas<br>Available, Sewer Available,<br>SeparateMeters, Water<br>Available, Cable Available | <b>Virtual Tour:</b> <a href="#">View</a> |
| <b>Pool Features:</b> Diving Board,<br>Gunite, In Ground, Pool, Pool/<br>Spa Combo |                                                                 |                                                                                                                                               |                                           |

Remarks

This is the one youve been waiting for, nestled beneath a mature treed canopy, waiting for you to come home. Originally built with strong integrity and now reimagined, this Prestonwood home blends the character of its era with the elevated finishes of a brand-new residence. Walls were removed to create an effortless connection between the living rm, dining area & show-stopping kitchen, with signature lines that carry all the way to the covered patio & pool.Thoroughly painted inside and out. New luxury vinyl plank flooring throughout. The living room features a custom sleek fireplace, built-in shelving, and beamed ceilings. Formal dining is anchored by a statement chandelier. The gourmet kitchen offers custom cabinetry, a generous quartz waterfall island, a custom commercial wood-accented vent hood, undermount drawer microwave, KitchenAid appliances, open shelving, brushed-gold hardware, soft-close drawers & a large double-door pantry. Utility room with cabinets & extra workspace. Entertaining bar with a double-door beverage fridge & plenty of prep space for poolside gatherings. Primary suite is large with stunning views of the outdoor living area & pool. Massive primary bath with a huge shower featuring an overhead waterfall & body sprays, a modern freestanding tub, dual sinks, extra storage, plus a large closet with a cheerful window. Upstairs: 3 bedrooms with ceiling fans, a spacious bath with dual sinks & custom tiled flooring and tub backsplash, plus a bonus loft perfect as a study, playroom, or gaming space. Backyard is a tropical retreat with a large pool & diving board, expansive covered patio & a new extended pergola. Convenient half bath also serves as a pool bath. New tankless water heater. New Electrical panel. New plumbing & no cast iron under the home, beautiful front new windows! Commanding curb appeal on a beautiful tree-lined street. Close to shopping, restaurants, highways & RISD Schools (Bowie, Parkhill & Pearce)

Courtesy of Compass RE Texas, LLC  
Information is deemed reliable but not guaranteed.



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# 7406 La Manga Drive Dallas, TX 75248

MLS #21361839

**\$689,000**

**ACTIVE** 8/18/26

**4 Beds 3.00 Baths**

**Year Built 1972**

**2,210 Sq. Ft. (\$312 / sqft)**

**Days on market: 47**



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# 7406 La Manga Drive

Dallas, TX 75248

MLS #21361839

**\$689,000****ACTIVE** 8/18/26**4 Beds 3.00 Baths****Year Built 1972****2,210 Sq. Ft.** (\$312 / sqft)**Days on market: 47**

## Details

**Prop Type:** Single Family Residence**County:** Dallas**Subdivision:** Prestonwood**Style:** Ranch, Detached**Full baths:** 3.0**Acres:** 0.198**Lot Dim:** 70x120**Lot Size (sqft):** 8,624**Garages:** 2**List date:** 8/18/26**Updated:** Oct 3, 2026 4:04 PM**List Price:** \$689,000**Orig list price:** \$699,000**Taxes:** \$11,644**School District:** Richardson ISD**High:** Pearce**Middle:** Parkhill**Elementary:** Bowie

