



Judi Wright  
make the "Wright" choice

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"Best Realtor in Dallas", D Magazine—  
2006,2008,2009,2010, 2011, 2012, 2013 & 2014!  
Five Star Realtor 2012, 2013 -- Texas Monthly

Make the "Wright" choice...  
...for all the Right reasons!



**BEST BEST BEST BEST BEST BEST BEST**  
**DDDDDDDD**  
**2006 2008 2009 2010 2011 2012 2013 2014**



Rare Opportunity - Renovated Lake House - 152 Bridlepath Drive - \$349,000

4BR | 3BTH | 1LA | 4CAR | 2563 SQ FT | .69 Acre

Double .69 acre lot with a large 40' x 28' workshop (electric & plumbed for water). Very near High Port Marina, golf course & Tanglewood Resort. Four bedrooms (or 3 bedrooms with a large game room), 3 baths, 2 utility rooms & more! Wrap-around deck, private patio off new master bedroom, hardwood & travertine flooring, HVAC & roof replaced, plenty of parking for guests & toys. Surrounded by beautiful trees! This paradise offers so much — for a private showing, call Judi Wright @ 214-597-2985.



## Rain, Rain, Go Away, Come Again Another Day!

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**BEST D 2014**

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Well, Spring has definitely Sprung and who would have thought I would be writing Rain, Rain, Go Away, Come Again Another Day! We have needed the rain and it has been crazy. It feels like we received all 5 years of our drought rain in 1 month! As of today, Lake Lavon is 88% full and Lake Lewisville and Lake Texoma are 92 and 93% full. Texas has always been known for its extremes in temperature and rainfall. We went into the drought straight out of a year of extremely high production rain. Our drought may not officially be over (I am not sure), but we definitely are in a good position going forward this summer. Most of the water districts are in the process of reviewing their plans and water restrictions will be lifted or reduced in most areas in the very near future!

Meanwhile, real estate continues to be crazy with property shortages and multiple offers on properties becoming common. I am getting really good at putting spreadsheets together for my sellers showing them the comparisons of the multiple offers they have received.

I recently received word that I was again named a Five Star Realtor by Texas Monthly Magazine (4 out of 4 years) and will be showing up in their May magazine next month.

Additionally, I have received word that I have again been named a "Best Realtor in Dallas," by D Magazine for 2015 but this won't be in print until June 2015 when you will see me add the D logo to my newsletter. I have been named this every year but one since its inception (9 times) and the year I didn't get it, I was nominated and had switched firms and did not get the confirmation in the mail. This is one of those things we as realtors brag about because it is based on customer service surveys of actual customers, mortgage lenders and title company employees. Not only must we sell enough real estate to qualify, we must then show up in the top 1% of customer service surveys at that level of production. It is a good system and I appreciate very much being recognized by D Magazine.

As we move into Summer, I have a couple of new listings you need to check out in this newsletter. Interested in a 2nd home near Lake Texoma? Check out 152 Bridlepath on the back cover. This property is in Tanglewood Hills right near the resort, golf course and Highport Marina. It is on a double lot with a large workshop/4 car garage for storage of lake toys and more. With plenty of room for parking for all guests (front circle driveway) and homeowners, it is one of a kind. Now is the perfect time to buy a lake home and enjoy it all summer!

Also just listed is 3036 Seneca in The Village of Stonebriar Park. This home is located on a .44 acre treed, creek lot and is so beautiful. The back yard features an Outdoor Living Center with sink/bar, fireplace and built-in grill, outdoor putting green, pool/spa and tons of beautiful green space with trees. It doesn't even feel like Texas! Check them all out at www.judiwright.com and click on Featured Listings!

Summertime, here we come!

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# The Real Estate Market is HOT!

Check out these recent sales with RESULTS that SPEAK for THEMSELVES!

List Price	Sold Price	List Price to Sales Price %	Offers	Days on Market
\$800,000	<b>\$770,000</b>	<b>96.25%</b>	<b>3</b>	<b>14</b>
\$400,000	<b>\$420,000</b>	<b>105%</b>	<b>7</b>	<b>4</b>
\$330,000	<b>\$325,000</b>	<b>98.48%</b>	<b>2</b>	<b>15</b>
\$230,000	<b>\$225,000</b>	<b>97.83%</b>	<b>2</b>	<b>28</b>
\$200,000	<b>\$200,000</b>	<b>100%</b>	<b>1</b>	<b>19</b>
Your House Here	<b>Your House Here</b>	<b>110%</b>	<b>7</b>	<b>2</b>

Let my experience work for you.

## JUST LISTED - On Treed, Creek Lot - \$1,450,000



**5BR | 4.5BTH | 2 STUDIES | 4LA | 3CAR | 5721 SQ FT | .44 ACRE | POOL & SPA**

Timeless elegance in distinguished gated neighborhood with park-like back yard. Gorgeous treed, creek lot with putting green and outdoor living center. Beautiful Citelli-built home with top of the line finishes. Oversized Chef's kitchen, Master and Guest bedroom down, extensive hard wood flooring. Plantation Shutters, Media Room, Game Room, gorgeous Executive Study and 2nd Study or Craft Room. Home is placed on the property to maximize the views from every room and is simply gorgeous — for a private showing, call Judi Wright @ 214-597-2985.

## REDUCED



**3732 SUMMIT COURT, Frisco**  
4BR/4.2BA/4LA/3CAR/Pool & Spa  
Lakes on Legacy—\$975,000

## JUST LISTED



**3036 SENECA, Frisco**  
5BR/4.1BA/4LA/3CAR/Pool & Spa  
Stonebriar Park—\$1,450,000

## JUST LISTED



**4624 FIRESTONE, Frisco**  
4BR/3BTH/3LA/2GAR  
Stonebriar—\$485,000

## SOLD



**1500 BREEZE, Little Elm**  
4BR/2.1BTH/2CAR  
The Brick Family

## SOLD



**800 HAYDEN, Savannah**  
2BR/Study/2BTH/2GAR  
The Grauff Family

## SOLD



**5557 BRAEMAR, Frisco**  
4BR/3.2BTH/2Gar  
The Restovich Family

## SOLD



**8012 HERITAGE PALMS, McKinney**  
3BR/2BTH/2GAR—Craig Ranch  
The Luna Family

## PENDING



**10 FAIRWAY, Frisco**  
3BR/2BTH/2GAR/Pool & Spa  
Stonebriar Village

## SOLD



**5008 AVERY, The Colony**  
3BR/2BTH/2LA/2GAR  
The Colony