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LUXURY MODEL

3780 ROUNDTREE DRIVE PROSPER, TX 75078

3780ROUNDTREE.COM



Custom Pool & Spa



4,015 Square Feet



Main Level Living



Updates Throughout



Listed By

**BRANDON
HAYS**



469-625-8321



TopEquityGroup.com

Welcome to this exquisite former model home by Southgate Homes!!



3780 ROUNDTREE DR
PROSPER TX 75078
SALES PRICE \$1299900
LOAN AMOUNT \$1039920



A true showpiece of luxury and design in the highly sought-after Windsong Ranch community of Prosper, Texas. Situated on an oversized .32-acre lot, this 4,015 sq. ft. modern masterpiece blends elegant architecture with exceptional craftsmanship and thoughtful functionality.

Mortgage Information

Interest Rate

Jumbo 30 Year Fixed - Blue

6.25 %

APR

6.33 % *

Down Payment

\$ 259980 / 20%

Monthly Payment

\$ 6402.97



Caleb Heaton

(w) 817-938-0043

(c) 817-938-0043

calebheaton@texasbestrates.com

www.texasbestratemortgage.com

NMLS: 492307



TEXAS BEST RATE MORTGAGE INC, 860 WATERVIEW DR, PROSPER, TX, 75078, 2454265, RESIDENTIAL MORTGAGE LOAN COMPANY, CALEB HEATON, RESIDENTIAL MORTGAGE LOAN ORIGINATOR, 492307, TEXAS BEST RATE MORTGAGE INC, 860 WATERVIEW DR, PROSPER, TX, 75078. THE PRINCIPAL, INTEREST AND MI PAYMENT DOES NOT INCLUDE TAXES AND INSURANCE PREMIUMS, WHICH WILL RESULT IN A HIGHER ACTUAL MONTHLY PAYMENT. RATES ARE CURRENT AS OF 10/03/25. SUBJECT TO BORROWER APPROVAL. * APR is based on estimated finance charges of \$ 9663.

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Model Home Features

3780 Roundtree Drive Prosper, Texas 75078

- * Cast Stone Exterior Entryway
- * Modern Iron Entry Door with Clear Glass
- * Polished Calacatta Countertops in Kitchen
- * Accordion Slider Door Off the Kitchen Nook for Indoor/Outdoor Experience
- * Upgraded Balusters on White Oak Stairs and Handrail
- * Durable Engineered Wood Flooring Throughout
- * Premium Primary Bath Shower Tile and Flooring
- * Recessed 60" Electric Fireplace that Changes Color
- * Emser (Fashion Leader) Cosmopolitan Charcoal Tile Floor to Ceiling Surrounding the Fireplace
- * Modern Shakers Cabinets Throughout
- * Champagne Bronze Fixtures
- * Blanco Apron Front Kitchen Sink
- * Free Standing Jacuzzi Flore Tub in Master Bedroom
- * Stainless Steel Utility Sink in Laundry Room
- * Stainless Steel Appliances in Kitchen
- * Second Refrigerator/Freezer Space in Laundry Room
- * Keyless Entry on the Front Door
- * Security Cameras Inside and Out
- * Built in Surround Sound in Living Room, Family Room and Media Room

* Two Wi-Fi Extenders Built into the Ceiling Upstairs & Downstairs

* Attic Space Built Out and could be used as a 5th Bedroom

* Modern Heated Pool w/ Limestone Decking and Color Changing Pool Lights

* Modern Firewall w/ Remote Start & Water Feature Overlooking the Pool

* Oversized Hot Tub

* Turf Dog Run on Side of the House

* Upgraded 8' Privacy Fence on Back & Side of the House

* Vaulted Ceilings with Natural Wood Beams in Primary Bedroom & Living Room

* Added Water Softener & Purification System

* Added Exterior Lighting Around the Perimeter of the Top of the House

* Added Designer Features Include: Center Island Wood Slats, Media Room Slat Walls, Wood Beams Added to Dining Room & Game Room.

* Smart House

* Added Epoxy Flooring in Garage w/ Ceiling Storage Shelving

* 8 Foot Garage Doors

* More Information Here: www.3780Roundtree.com

Client: Southgate Homes
 Project: Addison - Windsong

1. Exterior

Room	Selection	Comments & Images	Client Initial/Date
Roof	Rustic Black		
Window color	Black/Black		
Front door	DoorCraft Huntington with clear glass - Stain: True Black		Iron Door 3080- S-1023 in Black with clear glass
Sliding doors	Dark Anodized (dark brz color)		
Other exterior doors			
Garage Doors			
Gutters	match trim		
Brick	Painted Brick - SW7010 White Duck		
Cast Stone	Grey Stain? Big Blocks?		

2. Exterior Paint

Area	Color	Finish	Comments & Images	Client Initial/Date
Exterior siding	SW 7069 Iron Ore			
Exterior trim	SW 7069 Iron Ore			

3. Interior Doors & Trim

Room	Selection	Paint/Stain	Comments/Description	Images
All interior doors	Solid Core Down -5 Panel Smooth	SW 7006 Extra White		
Media - Sliding Doors	TBD by Southgate			
Study - Barn Doors	(2) 2'6 x 8'0 Shaker Carved MDF	SW 7069 Iron Ore	 GAGE HARDWARE KIT	 Shaker Carved MDF
All base trim, except inside closets	1x6 Shaker	Extra White SW7006		 1x6 (Shaker/Craftsman)
All door casing, except inside closets	1x4 Shaker	Extra White SW7006		
Wood window casing	Shaker	Extra White SW7006		
Cabinets (unless specified)		Extra White SW7006		

3. Interior Doors & Trim (con't)

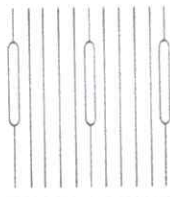
Room	Selection	Paint/Stain	Comments/Description	Images
Study Floating Shelves	(2) 3" thick	Extra White SW7006		
Kitchen Window Casing	1x3	SW 7069 Iron Ore		
Kitchen Floating Shelves	(6) 14w x 12d x 3h	SW 7069 Iron Ore		
Family	10x12 Paint Gr. Beams (per plan)	SW 7069 Iron Ore		

Family (left of fireplace)	(3) 68w x 12d x 3h shelves	SW 7069 Iron Ore	
Master Suite	(2) 8x10 Paint Gr. Beams	SW 7069 Iron Ore	
Master Bath	8x10 Paint Gr. Beam (per plan)	SW 7069 Iron Ore	

4. Interior Paint

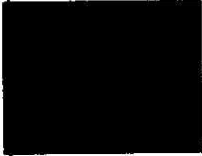
Room	Selection	Finish	Comments/Description	Images
Overall Walls & Ceiling	Extra White SW7006	Flat		
Overall Trim	Extra White SW7006	Solo Satin		
Study - Shelf Wall ONLY	SW6726 Talipot Palm	Flat		
Media - TV Wall ONLY	SW 7069 Iron Ore	Flat		
Game Room - Ceiling Tray	SW 7069 Iron Ore	Flat		

5. Stairs

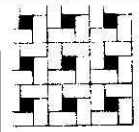
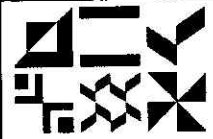
Room	Selection	Finish	Comments/Description	Images
Treads	White Oak	Heritage Brown Aqua Pro		
Risers & Skirt	Paint Gr	Extra White		
Balusters	16-C Square Iron	Black		
Newels	White Oak 3 1/4"	True Black		this may need to be larger then 3 1/4"
Handrail	White Oak	True Black		

Client: **Southgate Homes**
 Project: **Addison - Windsong**
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6. Flooring (excluding tile)

Room	Material	Color	Comments/ Description	Grout	Images
Overall	Engineered Wood	(Shaw) HW705 Pillar Oak 7061 Basalt	Run front to back		
Secondary Bedrooms/Closets	Carpet	(Shaw) Hampton Falls HGP72 - 00574 Rock Crystal			

7. Tile:

Room	Material	Color	Comments/ Description	Grout	Images
Down Guest Bath #2 - Floor & Shower Walls	Tile	(Emser) Cosmopolitan Charcoal 12x24	Straight	#11 Snow White	
Down Guest Bath #2 - Shower Walls	Tile	(Emser) Cosmopolitan Crystal 12x24	Horizontal stripe, aleamate with charcoal	#11 Snow White	
Down Guest Bath #2 - Shower Floor	Tile	(Emser) Cosmopolitan Charcoal 2x2		#11 Snow White	
Kitchen - Backsplash	Tile	(Emser) Myth - Wave White 13x14 Mosaic Mesh		#19 Pewter	
Powder Bath - Floor	Marble Mosaic	(Emser) Bianco Gioia Pinwheel Honed 12x12 mesh mosaic		#544 Rolling Fog	
Utility - Floor	Tile	(Emser) Design Form 9x9	Random Designs	3/16" grout joint - #546 Cape Gray	

Master Bath - Floor	Tile	(Emser) Porto Charcoal Matte 12x24	staggered	# 335 Winter Gray	
Master Bath - Shower Floor	Tile	(Emser) Porto Charcoal Matte 2x2		# 335 Winter Gray	
Master Bath - Shower Tub/Window Wall	Tile	(Emser) Sculpture Wave Venato Gloss 13x36	vertical stack	# 381 Snow White	
Hall/Boy Bath # 3 - Floor & Shower Walls	Tile	(Emser) Porto White 12x24	staggered on floor, vertical stack on shower walls	# 542 Graystone	
Girl Bath # 4 - Floor	Tile	(Emser) Perspective Pure White 12x24		# 381 Bright White	
Girl Bath # 4 - Shower Walls	Tile	(Emser) Flex White Gloss 3x6	staggered	# 381 Bright White	

Client:
Project:

Southgate Homes
Addison - Windsong

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8. Countertops

Room	Material	Edge	Comments/ Description	Image
Study	Silestone - Zeus White - LV6	Flat	4" thick "Floating" countertop	
Utility	Silestone - Eternal Serena - LV6	Flat		
Kitchen	Silestone - Calacata Gold - LV8	Flat		
Powder Bath & Master Bath	Silestone - Zeus White - LV6	Flat	6" waterfall edge on powder	
Bath #2, 3 & 4	Standard (Solid White) - LV6	Flat		
Kid's Loft	Silestone - Zeus White	Flat		

9. Cabinets

Room	Material - Door Style	Color	Comments/ Description	Image
Kitchen - Perimeter	Paint Gr. - Shaker SQ CF4 Doors/Drawers	SW 7006 Extra White	Paint backs of glass transoms SW 7069 Iron Ore	
Kitchen Island, kitchen ventohood beam at bottom, Powd. Bath, Master Bath, Girl Bath #4	Paint Gr. - Shaker SQ CF4 Doors/Drawers	SW 7069 Iron Ore		
All other cabinets	Paint Gr. - Shaker SQ CF4 Doors/Drawers	SW 7006 Extra White		

10. Plumbing Fixtures

Room	Selection	Model	Comments / Description	Image
Kitchen - Sink	Blanco Cerana II - Apron Front	524259 White		
Kitchen - Faucet	Delta - Trinsic	9159-CZ-DST	Champagne Bronze	
All Bath Sinks		EV-501	White	
Powder Bath - Faucet	Delta - Cassidy	597LF-CZMPU	Champagne Bronze	
Master Bath - Faucet	Delta - Trinsic	3559-CZMPU-DST	Champagne Bronze	

Master Bath - Shower	Delta - Trinsic	T17T259-CZH20	Champagne Bronze	
Master Bath - Tub	Jacuzzi Fiore	6232		
Master Bath - Tub Faucet	Delta - Trinsic	T2759-CZ	Champagne Bronze	
Utility - Sink		E-Utility	Stainless Steel	
Utility - Faucet	Delta - Trinsic	9159-DST	Chrome	

Client:
Project:

Southgate Homes
Addison - Windsong
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4. Door Hardware

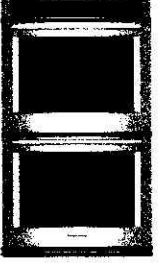
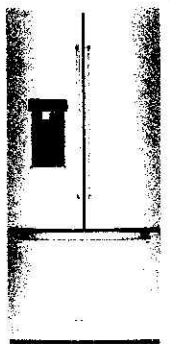
Room	Selection	Finish	Comments & Images	Client Initial/Date
Front door	Schlage Century	Polished Nickel		
All interior doors	Schlage Bowery Knob	Matte Black		

12. Cabinet Hardware

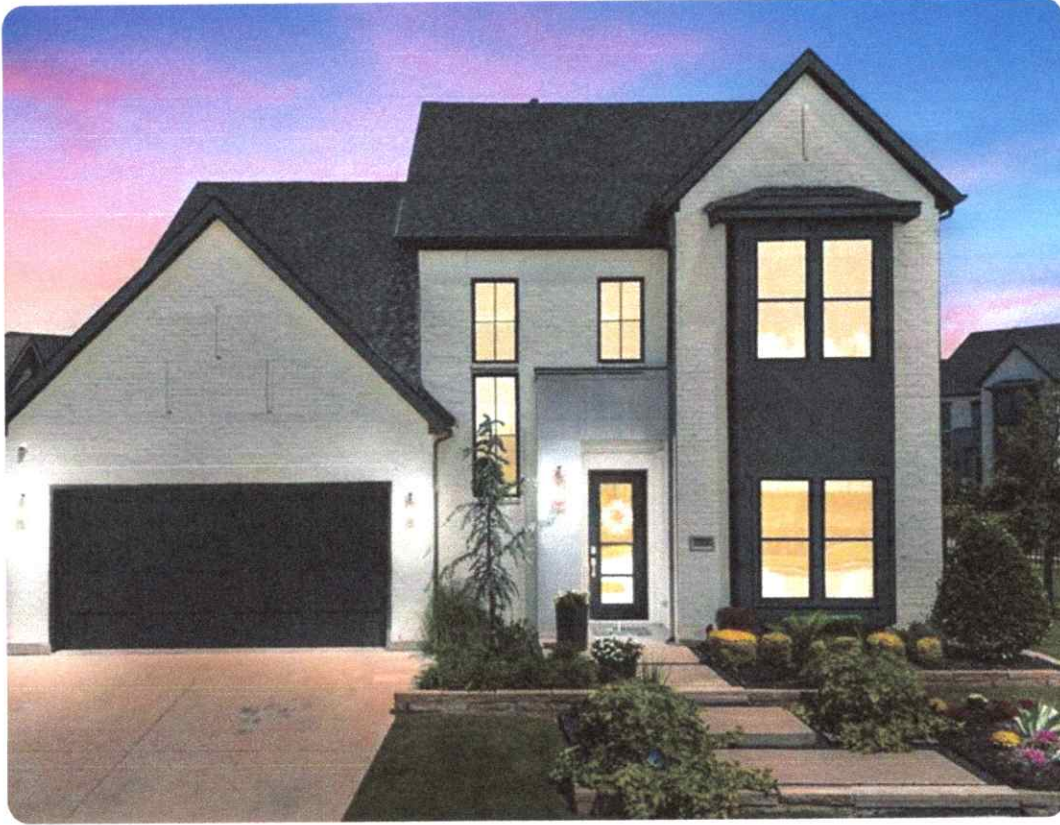
Room	Selection	Finish	Comments & Images
Kitchen	(Amerock) BP40515BBZ, BP40518BBZ (pot & pan)	Golden Champagne	
Master Bath	(Amerock) BP40515BBZ	Golden Champagne	
Powder Bath	(Amerock) BP55274BBZ	Golden Champagne	
Secondary Baths & Utility	Belcastel I MO6303PC	Chrome	
Kid's Loft	(Amerock) BP36570FB	Matte Black	

13. Bath Hardware:

Room	Selection	Model	Comments & Images
Powder Bath	Cassidy - Champagne Bronze	79750-CZ, 79746-CZ	

Kitchen	Dishwasher	KDTE234GPS		BASE
Kitchen	Double Oven	KODT100ESS		BASE
Kitchen	Microwave	KMCS1016GSS w/ Trim Kit		BASE
Kitchen	36" Fridge	KRFC604FSS		KRFC604FSS

**3780 Roundtree Dr
Prosper, TX 75078**



Brandon Hays

Real Estate Agent/Consultant

Oregon Real Estate License #201102099

Texas Real Estate License #0760454

📞 Mobile (503) 421-2224

📠 (855) 450-0442

✉️ Brandon@TopEquityGroup.com

🌐 www.TopEquityGroup.com



Top Equity Group @ Real Broker

2626 Cole Ave #300

Dallas, TX 75204

3780 Roundtree Dr, Prosper, TX 75078



Canceled / For Sale • Canceled: 10/14/2025, MLS Listing 21052567: 9/11/2025

List Price

\$1,350,000

Canceled Date 10/14/2025 Listing ID 21052567

CMA Value

\$1,345,000

CMA Range

\$1.3M **\$1.35M**

Last Edited 10/16/2025 Price per Sq Ft \$335

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.

This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.



Property Information

Interior Features

LISTING

Appliance	Dishwasher, Disposal, Electric Oven, Gas Cooktop, Microwave, Double Oven, Plumbed For Gas In Kitchen, Refrigerator, Tankless Water Heater, Vent Fan	Cooling	Ceiling Fans, Central Air
Fireplace	Electric , Gas Log, Gas Starter	Floor	Ceramic, Wood
Heating	Central, Natural Gas	Pet	Two
General	Cathedral Ceilings, Chandelier, Decorator Lighting, Dry Bar, Eat-In Kitchen, Media Wiring, High Speed Internet Available, Kitchen Island, Loft, Open Floor Plan , Pantry, Smart Home, Walk-In Closet	Window	Bay Window, Window Coverings

ROOM DETAILS

Primary Bedroom	15 x 18, Level 1	Bedroom	11 x 11, Level 1
Bedroom	11 x 14, Level 2	Dining Room	13 x 11, Level 1
Living Room	20 x 21, Level 1	Kitchen	20 x 11, Level 1

PUBLIC

2nd Floor	1068 sq ft	Garage	529 sq ft
Interior Walls	Gypsum Board/Drywall/Sheetrock/Wallboard	Number of Plumbing Fixtures	5
Porch - Open	18 sq ft, 208 sq ft		





Exterior Features

LISTING

Construction	Brick	Fence	Back Yard, Wood, Wrought Iron
Foundation	Slab	Roof	Composition
Security	Fire Alarm, Security System- Owned, Smoke Detector	Style Features	Single Detached
Pool	In Ground, Outdoor Pool, Private, Water Features	Parking	Driveway, Garage, Garage Door Opener, Garage Faces Front, Oversized, Storage, Tandem
Parking Spaces	3	Special	Aerial Photo
Utilities	City Sewer, City Water, Community Mailbox	General	Rain Gutters, Outdoor Living Center, Private Yard
Lot Size Features	Corner Lot, Few Trees, Landscaped, Sprinkler System	Lot Size Range	Less Than .5 Acre (not Zero)

PUBLIC

Lot Size - Square Feet	13,765 sq ft	Lot Size - Acres	0.32 acres
Neighborhood Code	DC48005	Roof Type	Hip
Pool Size	1		

Homeowner Association

Association	Yes	Dues	\$240
Payments Per Year	4	Features	Full Use Of Facilities, Maintenance Structure, Management Fee

Legal Description

Parcel Number	R773081	County	Denton County
Census Tract	481210201.285012	Carrier Route	R026
Abbreviated Description	WINDSONG RANCH PHASE 5B BLK B LOT 17	Current Use	Single Family



3780 Roundtree Dr, Prosper, TX 75078

Owner Facts

Owner Name (Public)	CRAIG W. CHASE	Owner Name 2 (Public)	MYRA BORRERO
Time Owned	0-5 Yrs	Mailing Address	3780 Roundtree Dr Prosper TX 75078-2396
Owner Occupied	Yes		

Location Details

Directions to Property	From Hwy 380 - turn North onto Teel and left in 0.5 mile onto Roundtree Dr.	Subdivision	Windsong Ranch Ph 5b
Flood Zone	X (unshaded)		

Photos

Listing Photos



Market Trends

Market Trends for Prosper, TX 75078

Single Family + Condo/Townhouse/Apt.