## Features

**Appliances:** Double Oven, Dishwasher, Electric Range, Disposal, Microwave**Community Features:** Curbs, Sidewalks**Cooling:** Electric**Covered Spaces:** 2.0**Exclusions:** All Staging, pots, patio furniture, fire pit and Adirondack chairs. Bistro lights and patio fans to convey.**Exterior Features:** Lighting**Fencing:** Back Yard, Privacy, Wood**Fireplace Features:** Gas, Gas Log, Gas Starter, Living Room**Fireplaces Total:** 1**Flooring:** Carpet, Ceramic Tile, Hardwood**Foundation Details:** Slab**Heating:** Natural Gas**Interior Features:** Eat-in Kitchen, Granite Counters, Walk-In Closet(s), Wired for Sound**Laundry Features:** Electric Dryer Hookup, Gas Dryer Hookup, LaundryInUtilityRoom**Levels:** One**Lot Features:** Interior Lot, Landscaped**Parking Features:** Alley Access, Garage Faces Rear**Patio And Porch Features:** Deck**Pool Features:** None**Roof:** Composition**Security Features:** Security System**Sewer:** Public Sewer**Utilities:** Natural Gas Available, Sewer Available, SeparateMeters, Water Available**Virtual Tour:** [View](#)**Window Features:** Skylight(s), Shutters, Window Coverings**Alex Bortniker**

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## Remarks

Classic North Dallas character meets exceptional outdoor living at 7406 La Manga Drive. This inviting 4-bedroom, 3-bath home offers a compelling combination of timeless architectural details, thoughtful improvements, and a private backyard that truly sets the property apart.

The spacious, light-filled living room features beautiful hardwood floors, a vaulted ceiling, oversized skylight, and classic brick fireplace. Open to the dining room, the living space creates an inviting, connected setting for entertaining, from casual gatherings to larger celebrations. Plantation shutters and upgraded interior doors add a polished, elevated feel throughout the home, while the thoughtfully refreshed bathrooms offer a tasteful blend of classic style and modern convenience. Four bedrooms and three full bathrooms offer flexibility for family, guests, or a home office.

The backyard is the true showstopper. Mature trees and privacy fencing create a peaceful retreat that feels like a natural extension of the home. A classic flagstone patio flows to a low-maintenance composite deck and a dedicated fire-pit area beneath the mature tree canopy, offering multiple areas for outdoor dining, lounging, and entertaining. This backyard is designed for both everyday relaxing and memorable gatherings.

Ideally located in sought-after North Dallas, Richardson ISD's highly-regarded Bowie Elementary is just a short walk away, an everyday convenience that's hard to beat.

Recent updates include a new Class 3 roof (2020), new AC (2021), and new exterior paint and stain (2025), providing additional peace of mind for the new owner.

Courtesy of Compass RE Texas, LLC.

Information is deemed reliable but not guaranteed.



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# 7205 La Manga Drive Dallas, TX 75248

MLS #21369014

**\$754,996**

**ACTIVE** 9/3/26

**4 Beds 3.00 Baths**

**Year Built 1972**

**2,701 Sq. Ft. (\$280 / sqft)**

**Days on market: 31**



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7205 La Manga Drive

Dallas, TX 75248

MLS #21369014

\$754,996

ACTIVE 9/3/26

4 Beds 3.00 Baths

2,701 Sq. Ft. (\$280 / sqft)

Year Built 1972

Days on market: 31



Details

|                                           |                                |                                     |                                        |
|-------------------------------------------|--------------------------------|-------------------------------------|----------------------------------------|
| <b>Prop Type:</b> Single Family Residence | <b>Full baths:</b> 3.0         | <b>Updated:</b> Sep 9, 2026 8:22 AM | <b>School District:</b> Richardson ISD |
| <b>County:</b> Dallas                     | <b>Acres:</b> 0.253            | <b>List Price:</b> \$754,996        | <b>High:</b> Pearce                    |
| <b>Subdivision:</b> Prestonwood Humble    | <b>Lot Size (sqft):</b> 11,020 | <b>Orig list price:</b> \$829,000   | <b>Middle:</b> Parkhill                |
| <b>Style:</b> Traditional, Detached       | <b>Garages:</b> 2              | <b>Taxes:</b> \$13,309              | <b>Elementary:</b> Bowie               |
|                                           | <b>List date:</b> 9/3/26       |                                     |                                        |

