



Direct: 214-597-2985
Fax: 469-362-3456
judiwright@ebby.com

“Best Realtor in Dallas”, D Magazine—2006, 2008,
 2009,2010,2011,2012,2013,2014, 2015 & 2016
 Five Star Realtor 2012, 2013, 2014, 2015 & 2016
 -- Texas Monthly Magazine
 Make the “Wright” choice... for all the Right Reasons!



4BR | STUDY | 4.1BTH | 3LA | 3GAR | .34 Acre Lot—\$735,000
1871 Bridle Blvd., Frisco, TX —Phillips Creek Ranch
4,517 sq. ft. —Built in 2013

Beautiful home with a circular driveway on an oversized lot across from the community pool & walking trails. Four bedrooms (each with it's own bath) oversized Game Room with additional area for 2nd Study/Card or Fitness Area. Master & Guest Bedroom on the 1st floor. 2 Bedrooms, 2 Baths, Game, Media & Other on the 2nd floor. Beautiful finishes with hardwood flooring, granite, wrought iron, wine grotto, & more. Remote control screens & outdoor fireplace on the patio, projector & screen remain. Mosquito misters too! For a private showing call Judi Wright at 214-597-2985.



Is It Back to School Already?

Inside This Issue:

Summer Update	1
Just Listed	2
Just Sold/Pending	2-3
Just Listed in Phillips Creek	4

THE JUDI WRIGHT TEAM
Direct: 214-597-2985
 Fax: 469-362-3456
 Email: judiwright@ebby.com
www.judiwright.com



It's August and pretty soon school will be back in session (if it isn't already by the time this arrives).

Along with my newsletter, enclosed in this mailing is our 2016 Service Provider Directory. We ship this every year as a service to our clients. There are lots of new people and some previous people who are gone. If you ever have any questions about a Service Provider you want to use, don't hesitate to call me at 214-597-2985. We add and subtract people during the year too!

July was an exciting time for our family as our daughter, Jenna and her husband Adam bought their first home (see photo below) in Carrollton.



Just days after closing on their home a rather major storm blew through Carrollton and downed trees throughout their neighborhood. They lost two

trees (here is a picture of one) and before even moving in found themselves shelling out hundreds of dollars to an arborist. Oh, the joys of home ownership!



The real estate market continues to be strong, although much more so in the lower priced home market and Frisco sales have cooled slightly, although Plano and Dallas remain quite strong.

We aren't expecting another big influx of relocation buyers related to Legacy West companies until later in 2017. No doubt, we will see an uptick in activity after the first of the year related to that. We are also in what those in real estate call the "election period." Generally during an election year sales during the end of Summer

and Fall slow down and prices go down slightly as a result. This may be related to Buyers and Sellers waiting to see what happens after the election or being apprehensive about buying with all the election rhetoric, but this is generally a temporary effect and not long lasting.

It's also "Back to School" time. Hard to believe in a few short weeks our students will be headed back to the classroom. Don't forget to watch out for school zones and for little ones making their way to school! Here are some start dates:

- Carrollton/Farmers Branch—August 22nd**
- Frisco ISD—August 22nd**
- Lewisville ISD—August 22nd**
- McKinney ISD—August 22nd**
- Plano ISD—August 22nd**
- Legacy Christian—August 22nd**
- Prestonwood Christian Academy—August 17th**
- Prince of Peace Catholic School—August 16th**
- Prince of Peace Christian School—August 16th**
- Trinity Christian Academy—8/17 LS, 8/18 US**





3BR | STUDY | 3.1BTH | 3LAS (GAME & MEDIA or 4th BR) | 2GAR | Pool | —\$625,000
2309 Briar Court, Frisco, TX—Stonebriar Village
4,133 sq. ft. — Built in 2001

Elegant and lovely Jeff Pfeiffer on an internal cul-de-sac lot in gated and guarded Stonebriar Village with a private and pet safe back yard featuring a covered patio (TV remains) and saltwater pool. Beautiful hardwood flooring, Plantation Shutters, Island Kitchen open to the Breakfast Nook and Family Room. Stone coated steel roof (Class IV—Insurance Reduction) in 2008, Seer 16 HVAC systems (2012), pool pump and saltwater pool (2014). Easy lock and leave lifestyle in a wonderful neighborhood. For a private showing call Judi Wright at 214-597-2985.



4BR | 4.1BTH | 3LA | 4GAR | Pool/Boat House/Guest House—\$1,270,000
1213 Shahan Prairie Road, Little Elm —1.87 Acres/850' Shoreline
3,436 sq. ft. Main House/672 sq. ft. Guest House—Built in 1998

One of a kind property on a peninsula on Lake Lewisville with approximately 850' of shoreline and 1.87 acres. The listing includes the Main House, Guest House and Boat House. The Main House offers views all around and 3BR/3.1BTH/2LA/4CAR and the Guest House offers 1BR/1LA/1BTH. There are 2 wells & 2 septic systems on the property. The Main House features Geothermal HVAC and a Rumsford fireplace. Many updates and upgrades! For a private showing call Judi Wright at 214-597-2985 or email Judi at judiwright@ebby.com

JUST SOLD



3149 Seneca, Frisco—Pool/Spa
5BR/STUDY/4.1BTH/3LA/3CAR
The Muccio Family

JUST SOLD



5641 Fairfax, Frisco—Outdoor Liv.
3BR/STUDY/3.1BTH/2LA/3GAR
The Warnick Family

FOR SALE



3525 Turtle Creek #3b, Dallas
2BR/2BTH/2GAR —Luxury High Rise
3525 Condominiums—\$475,000

PENDING



13469 Stanmere, Frisco
5BR/STUDY/4BTH/3CAR
Cypress Creek—\$510,000

JUST SOLD



8 Harbour Town Court, Frisco
4BR/Study/4BTH/3LA/3GAR
The How Family

PENDING



5700 Southern Hills, Frisco
4BR/3.1BTH/3LA/2GAR/Out. Liv.
Stonebriar—\$650,000

JUST SOLD



6404 Silver Stream, Frisco
5BR/STUDY/5.1BTH/3LA/3GAR
Phillips Creek Ranch
The Noble Family

JUST SOLD



1404 South Peach, Savannah
2BR/STUDY/2BTH/2GAR
Isabella Village @ Savannah
The Walker Family

FOR SALE



4817 Augusta Drive, Frisco
5BR/4.1BTH/3LA/3GAR/POOL/
SPA/GOLF COURSE
Stonebriar Village—\$875,000