September 2025

Market Type



Key Details

Months of Inventory	Sold to List Price %	Median Days in RPR	Median Sold Price
5.74	94.9%	63	\$844,750
↓ 2.21% MoM	↓ 0.74% MoM	↑ 65.79% MoM	↑ 5.59% MoM

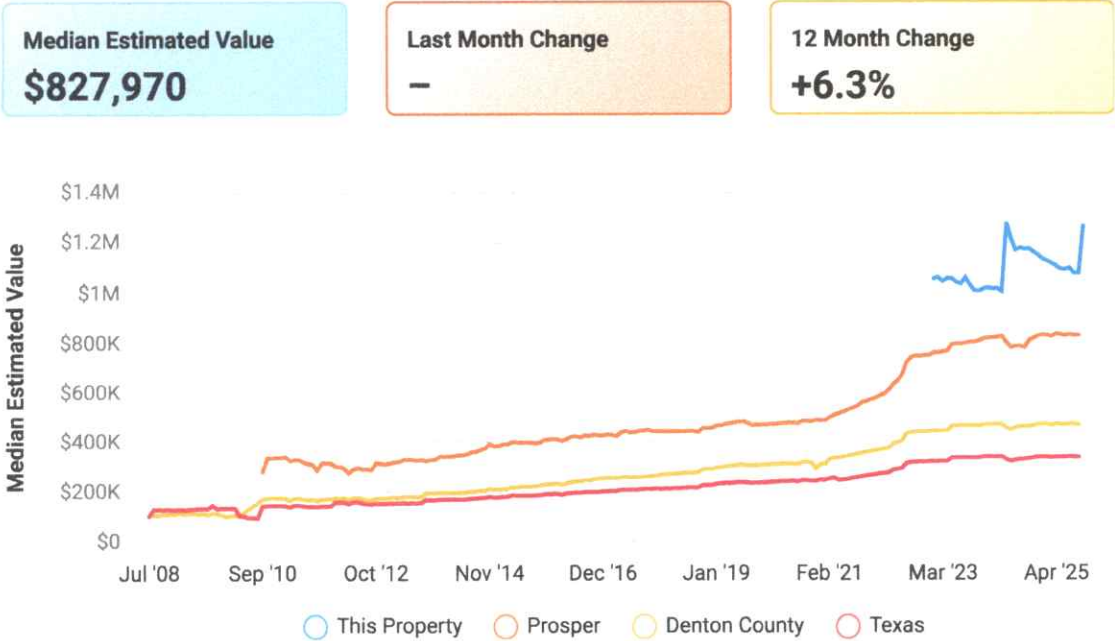
September 2025 Median Estimated Property Value

Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly



3780 Roundtree Dr, Prosper, TX 75078

September 2025 Active Listings

Prosper, TX 75078

Single Family + Condo/Townhouse/Apt.

This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

Median List Price - \$860,000

↓ 1.1% Month over Month



3780 Roundtree Dr, Prosper, TX 75078

September 2025 Sold Listings

Prosper, TX 75078

Single Family + Condo/Townhouse/Apt.

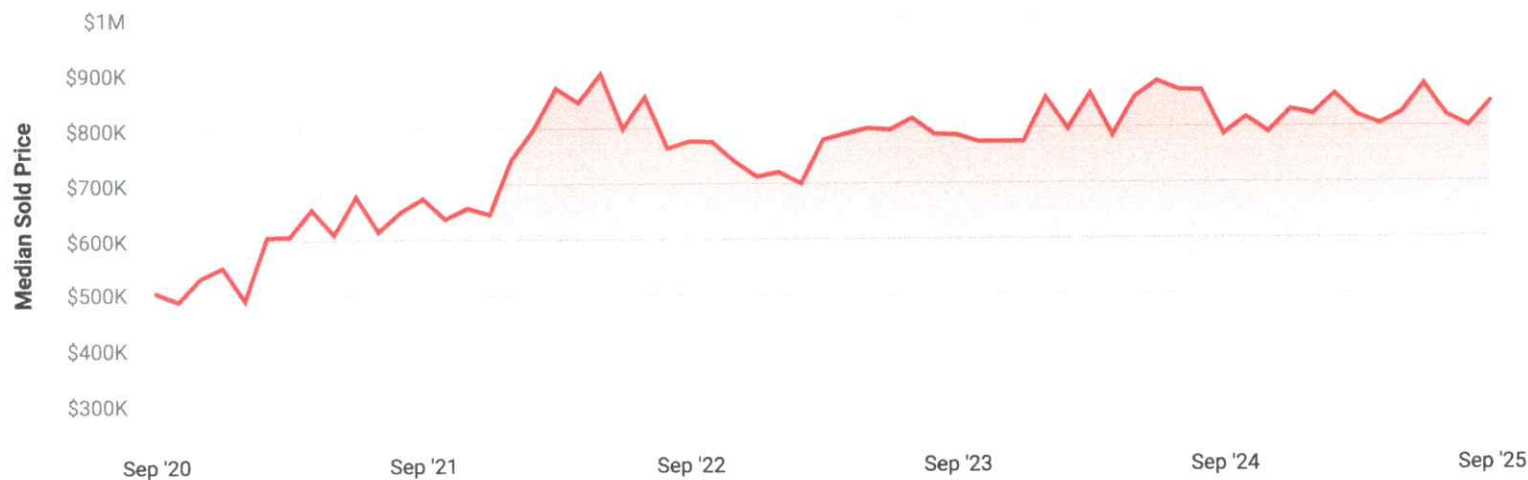
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

Median Sold Price - \$844,750

↑ 5.6% Month over Month



Total Sales and Active Listings in Prosper, TX 75078

Single Family + Condo/Townhouse/Apt.

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed

Update Frequency: Monthly



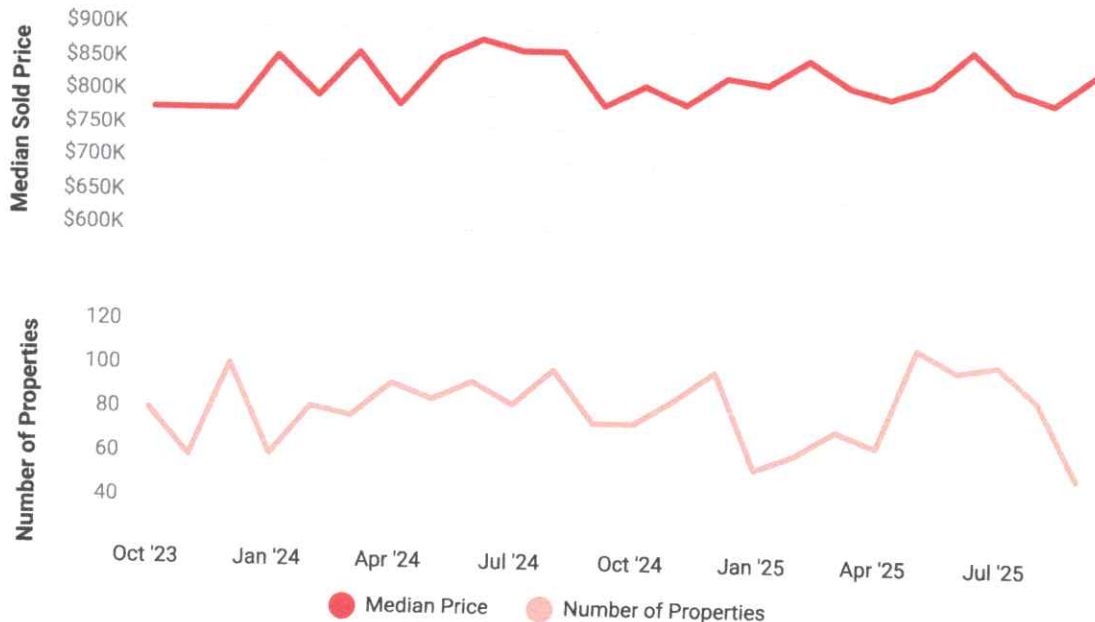
Median Sold Price vs Sold Listings in Prosper, TX 75078

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



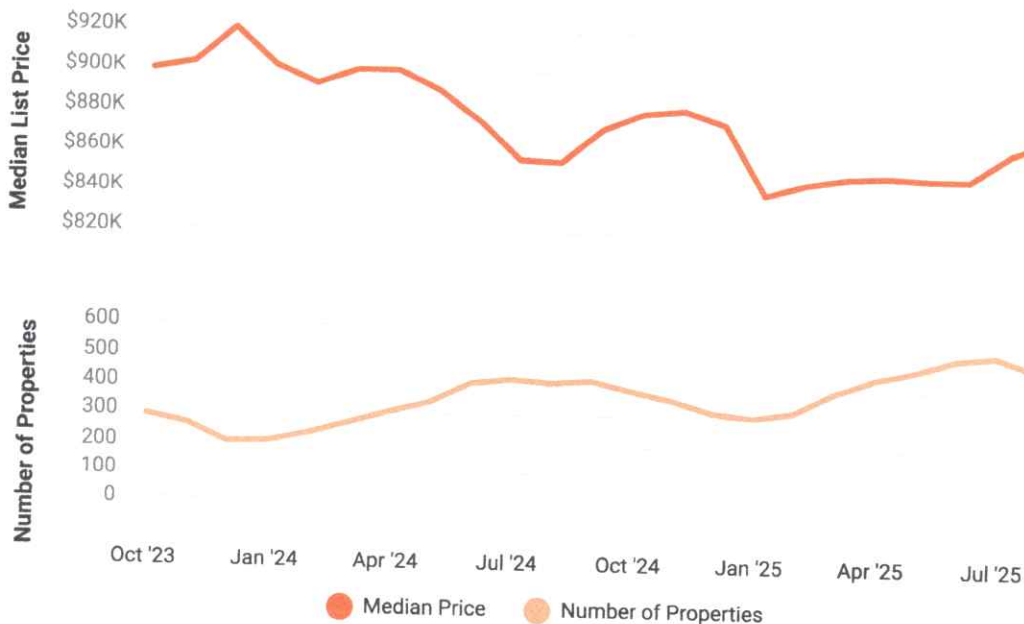
Median List Price vs Active Listings in Prosper, TX 75078