Features

|                                                                                                              |                                                 |                                                                                           |                                           |
|--------------------------------------------------------------------------------------------------------------|-------------------------------------------------|-------------------------------------------------------------------------------------------|-------------------------------------------|
| <b>Appliances:</b> Dishwasher, Electric Oven, Electric Range, Electric Water Heater, Microwave, Refrigerator | <b>Exterior Features:</b> Dog Run               | <b>Interior Features:</b> Other                                                           | <b>Pool Features:</b> None                |
| <b>Construction Materials:</b> Brick                                                                         | <b>Fencing:</b> Fenced, HighFence               | <b>Levels:</b> One                                                                        | <b>Roof:</b> Composition                  |
| <b>Cooling:</b> Central Air, Ceiling Fan(s)                                                                  | <b>Fireplace Features:</b> Great Room, Masonry  | <b>Lot Features:</b> Back Yard, Corner Lot, Lawn, Landscaped, Many Trees, SprinklerSystem | <b>Utilities:</b> Other                   |
| <b>Covered Spaces:</b> 2.0                                                                                   | <b>Fireplaces Total:</b> 1                      | <b>Parking Features:</b> Garage Faces Rear                                                | <b>Vegetation:</b> Grassed                |
|                                                                                                              | <b>Flooring:</b> Brick, Tile, Wood              |                                                                                           | <b>Virtual Tour:</b> <a href="#">View</a> |
|                                                                                                              | <b>Heating:</b> Central, Electric, Fireplace(s) |                                                                                           | <b>Window Features:</b> Skylight(s)       |

Remarks

A Truly Reimagined Prestonwood Gem. Set on a spacious corner lot in the heart of Prestonwood, this beautifully updated

4-bedroom, 3-bath home blends modern living with the character worth preserving. Three generous living areas and abundant natural light create an open, inviting feel throughout. The kitchen serves as a natural gathering place, while thoughtfully remodeled bathrooms, new wood and tile flooring, updated fixtures and exterior doors bring a fresh, refined feel. Major 2024 improvements include roof, HVAC and water heater. Outside, mature trees, lush landscaping, sprinkler system and a generous backyard provide room to entertain, play or relax. A 2-car attached garage, gas fireplace and vaulted ceilings in select areas complete this distinctive Prestonwood home.

Courtesy of HomeCoin.com

Information is deemed reliable but not guaranteed.



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# 15922 Windy Meadow Drive Dallas, TX 75248

MLS #21386602

**\$770,000**

**ACTIVE** 9/14/26

**5 Beds 3.00 Baths**

**Year Built 1975**

**2,597 Sq. Ft. (\$296 / sqft)**

**Days on market: 20**



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15922 Windy Meadow Drive

Dallas, TX 75248

MLS #21386602

\$770,000

ACTIVE 9/14/26

5 Beds 3.00 Baths

2,597 Sq. Ft. (\$296 / sqft)

Year Built 1975

Days on market: 20



Details

|                                           |                                      |                                        |                               |
|-------------------------------------------|--------------------------------------|----------------------------------------|-------------------------------|
| <b>Prop Type:</b> Single Family Residence | <b>Acres:</b> 0.187                  | <b>List Price:</b> \$770,000           | <b>Middle:</b> Parkhill       |
| <b>County:</b> Dallas                     | <b>Lot Size (sqft):</b> 8,145        | <b>Orig list price:</b> \$770,000      | <b>Elementary:</b> Brentfield |
| <b>Subdivision:</b> Prestonwood           | <b>Garages:</b> 2                    | <b>Taxes:</b> \$14,660                 |                               |
| <b>Style:</b> Detached                    | <b>List date:</b> 9/14/26            | <b>School District:</b> Richardson ISD |                               |
| <b>Full baths:</b> 3.0                    | <b>Updated:</b> Sep 30, 2026 7:49 PM | <b>High:</b> Pearce                    |                               |

Features

|                                                                                                           |                                        |                                                                                                                                                                                                                                                                        |                                                                                                             |
|-----------------------------------------------------------------------------------------------------------|----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|
| <b>Appliances:</b> Built-In Refrigerator, Dishwasher, Electric Cooktop, Disposal, Microwave, Refrigerator | <b>Fireplace Features:</b> Living Room | <b>Interior Features:</b> Built-in Features, Chandelier, Decorative Designer Lighting Fixtures, Eat-in Kitchen, Granite Counters, High Speed Internet, In-Law Floorplan, Kitchen Island, Multiple Master Suites, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s) | <b>Parking Features:</b> Alley Access, Door Single, Driveway, Garage, Garage Door Opener, Garage Faces Rear |
| <b>Construction Materials:</b> Brick                                                                      | <b>Fireplaces Total:</b> 1             |                                                                                                                                                                                                                                                                        | <b>Pool Features:</b> Diving Board, Gunite, Heated, Pool, Pool/Spa Combo, Waterfall                         |
| <b>Cooling:</b> Central Air, Ceiling Fan(s)                                                               | <b>Flooring:</b> Wood                  |                                                                                                                                                                                                                                                                        | <b>Roof:</b> Composition                                                                                    |
| <b>Covered Spaces:</b> 2.0                                                                                | <b>Foundation Details:</b> Slab        | <b>Levels:</b> One                                                                                                                                                                                                                                                     | <b>Sewer:</b> Public Sewer                                                                                  |
| <b>Exclusions:</b> Crystal Chandelier in Dining Room, Gold Framed Mirror in Primary Bath                  | <b>Heating:</b> Central                |                                                                                                                                                                                                                                                                        |                                                                                                             |

**Utilities:** Natural Gas  
Available, Sewer Available,  
Separate Meters, Water  
Available

**Virtual Tour:** [View](#)

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## Remarks

Well-maintained 5 Bedroom single-story home with a pool in a convenient location feeding to highly rated Brentfield Elementary and J.J. Pearce High School. Extensive hardwood floors extend through the majority of the living areas and kitchen. The formal dining room overlooks the front yard through a large window with plantation shutters and offers easy access to the kitchen. The inviting great room features a vaulted, wood-beamed ceiling, floor-to-ceiling brick fireplace with gas logs, and a wall of windows overlooking the covered patio and pool, with direct access to the backyard. The spacious remodeled kitchen opens to the family room and includes bar seating, a large island with a second sink, custom Alder wood cabinetry with abundant storage, built-in GE Monogram refrigerator and oven, Viking cooktop, and new convection microwave. An oversized breakfast nook features a stunning built-in hutch and shelving with a leaded-glass window as its centerpiece. The spacious primary suite offers a well-designed bath with dual vanities and separate closets on opposite sides, with a walk-in shower and large soaking tub in between. Three generous guest bedrooms share a full bath, while a 5th bedroom is separated from the other rooms and could easily serve as a second primary suite, complete with a large walk-in closet, attached full bath, and sliding doors opening to the patio. The backyard is designed for entertaining with a covered patio, outdoor dining area, built-in grill, gorgeous diving pool, waterfall, and hot tub. HVAC replaced in 2025 with three thermostat controls; roof replaced in 2016. Conveniently located near shopping, restaurants, US-75, I-635, and President George Bush Turnpike.

Courtesy of Ebby Halliday, REALTORS

Information is deemed reliable but not guaranteed.



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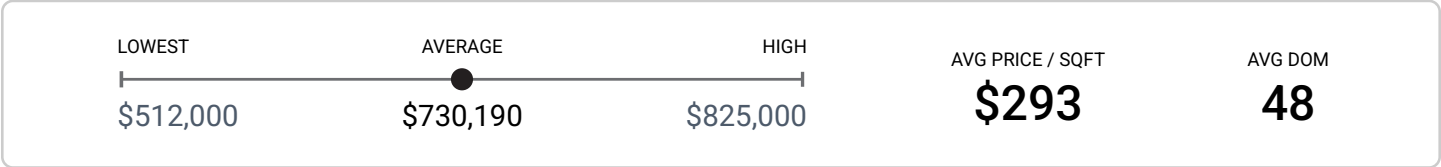
Cell: 2146411183