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly



Market Activity

Market Activity Filters

Sort Order: Recently updated

Maximum Properties Per Change Type: 8

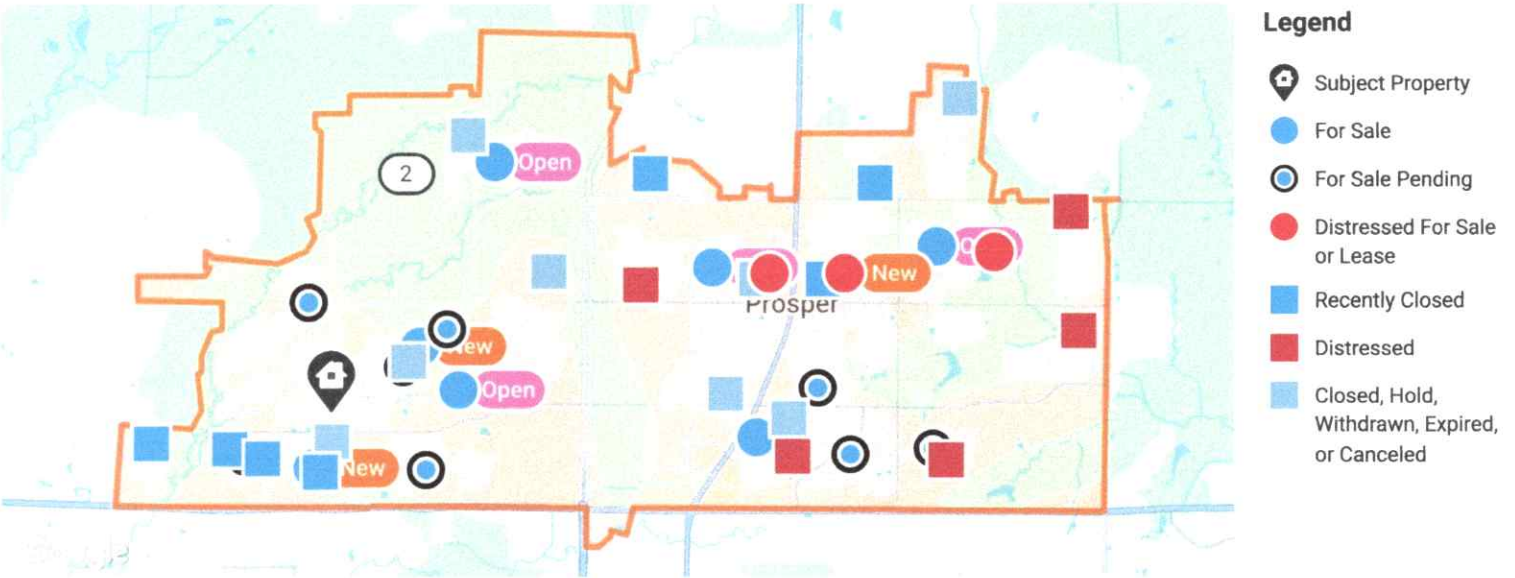
Change Types: New Listings, Pending, Expired, Closed, Distressed

Property Types: Single Family, Condo/Townhouse/Apt

Property Features: Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size (acre): Any, Year Built: Any

Summary

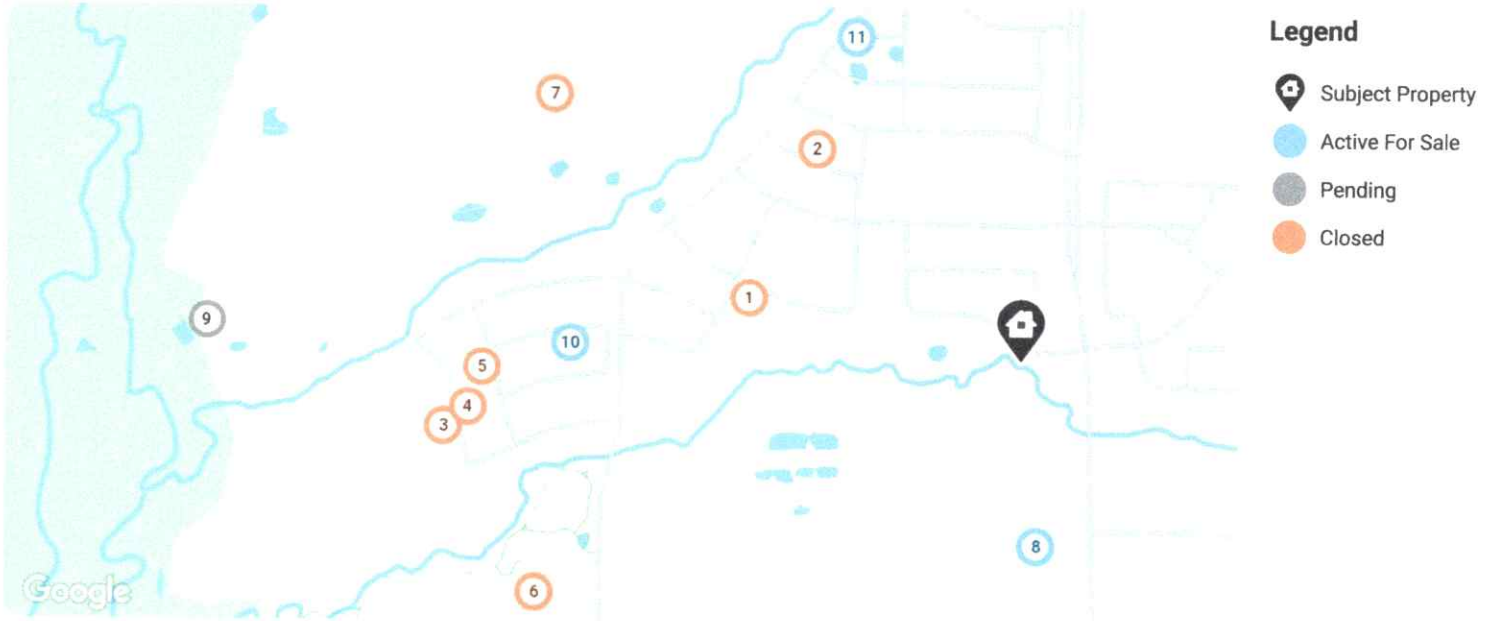
For Sale Activity in the Last 3 Months



	Agent Selected Comps	New	Pending	Closed	Distressed	Expired
Number of Properties	11	8	8	8	8	8
Lowest Listing Price / Est.Value	\$949,000	\$469,777	\$525,000	\$459,000	\$829,999	\$300,000
Median Listing Price / Est.Value	\$1,229,990	\$890,000	\$887,000	\$1,000,000	\$988,235	\$674,950
Highest Listing Price / Est.Value	\$1,850,000	\$1,879,500	\$989,000	\$1,615,000	\$1,629,999	\$1,585,000
Median Living Area (sqft)	4,112	3,964	3,695	3,266	4,063	3,254
Median Price / sqft	\$304	\$231	\$215	\$290	\$239	\$240
Average Days in RPR	32	50	112	69	154	155
Median Days in RPR	28	64	84	66	210	181
Median Age	5	7	8	7	12	6
Source	Listings	Listings	Listings	Public Records & Listings	Public Records & Listings	Listings

CMA

Comp Property Summary



3780 Roundtree Dr, Prosper, TX 75078**Comp Property Adjustments**

Address	3780 Roundtree Dr Prosper, TX 75078	4141 Splitrock Dr Prosper, TX 75078	4040 Old Rosebud Ln Prosper, TX 75078	260 Bunton Branch Ln Prosper, TX 75078
Status	Subject Property	1 Closed	2 Closed	3 Closed
MLS ID	21052567	20902773	20965948	21007281
Proximity	—	0.36 Mi.	0.36 Mi.	0.76 Mi.
Value	\$1,350,000	\$1,212,000	\$1,135,000	\$1,850,000
Date	9/11/2025 List Date	8/11/2025 Closed Date	7/23/2025 Closed Date	8/8/2025 Closed Date
Days in RPR	33	68	7	4
Price per Sq Ft	\$350	\$286	\$284	\$408
Comp Rating	Adjustments affect subject property			
Adjusted Result	\$1,337,579 \$81,979	Subject property adjusted	Subject property adjusted	Subject property adjusted
Adjusted \$/sqft	\$333/sqft \$20	+\$10,439	+\$10,366	+\$14,892
Bedrooms	4	5	4	5
Total Baths	5	6	5	7
Partial Baths	1	1	1	2
Living Area	4,015	4,234	3,991	4,533
Building Area	4,015	4,234	3,991	4,533
Lot Size	0.32 acres	9,583 sq ft	10,280 sq ft	0.29 acres
Year Built	2020	2020	2022	2020
Property Type	Single Family	Single Family	Single Family	Single Family
Property Subtype	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence

Highlighted fields were changed by agent to reflect knowledge of this property.