[accessdallasrealty@gmail.com](mailto:accessdallasrealty@gmail.com) | BRE number 0577613

# Comparable Property Statistics

S

## 10 Sold Listings



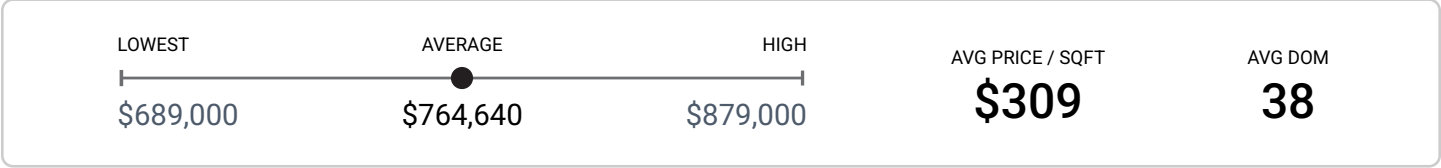
P

## 1 Pending Listings



A

## 7 Active Listings



# Sold Property Analysis

## Averages

# 100.41%

Homes sold for an average of 100.41% of their list price.

# 48

Days on market

It took an average of 48 days for a home to sell.

## Analysis

| ADDRESS                     | ORIG LIST PRICE  | SOLD PRICE       | % OF ORIG LIST PRICE | DOM       | \$ PER SQFT  |
|-----------------------------|------------------|------------------|----------------------|-----------|--------------|
| 7229 Whispering Pines Drive | \$699,000        | \$695,000        | 99.43%               | 13        | \$301        |
| 7419 Authon Drive           | \$700,000        | \$700,000        | 100.00%              | 5         | \$271        |
| 7429 La Manga Drive         | \$749,900        | \$760,000        | 101.35%              | 4         | \$347        |
| 7335 La Sobrina Drive       | \$750,000        | \$785,000        | 104.67%              | 3         | \$285        |
| 7316 Foxworth Drive         | \$759,999        | \$825,000        | 108.55%              | 7         | \$385        |
| 7211 La Sobrina Drive       | \$799,999        | \$655,000        | 81.88%               | 386       | \$237        |
| 6945 Mill Falls Drive       | \$779,000        | \$810,000        | 103.98%              | 16        | \$326        |
| 6920 Echo Bluff Drive       | \$475,000        | \$512,000        | 107.79%              | 2         | \$192        |
| 7402 Authon Drive           | \$739,900        | \$739,900        | 100.00%              | 3         | \$273        |
| 7216 Whispering Pines Drive | \$850,000        | \$820,000        | 96.47%               | 41        | \$317        |
| <b>Averages</b>             | <b>\$730,279</b> | <b>\$730,190</b> | <b>100.41%</b>       | <b>48</b> | <b>\$293</b> |



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# Suggested List Price

---

Analysis of the comparable properties suggests a list price range of:

**\$720,000 - \$760,000**  
\$296 / sqft - \$312 / sqft

---

## Comparable Averages *per Status*

**S** 10 Sold  
**\$730,190** \$293 / sqft  
48 Days on Market

**P** 1 Pending  
**\$735,000** \$276 / sqft  
4 Days on Market

**A** 7 Active  
**\$764,640** \$309 / sqft  
38 Days on Market

---

## Disclaimer

The CMA is a side-by-side comparison of homes for sale and homes that have recently sold in the same neighborhood and price range. This information is further sorted by data fields such as single-family or condo, number of bedrooms, number of baths, postal codes, and many other factors. Its purpose is to show fair market value, based on what other buyers and sellers have determined through past sales, pending sales and homes recently put on the market.