Comp Property Adjustments



Address	3780 Roundtree Dr Prosper, TX 75078	4141 Splitrock Dr Prosper, TX 75078	4040 Old Rosebud Ln Prosper, TX 75078	260 Bunton Branch Ln Prosper, TX 75078
Status	Subject Property	1 Closed	2 Closed	3 Closed
Listing Broker	<i>Listing Courtesy of EXP REALTY</i>	<i>Courtesy of EXP REALTY</i>	<i>Courtesy of Jones-Papadopoulos & Co</i>	<i>Courtesy of Ebby Halliday, REALTORS</i>
Description	Welcome to prestigious windsong ranch in prosper, texas! this former model home is certified pre-owned and comes with a seller's warranty it is a true showpieceâ??move-in ready and brimming with luxury, style, and upgrades designed to impress. Step inside and be captivated by soaring ceilings, sun-filled...	Positioned in the heart of windsong ranch, this north-facing southgate home exudes luxury and sophistication with a layout tailored for elevated living. Featuring five spacious bedrooms, a private study, expansive game and media rooms designed for relaxation or entertaining, the home blends eleganc...	Stunning american legend home in award-winning winsong ranch! welcome to this beautifully designed and meticulously maintained home located in the heart of the highly sought-after winsong ranch master-planned communityâ??known for its unmatched amenities, top-rated schools, and the...	Multiple offers have been received. Offer deadline is 2:00pm on monday july 28th. 260 bunton branch is simply perfection. This stunning huntington home in the highly sought-after windsong neighborhood has it all. Situated in the highly sought after and exclusive peninsula area, this home boasts eleganc...

Highlighted fields were changed by agent to reflect knowledge of this property.

3780 Roundtree Dr, Prosper, TX 75078

Comp Property Adjustments



Address	3780 Roundtree Dr Prosper, TX 75078	241 Bunton Branch Ln Prosper, TX 75078	140 Albright Ln Prosper, TX 75078	4400 Honeyvine Ln Prosper, TX 75078
Status	Subject Property	4 Closed	5 Closed	6 Closed
MLS ID	21052567	21002815	20980418	20977842
Proximity	—	0.73 Mi.	0.71 Mi.	0.72 Mi.
Value	\$1,350,000	\$1,100,000	\$1,325,000	\$1,375,000
Date	9/11/2025 List Date	9/26/2025 Closed Date	8/5/2025 Closed Date	8/27/2025 Closed Date
Days in RPR	33	24	30	33
Price per Sq Ft	\$350	\$304	\$326	\$271
Comp Rating	Adjustments affect subject property			
Adjusted Result	\$1,337,579 \$81,979	Subject property adjusted	Subject property adjusted	Subject property adjusted
Adjusted \$/sqft	\$333/sqft \$20	+\$5,548	+\$5,950	+\$4,946
Bedrooms	4	4	4	4
Total Baths	5	4	5	5
Partial Baths	1	1	1	1
Living Area	4,015	3,622	4,068	5,078
Building Area	4,015	3,622	4,068	5,078
Lot Size	0.32 acres	0.28 acres	0.31 acres	0.3 acres
Year Built	2020	2021	2019	2016
Property Type	Single Family	Single Family	Single Family	Single Family
Property Subtype	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence

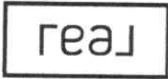
Highlighted fields were changed by agent to reflect knowledge of this property.

3780 Roundtree Dr, Prosper, TX 75078

Comp Property Adjustments

				
Address	3780 Roundtree Dr Prosper, TX 75078	4541 Walnut Grove Ln Prosper, TX 75078	3770 Dewberry Ln Prosper, TX 75078	200 Pearland Dr Prosper, TX 75078
Status	 Subject Property	7  Closed	8  Active	9  Pending
MLS ID	21052567	20965931	21020305	21045037
Proximity	–	0.68 Mi.	0.28 Mi.	1.06 Mi.
Value	\$1,350,000	\$1,168,000	\$949,000	\$1,229,990
Date	9/11/2025 List Date	8/11/2025 Closed Date	8/2/2025 List Date	8/28/2025 List Date
Days in RPR	33	28	75	25
Price per Sq Ft	\$350	\$279	\$263	\$304
Comp Rating	Adjustments affect subject property	▼ Worse Same Better	▼ Worse Same Better	▼ Worse Same Better
Adjusted Result	\$1,337,579  \$81,979	Subject property adjusted	Subject property adjusted	Subject property adjusted
Adjusted \$/sqft	\$333/sqft  \$20	+\$5,092	+\$19,199	+\$5,548
Bedrooms	4	5	5	4
Total Baths	5	6	5	5
Partial Baths	1	1	1	1
Living Area	4,015	4,180	3,603	4,048
Building Area	4,015	4,180	3,603	4,048
Lot Size	0.32 acres	10,541 sq ft	10,193 sq ft	10,197 sq ft
Year Built	2020	2023	2020	2025
Property Type	Single Family	Single Family	Single Family	Single Family
Property Subtype	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence

Highlighted fields were changed by agent to reflect knowledge of this property.



Comp Property Adjustments



Address

3780 Roundtree Dr
Prosper, TX 75078

4541 Walnut Grove Ln
Prosper, TX 75078

3770 Dewberry Ln
Prosper, TX 75078

200 Pearland Dr
Prosper, TX 75078

Status

Subject Property

7 Closed

8 Active

9 Pending

Listing Broker

*Listing Courtesy of EXP
REALTY*

*Courtesy of Jones-
Papadopoulos & Co*

*Listing Courtesy of
Monument Realty*

*Listing Courtesy of
HomesUSA.com*

Description

Welcome to prestigious windsong ranch in prosper, texas! this former model home is certified pre-owned and comes with a seller's warranty it is a true showpieceâ??move-in ready and brimming with luxury, style, and upgrades designed to impress. Step inside and be captivated by soaring ceilings, sun-filled...

Exceptional 5-bedroom drees home in winsong ranch welcome to this stunning drees custom home located on a premium street in the desirable creekside section of winsong ranchâ??one of prosperâ??s most prestigious and award-winning master-planned communities. This 5-...

Sellers are motivated for a new family to enjoy this dream home offering \$15k in concessions toward rate buy down or closing costs! experience refined living in this exquisite single-story home, ideally situated in the heart of prosper. Move in ready, with over 3,500 square feet of carefully designed space with...

Mls# 21045037 - built by tradition homes - mar 2026 completion! ~ lovely two-story home includes a stunning entrance leading to the kitchen, dining area and great room. Great room opens to a cozy, covered patio with an outdoor fireplace. The luxurious ownerâ??s bedroom includes vaulted ceilings, ...

Highlighted fields were changed by agent to reflect knowledge of this property.



3780 Roundtree Dr, Prosper, TX 75078

Comp Property Adjustments



Address	3780 Roundtree Dr Prosper, TX 75078	4351 Cotton Belt Ln Prosper, TX 75078	4011 Medio Creek Dr Prosper, TX 75078
Status	Subject Property	10 Active	11 Active
MLS ID	21052567	21041139	21082414
Proximity	—	0.59 Mi.	0.44 Mi.
Value	\$1,350,000	\$1,795,000	\$1,450,000
Date	9/11/2025 List Date	8/27/2025 List Date	10/10/2025 List Date
Days in RPR	33	50	6
Price per Sq Ft	\$350	\$362	\$353
Comp Rating	Adjustments affect subject property	Worse Same Better	Worse Same Better
Adjusted Result	\$1,337,579 \$81,979		
Adjusted \$/sqft	\$333/sqft \$20		
Bedrooms	4	5	4
Total Baths	5	6	5
Partial Baths	1	1	1
Living Area	4,015	4,953	4,112
Building Area	4,015	4,953	4,112
Lot Size	0.32 acres	0.29 acres	0.31 acres
Year Built	2020	2020	2023
Property Type	Single Family	Single Family	Single Family
Property Subtype	Single Family Residence	Single Family Residence	Single Family Residence

Highlighted fields were changed by agent to reflect knowledge of this property.

3780 Roundtree Dr, Prosper, TX 75078

Comp Property Adjustments



Address	3780 Roundtree Dr Prosper, TX 75078	4351 Cotton Belt Ln Prosper, TX 75078	4011 Medio Creek Dr Prosper, TX 75078
Status	Subject Property	10 Active	11 Active
Listing Broker	<i>Listing Courtesy of EXP REALTY</i>	<i>Listing Courtesy of Allie Beth Allman & Assoc.</i>	<i>Listing Courtesy of Jones-Papadopoulos & Co</i>
Description	Welcome to prestigious windsong ranch in prosper, texas! this former model home is certified pre-owned and comes with a seller's warranty it is a true showpieceâ??move-in ready and brimming with luxury, style, and upgrades designed to impress. Step inside and be captivated by soaring ceilings, sun-filled...	Gorgeous home in windsong ranch! from the moment you enter through the iron front door, youâ??re greeted by a striking wood-and-iron staircase and hardwood floors. Complete with a whole home generator, the main level offers a private study with french doors, an elegant dining room with ...	Impeccably designed and highly customized shaddock home perfectly positioned on a premium corner lot in the highly sought-after community of windsong ranch. This 4-bedroom, 4.5-bath, 3-car garage residence combines refined luxury with thoughtful functionality and designer finishes...

Highlighted fields were changed by agent to reflect knowledge of this property.

Pricing Strategy

This chart compares the high, low and median price of homes in various listing statuses in the subject property's ZIP code to help determine the asking price for the subject property. The prices of the Selected Comps are closed prices where available.

	Selected Comps	For Sale or For Lease Listings	Pending Sales	Distressed	Expired Listings	Closed
Lowest Price	\$949,000	\$475,000	\$599,990	\$826,190	\$300,000	\$585,000
Median Price	\$1,229,990	\$995,455	\$911,995	\$1,025,635	\$849,450	\$1,155,000
Highest Price	\$1,850,000	\$1,425,000	\$1,299,990	\$1,508,020	\$1,585,000	\$1,615,000
Median Price per sq.ft.	\$304	\$249	\$249	\$239	\$245	\$283
Median Days in RPR	50	–	72	210	141	97

Sold Price Comparison

This section compares prices for 31 properties in the subject property's ZIP code with a similar number of beds and baths, sold within the past 90 days.

	Sold Price	Price Per Sq. Ft.
Lowest Price	\$460,000	\$130
Median Price	\$1,010,000	\$260
Highest Price	\$1,500,000	\$376

CMA Summary

This section compares the prices of 11 agent-selected properties near the subject property.

Average of Comps	\$1,255,600
Adjustments	+\$81,979
Recommended Price	\$1,345,000 (or \$335 per sq ft)

Refined Value Summary

This section uses property characteristics, home improvements made, and market conditions.

Original Estimated Value	\$1,262,670
Changes Based on Home Facts	+\$96,331
Home Improvement Adjustments	–
Needed Improvement Adjustments	–
Market Condition Adjustments	–
Estimate + Adjustments	\$1,359,001 (or \$338 per sq ft)

3780 Roundtree Dr, Prosper, TX 75078

Pricing Strategy

CMA Value

\$1,345,000

CMA Range

\$1.3M

\$1.35M

Last Edited 10/16/2025 Price per Sq Ft \$335

3780 Roundtree Drive, Prosper, Texas 75078

MLS#: 21087230 N Active

Property Type: Residential

[3780 Roundtree Drive Prosper, TX 75078-2396](#)

LP: \$1,299,900

SubType: Single Family



SqFt: 4,015/Owner
Yr Built: 2020/Assessor/Preowned
Lot Dimen: 149 x 130
Subdivide?: No
HOA: Mandatory
Access Unit: No

Also For Lease: N
Subdivision: Windsong Ranch Ph 5b
County: Denton
Country: United States
Parcel ID: [R773081](#)
Lot: 17 Block: B
Legal: WINDSONG RANCH PHASE 5B BLK B LOT 17
Unexempt Tx: \$18,857
Spcl Tax Auth: No

Lst \$/SqFt: \$323.76

Lake Name:
Lse MLS#:
Plan Dvlpm:
MultiPrcl: No MUD Dst: No
PID:No

Beds: 4 Tot Bth: 5 Liv Area: 2
Fireplc: 1 Full Bath: 4 Din Area: 1 Pool: Yes
Half Bath: 1 Adult Community: No
Smart Home App/Pwd: Yes

Hdcp Am: Yes
Horses?: No
Attached: No
Acres: 0.320
HOA Dues: \$579/Quarterly
AccUnit SF:

Garage: Yes/3
Attch Gar: Yes
Carport: 0
Cov Prk: 3

Unit Type:

School Information

School Dist: Prosper ISD
Elementary: Mrs. Jerry Bryant

Middle: William Rushing
Rooms

High: Richland

Room	Dimen / Lvl	Features	Room	Dimen / Lvl	Features
Bedroom-Primary	18 x 15 / 1	Built-in Cabinets, Dual Sinks, Ensuite Bath, Garden Tub, Linen Closet, Separate Shower, Sitting Area in Primary, Walk-in Closet(s)	Bath-Primary	17 x 13 / 1	Built-in Cabinets, Dual Sinks, Ensuite Bath, Garden Tub, Linen Closet, Natural Stone/Granite Type, Separate Shower, Sitting Area in Primary
Bedroom-2nd Primary	11 x 11 / 1	Built-in Cabinets, Ensuite Bath, Linen Closet, Separate Shower, Walk-in Closet(s)	Bath-Full	10 x 5 / 1	Built-in Cabinets, Linen Closet, Natural Stone/Granite Type, Separate Shower
Kitchen	20 x 11 / 1	Breakfast Bar, Built-in Cabinets, Eat-in Kitchen, Farm Sink, Kitchen Island, Natural Stone/Granite Type, Pantry, Walk-in Pantry, Water Line to Refrigerator	Living Room	21 x 20 / 1	Fireplace
Media Room	17 x 11 / 1		Dining Room	13 x 11 / 1	
Office	11 x 11 / 1	Other	Utility Room	15 x 6 / 1	Built-in Cabinets, Drip/Dry Area, Linen Closet, Other, Room for Freezer, Separate Utility Room, Sink in Utility
Bath-Half	6 x 5 / 1	Granite/Granite Type Countertop	Game Room	23 x 16 / 2	Built-in Cabinets, Ceiling Fan(s), Other
Bedroom	14 x 11 / 2	Built-in Cabinets, Ceiling Fan(s), Ensuite Bath, Walk-in Closet(s)	Bath-Full	11 x 5 / 2	Built-in Cabinets, Drip/Dry Area, Ensuite Bath, Natural Stone/Granite Type
Bedroom	16 x 11 / 2	Ceiling Fan(s), Walk-in Closet(s)	Bath-Full	9 x 5 / 2	Built-in Cabinets, Drip/Dry Area, Linen Closet, Natural Stone/Granite Type
Bonus Room	22 x 14 / 2				

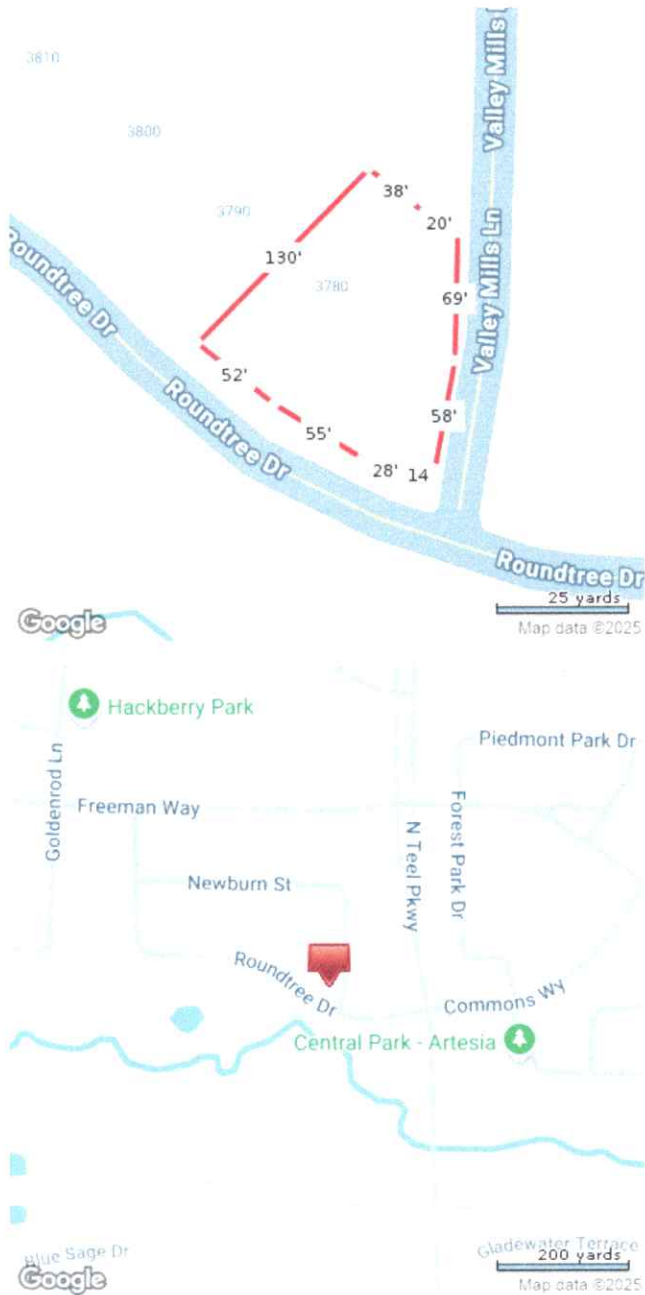
General Information

Housing Type: Single Detached
Style of House: Contemporary/Modern
Lot Size/Acres: Less Than .5 Acre (not Zero)
Alarm/Security: Burglar, Carbon Monoxide Detector(s), Fire Alarm, Firewall(s), Prewired, Security Lights, Security Service, Security System, Security System Owned, Smoke Detector(s), Wireless
Soil: Clay, Sandy Loam
Heating: Central, Electric, ENERGY STAR Qualified Equipment, ENERGY STAR/ACCA RSI Qualified
Fireplace Type: Blower Fan, Electric, Living Room
Flooring: Ceramic Tile, Wood
Levels: 2
Type of Fence: Back Yard, Fenced, High Fence, Privacy, Wood, Wrought Iron
Cooling: Attic Fan, Ceiling Fan(s), Central Air, Electric, ENERGY STAR Qualified Equipment, Zoned

▼ Mortgage History

Mortgage Code	Conventional	Conventional
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▼ Property Map