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# Time To Sell

## 48 Days on Market

## 101.69% of list price

Sold homes were on the market for an average of 48 days before they accepted an offer. These homes sold for an average of 101.69% of list price.



|                 | ADDRESS                     | STATUS    | LIST PRICE       | SOLD PRICE       | DOM       | % OF LIST \$   |
|-----------------|-----------------------------|-----------|------------------|------------------|-----------|----------------|
| 1               | 7229 Whispering Pines Drive | ● Closed  | \$699,000        | \$695,000        | 13        | 99.43%         |
| 2               | 7419 Authon Drive           | ● Closed  | \$700,000        | \$700,000        | 5         | 100.00%        |
| 3               | 7429 La Manga Drive         | ● Closed  | \$749,900        | \$760,000        | 4         | 101.35%        |
| 4               | 7335 La Sobrina Drive       | ● Closed  | \$750,000        | \$785,000        | 3         | 104.67%        |
| 5               | 7316 Foxworth Drive         | ● Closed  | \$759,999        | \$825,000        | 7         | 108.55%        |
| 6               | 7211 La Sobrina Drive       | ● Closed  | \$685,000        | \$655,000        | 386       | 95.62%         |
| 7               | 6945 Mill Falls Drive       | ● Closed  | \$795,000        | \$810,000        | 16        | 101.89%        |
| 8               | 6920 Echo Bluff Drive       | ● Closed  | \$475,000        | \$512,000        | 2         | 107.79%        |
| 9               | 7402 Authon Drive           | ● Closed  | \$739,900        | \$739,900        | 3         | 100.00%        |
| 10              | 7216 Whispering Pines Drive | ● Closed  | \$839,900        | \$820,000        | 41        | 97.63%         |
| 11              | 7402 Bluefield Drive        | ● Pending | \$735,000        | -                | 4         | -              |
| <b>Averages</b> |                             |           | <b>\$737,844</b> | <b>\$730,190</b> | <b>42</b> | <b>101.69%</b> |



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|                 |                             |          |                  |                  |           |                |
|-----------------|-----------------------------|----------|------------------|------------------|-----------|----------------|
| 12              | 7214 Authon Drive           | ● Active | \$729,500        | -                | 108       | -              |
| 13              | 7210 Bluefield Drive        | ● Active | \$700,000        | -                | 9         | -              |
| 14              | 7321 Bluefield Drive        | ● Active | \$879,000        | -                | 16        | -              |
| 15              | 7240 Whispering Pines Drive | ● Active | \$829,990        | -                | 38        | -              |
| 16              | 7406 La Manga Drive         | ● Active | \$689,000        | -                | 47        | -              |
| 17              | 7205 La Manga Drive         | ● Active | \$754,996        | -                | 31        | -              |
| 18              | 15922 Windy Meadow Drive    | ● Active | \$770,000        | -                | 20        | -              |
| <b>Averages</b> |                             |          | <b>\$737,844</b> | <b>\$730,190</b> | <b>42</b> | <b>101.69%</b> |



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# Average Price Per Sq Ft

## \$293 Sqft.

Comparable homes sold for an average of \$293 / sq. ft. Many factors such as location, use of space, condition, quality, and amenities determine the market value per square foot, so reviewing each comp carefully is important.



Subject Property Trendline (based on SOLD listings only)

|                 | ADDRESS                     | STATUS    | SOLD PRICE       | SQ. FT.      | \$/SQ.FT     |
|-----------------|-----------------------------|-----------|------------------|--------------|--------------|
| 1               | 7229 Whispering Pines Drive | ● Closed  | \$695,000        | 2,307        | \$301        |
| 2               | 7419 Authon Drive           | ● Closed  | \$700,000        | 2,583        | \$271        |
| 3               | 7429 La Manga Drive         | ● Closed  | \$760,000        | 2,192        | \$347        |
| 4               | 7335 La Sobrina Drive       | ● Closed  | \$785,000        | 2,754        | \$285        |
| 5               | 7316 Foxworth Drive         | ● Closed  | \$825,000        | 2,142        | \$385        |
| 6               | 7211 La Sobrina Drive       | ● Closed  | \$655,000        | 2,766        | \$237        |
| 7               | 6945 Mill Falls Drive       | ● Closed  | \$810,000        | 2,486        | \$326        |
| 8               | 6920 Echo Bluff Drive       | ● Closed  | \$512,000        | 2,672        | \$192        |
| 9               | 7402 Authon Drive           | ● Closed  | \$739,900        | 2,710        | \$273        |
| 10              | 7216 Whispering Pines Drive | ● Closed  | \$820,000        | 2,583        | \$317        |
| 11              | 7402 Bluefield Drive        | ● Pending | -                | 2,667        | \$276        |
| <b>Averages</b> |                             |           | <b>\$730,190</b> | <b>2,510</b> | <b>\$299</b> |