*Lot Dimensions are Estimated

2701 SUNSET RIDGE DRIVE, STE. 303
ROCKWALL, TEXAS 75082

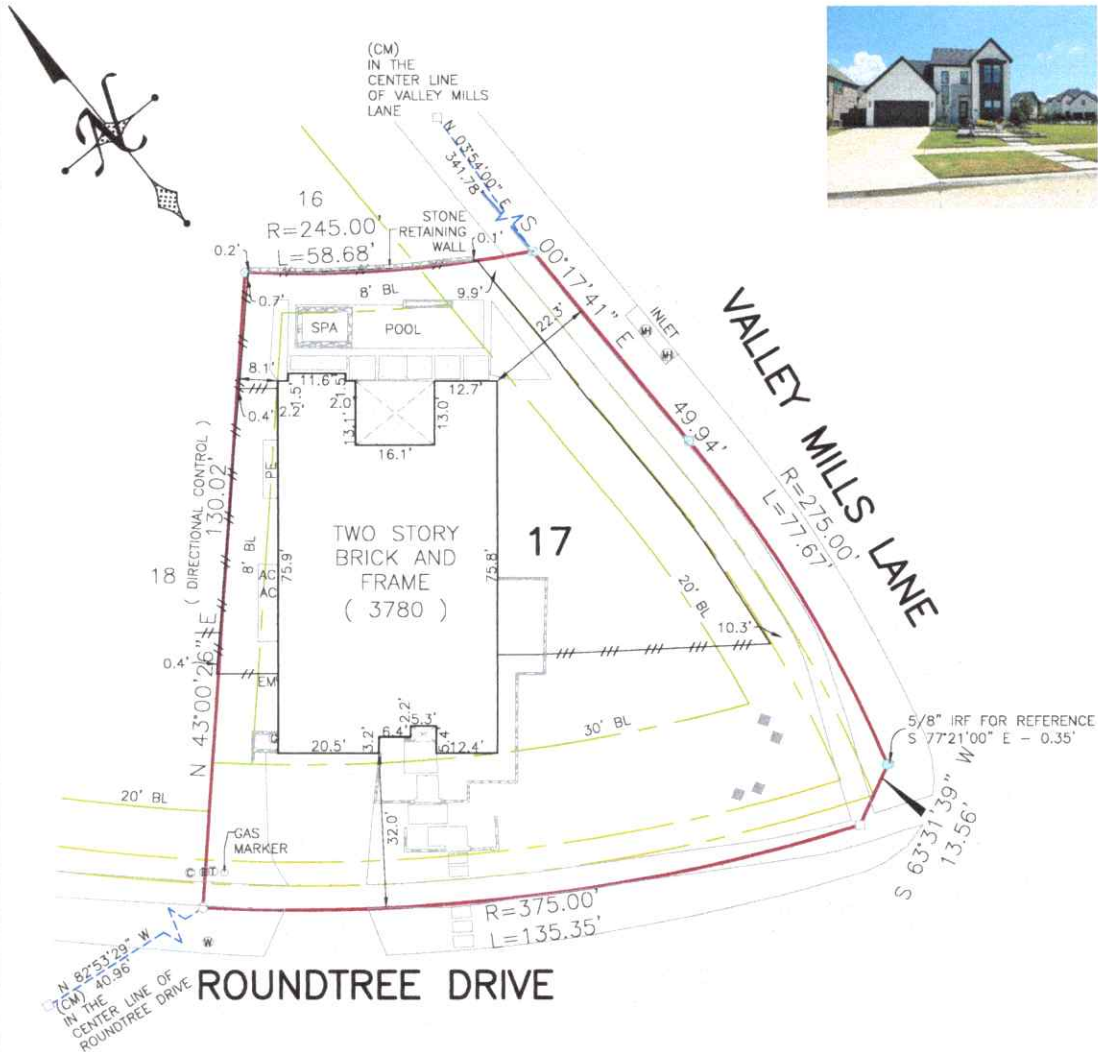
FIRM REGISTRATION NO. 10194366

SURVEY PLAT



BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 3780 ROUNDTREE DRIVE, in the City of PROSPER Texas. Being Lot 17, Block B, of Windsong Ranch Phase 5B, an Addition to the Town of Prosper, Denton County, Texas, according to the Plat Recorded in Volume 2019, Page 498, Plat Records, Denton County, Texas.



PROPERTY SUBJECT TO EASEMENTS & RESTRICTIONS

Clerk's File No(s). 2014-20239, 2014-20367,
2014-20640, 2015-16009, 2015-16634,
2015-55927, 2016-1569, 2016-1570, 2016-1571,
2016-1572, 2017-158306, 2018-24142,
2018-98714, 2019-157670, 2019-157671,
2021-21467, 2022-75252, 2023-136731,
2024-24991, 2015-13549

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements.

TITLE AND ABSTRACTING WORK FURNISHED BY LAWYERS TITLE 1 COWBOYS

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 30'

Date: 07/10/2024

G. F. No.: 1900182401122

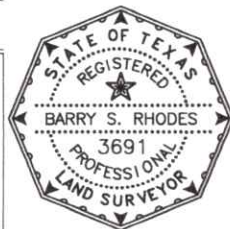
Job no.: 202405748

Drawn by: JSR

ACCEPTED BY: _____

Lawyers Title

LEGEND	
WOOD FENCE	IRON FENCE
CHAIN LINK	WIRE FENCE
BOUNDARY SETBACK	
CM - CONTROLLING MONUMENT	
MWD - MONUMENTS OF RECORD DIGNITY	
1/2" IRON ROD FOUND	
1/2" YELLOW-CAPPED IRON ROD SET	
SET "X" FOUND "X"	
3/8" IRON ROD FOUND	
5/8" IRON ROD FOUND	
POINT FOR CORNER	ELECTRIC METER
C - CABLE	E - ELECTRIC
CO - CLEAN OUT	PE - POOL EQUIP
G - GAS METER	P - POWER POLE
F - FIRE HYDRANT	T - TELEPHONE
L - LIGHT POLE	W - WATER METER
M - MANHOLE	WV - WATER VALVE
(UNLESS OTHERWISE NOTED)	



Signature of Barry S. Rhodes

Flood Zone Determination

OUT

Flood Zone Legend ⓘ

- Special Flood Hazard Area
- Flood Zone
- 100 Year Flood
- 500 Year Flood
- Coastal Barrier Resource Area
- Supplemental



Special Flood Hazard Area
(SFHA)

Out

Distance to 100 yr Flood
Plain

161 ft

Flood Zone Code

X

County

Denton

FIPS Code

48121

Community Name

Prosper, Town Of

Community Participation
Status

R - Regular

Community Number - Map
Panel & Suffix

480141-0430G

Panel Date

April, 18, 2011

Original Panel Firm Date

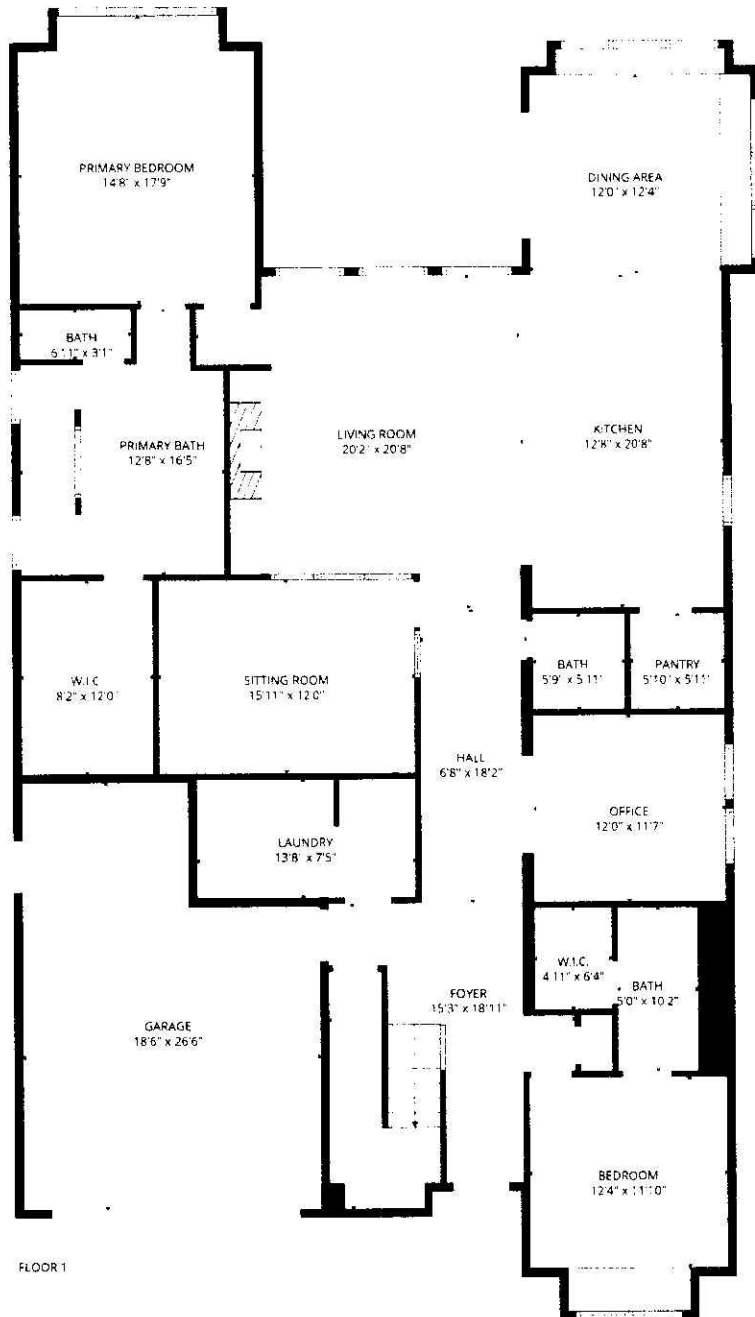
May, 4, 1982

Coastal Barrier Resource
Area (CBRA)