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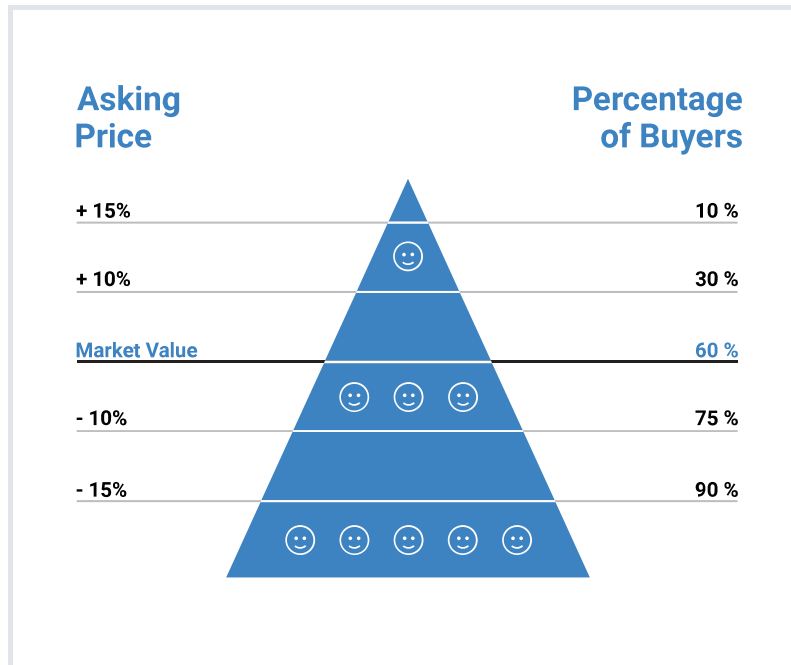
accessdallasrealty@gmail.com | BRE number 0577613

|          |                             |          |           |       |       |
|----------|-----------------------------|----------|-----------|-------|-------|
| 12       | 7214 Authon Drive           | ● Active | -         | 2,432 | \$300 |
| 13       | 7210 Bluefield Drive        | ● Active | -         | 2,421 | \$289 |
| 14       | 7321 Bluefield Drive        | ● Active | -         | 2,456 | \$358 |
| 15       | 7240 Whispering Pines Drive | ● Active | -         | 2,508 | \$331 |
| 16       | 7406 La Manga Drive         | ● Active | -         | 2,210 | \$312 |
| 17       | 7205 La Manga Drive         | ● Active | -         | 2,701 | \$280 |
| 18       | 15922 Windy Meadow Drive    | ● Active | -         | 2,597 | \$296 |
| Averages |                             |          | \$730,190 | 2,510 | \$299 |

**Note from Alex:**  
To achieve the highest price in this area, investors should consider using above avg materials; hardwood flooring, updated kitchen/bathroom cabinets, new appliances, updated bathrooms



# Intelligent Pricing and Timing



Pricing a home for sale is as much art as science, but there are a few truisms that never change.

- Fair market value attracts buyers, overpricing never does.
- The first two weeks of marketing are crucial.
- The market never lies, but it can change its mind.

Fair market value is what a willing buyer and a willing seller agree by contract is a fair price for the home. Values can be impacted by a wide range of reasons, but the two biggest are location and condition. Generally, fair market value can be estimated by considering the comparables - other similar homes that have sold or are currently for sale in the same area.

Sellers often view their homes as special, which tempts them to put a higher price on it, believing they can always come down later, but that's a serious mistake.

Overpricing prevents the very buyers who are eligible to buy the home from ever seeing it. Most buyers shop by price range and look for the best value in that range.



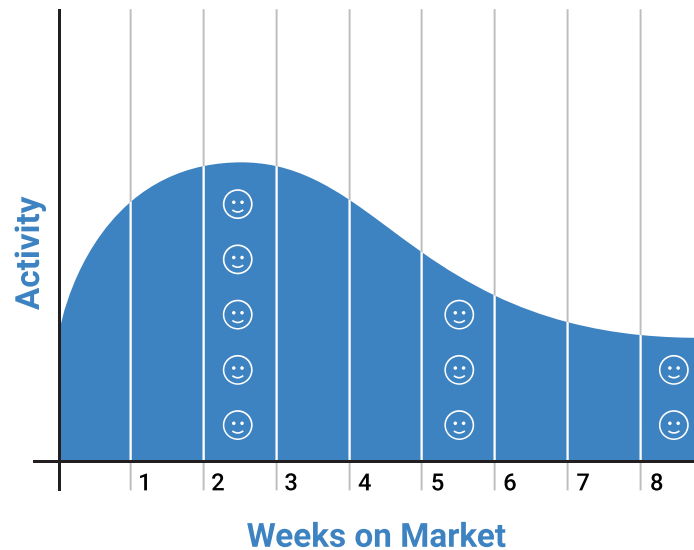
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# Intelligent Pricing and Timing



Your best chance of selling your home is in the first two weeks of marketing. Your home is fresh and exciting to buyers and to their agents.

With a sign in the yard, full description and photos in the local Multiple Listing Service, distribution across the Internet, open houses, broker's caravan, ads, and email blasts to your listing agent's buyers, your home will get the greatest flurry of attention and interest in the first two weeks.

If you don't get many showings or offers, you've probably overpriced your home, and it's not comparing well to the competition. Since you can't change the location, you'll have to either improve the home's condition or lower the price.

Consult with your agent and ask for feedback. Perhaps you can do a little more to spruce up your home's curb appeal, or perhaps stage the interior to better advantage.

The market can always change its mind and give your home another chance, but by then you've lost precious time and perhaps allowed a stigma to cloud your home's value.

Intelligent pricing isn't about getting the most for your home - it's about getting your home sold quickly at fair market value.



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# The Value of Your Home

---

**In a neighborhood of similar homes, why is one worth more than another? That's the question that's teased buyers and sellers for ages, but the answer is simple.**

---

## Every home is different

When a home is sold, a willing seller and a willing buyer determine the value of that home with the sale price. That price then becomes a benchmark for other similar homes, but other factors come into play. The most important are:

### Location

The closer a home is to jobs, parks, transportation, schools, and community services, the more desirable it is.

### Size

Square footage impacts home value because a larger home is built using more materials, and gives the homeowner more usable space. And a larger lot size could mean more privacy than a smaller one.

### Number of bedrooms and baths

Additional bedrooms and bathrooms raise the value of a home compared to similar homes that do not have those rooms.

### Features and finishes

Features such as outdoor kitchens and spa baths make a home more luxurious. A home finished with hardwood floors and granite countertops is going to cost more than a home with carpet and laminate countertops.

### Condition

The closer a home is to new construction, the more it will retain its value. It's perceived as more modern, up to date, and perhaps safer. Homes that are not updated or in poor repair sell for less as purchasers' factor in the cost of updating and eventually replacing appliances and systems.

### Curb appeal

From the street, the home looks clean, fresh, and inviting. Fresh landscaping and flowers won't change the size or location, but they certainly add charm.

When two homes are identical in the same neighborhood, a higher price may come down to something as simple as views, paint colors, or the overall taste of the homeowner.



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This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.