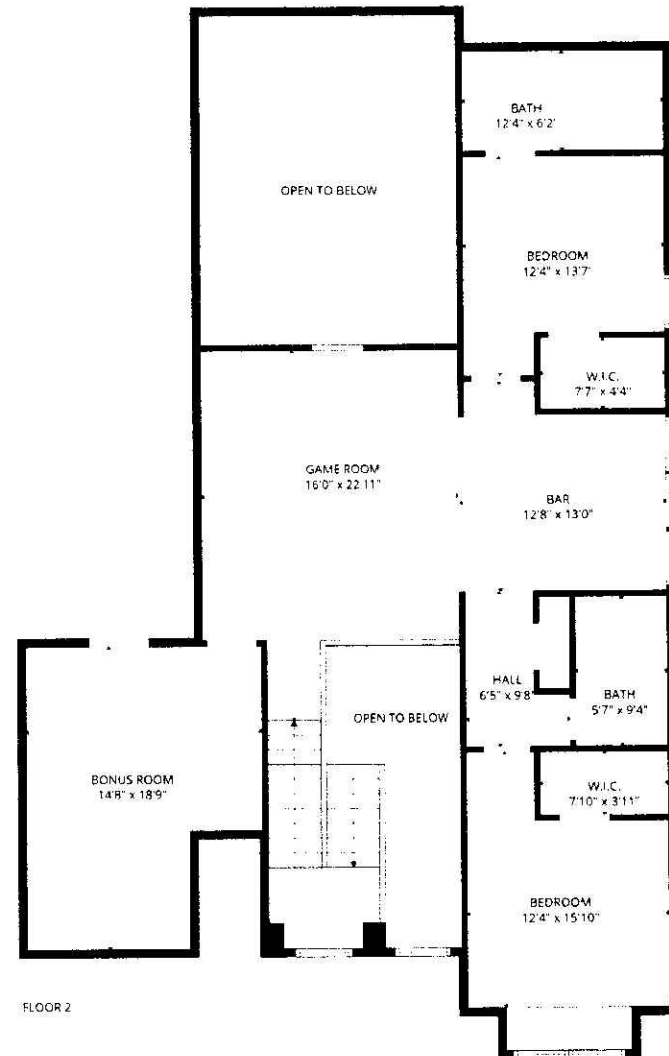
Out

Letter of Map Amendment
(LOMA)

N/A



FLOOR 1



FLOOR 2



SELLER'S DISCLOSURE NOTICE

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Section 5.008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure Notice to a buyer on or before the effective date of a contract. This form complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.

3780 Roundtree Dr.
Prosper, TX 75078

CONCERNING THE PROPERTY AT _____

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.

Seller X is is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property? August 2024 (approximate date) or never occupied the Property

Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)

This notice does not establish the items to be conveyed. The contract will determine which items will & will not convey.

Item	Y	N	U
Cable TV Wiring	X		
Carbon Monoxide Det.	X		
Ceiling Fans	X		
Cooktop	X		
Dishwasher	X		
Disposal	X		
Emergency Escape Ladder(s)		X	
Exhaust Fans	X		
Fences	X		
Fire Detection Equip.	X		
French Drain			X
Gas Fixtures	X		
Liquid Propane Gas:		X	
-LP Community (Captive)		X	
-LP on Property		X	

Item	Y	N	U
Natural Gas Lines	X		
Fuel Gas Piping:		X	
-Black Iron Pipe		X	
-Copper		X	
-Corrugated Stainless Steel Tubing		X	
Hot Tub	X		
Intercom System		X	
Microwave	X		
Outdoor Grill		X	
Patio/Decking	X		
Plumbing System	X		
Pool	X		
Pool Equipment	X		
Pool Maint. Accessories	X		
Pool Heater	X		

Item	Y	N	U
Pump: sump grinder		X	
Rain Gutters	X		
Range/Stove	X		
Roof/Attic Vents	X		
Sauna		X	
Smoke Detector	X		
Smoke Detector - Hearing Impaired		X	
Spa		X	
Trash Compactor		X	
TV Antenna		X	
Washer/Dryer Hookup	X		
Window Screens	X		
Public Sewer System	X		

Item	Y	N	U	Additional Information
Central A/C	X			X electric gas number of units: 2
Evaporative Coolers		X		number of units:
Wall/Window AC Units		X		number of units:
Attic Fan(s)	X			if yes, describe:
Central Heat	X			electric X gas number of units: 1
Other Heat	X			if yes, describe: fireplace
Oven	X			number of ovens: 2 X electric gas other:
Fireplace & Chimney	X			wood gas logs mock other: electric + Heat
Carport		X		attached not attached
Garage	X			X attached not attached
Garage Door Openers	X			number of units: 1 number of remotes: 2
Satellite Dish & Controls		X		owned leased from:
Security System	X			X owned leased from:

(TXR-1406) 07-10-23

Initialed by: Buyer: _____ and Seller: ec, MC

Page 1 of 7

Concerning the Property at _____

Solar Panels	☒	☒	owned	leased from: _____
Water Heater	☒	☒	electric ☒ gas	other: _____ number of units: <u>1</u>
Water Softener	☒	☒	owned	leased from: _____
Other Leased Item(s)	☒	☒	if yes, describe: _____	
Underground Lawn Sprinkler	☒	☒	☒ automatic ☒ manual	areas covered <u>Entire yard</u>
Septic / On-Site Sewer Facility	☒	☒	if yes, attach Information About On-Site Sewer Facility (TXR-1407)	

Water supply provided by: ☒ city ☐ well ☐ MUD ☐ co-op ☐ unknown ☐ other: _____

Was the Property built before 1978? ☐ yes ☒ no ☐ unknown

(If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards).

Roof Type: Comp Age: 2024 (approximate)

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? ☒ yes ☐ no ☐ unknown

Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair? ☒ yes ☐ no If yes, describe (attach additional sheets if necessary): _____

Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Item	Y	N	Item	Y	N	Item	Y	N
Basement		☒	Floors		☒	Sidewalks		☒
Ceilings		☒	Foundation / Slab(s)		☒	Walls / Fences		☒
Doors		☒	Interior Walls		☒	Windows		☒
Driveways		☒	Lighting Fixtures		☒	Other Structural Components		☒
Electrical Systems		☒	Plumbing Systems		☒			
Exterior Walls		☒	Roof		☒			

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): _____

Section 3. Are you (Seller) aware of any of the following conditions? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Condition	Y	N	Condition	Y	N
Aluminum Wiring		☒	Radon Gas		☒
Asbestos Components		☒	Settling		☒
Diseased Trees: <u>oak wilt</u>		☒	Soil Movement		☒
Endangered Species/Habitat on Property		☒	Subsurface Structure or Pits		☒
Fault Lines		☒	Underground Storage Tanks		☒
Hazardous or Toxic Waste		☒	Unplatted Easements		☒
Improper Drainage		☒	Unrecorded Easements		☒
Intermittent or Weather Springs		☒	Urea-formaldehyde Insulation		☒
Landfill		☒	Water Damage Not Due to a Flood Event		☒
Lead-Based Paint or Lead-Based Pt. Hazards		☒	Wetlands on Property		☒
Encroachments onto the Property		☒	Wood Rot		☒
Improvements encroaching on others' property		☒	Active infestation of termites or other wood destroying insects (WDI)		☒
Located in Historic District		☒	Previous treatment for termites or WDI		☒
Historic Property Designation		☒	Previous termite or WDI damage repaired		☒
Previous Foundation Repairs		☒	Previous Fires		☒

(TXR-1406) 07-10-23

Initialed by: Buyer: _____ and Seller: CC MC

Concerning the Property at _____

Previous Roof Repairs	☒
Previous Other Structural Repairs	☒
Previous Use of Premises for Manufacture of Methamphetamine	☒

Termite or WDI damage needing repair	☒
Single Blockable Main Drain in Pool/Hot Tub/Spa*	☒

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): _____

*A single blockable main drain may cause a suction entrapment hazard for an individual.

Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice? ___ yes ☒ no If yes, explain (attach additional sheets if necessary): _____

Section 5. Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and check wholly or partly as applicable. Mark No (N) if you are not aware.)

Y N

- ☒ Present flood insurance coverage.
- ☒ Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.
- ☒ Previous flooding due to a natural flood event.
- ☒ Previous water penetration into a structure on the Property due to a natural flood.
- ☒ Located ___ wholly ___ partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR).
- ☒ Located ___ wholly ___ partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
- ☒ Located ___ wholly ___ partly in a floodway.
- ☒ Located ___ wholly ___ partly in a flood pool.
- ☒ Located ___ wholly ___ partly in a reservoir.

If the answer to any of the above is yes, explain (attach additional sheets as necessary): _____

***If Buyer is concerned about these matters, Buyer may consult Information About Flood Hazards (TXR 1414).**

For purposes of this notice:

"100-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.

"500-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding.

"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

(TXR-1406) 07-10-23

Initialed by: Buyer: _____, _____ and Seller: CC, MO

Page 3 of 7

Concerning the Property at _____

"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).

"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation more than a designated height.

"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain water or delay the runoff of water in a designated surface area of land.

Section 6. Have you (Seller) ever filed a claim for flood damage to the Property with any insurance provider, including the National Flood Insurance Program (NFIP)? ___ yes ☒ no If yes, explain (attach additional sheets as necessary): _____

*Homes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s).

Section 7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the Property? ___ yes ☒ no If yes, explain (attach additional sheets as necessary): _____

Section 8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.)

Y N

___ ☒ Room additions, structural modifications, or other alterations or repairs made without necessary permits, with unresolved permits, or not in compliance with building codes in effect at the time.

☒ ___ Homeowners' associations or maintenance fees or assessments. If yes, complete the following:
Name of association: Windsong Ranch Community Association / CCMC
Manager's name: J. Seery Phone: 972-347-9270
Fees or assessments are: \$ 543 per Quarter and are: ☒ mandatory ___ voluntary
Any unpaid fees or assessment for the Property? ___ yes (\$ _____) ☒ no
If the Property is in more than one association, provide information about the other associations below or attach information to this notice.

___ ☒ Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:
Any optional user fees for common facilities charged? ___ yes ☒ no If yes, describe: _____

___ ☒ Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.

___ ☒ Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)

___ ☒ Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.

___ ☒ Any condition on the Property which materially affects the health or safety of an individual.

___ ☒ Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold.
If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).

___ ☒ Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.

(TXR-1406) 07-10-23

Initialed by: Buyer: _____ and Seller: CC, MC

Page 4 of 7

Concerning the Property at _____

- ☒ The Property is located in a propane gas system service area owned by a propane distribution system retailer.
- ☒ Any portion of the Property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary): _____

Section 9. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections? ☐ yes ☐ no If yes, attach copies and complete the following:

Inspection Date	Type	Name of Inspector	No. of Pages

*Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property.
A buyer should obtain inspections from inspectors chosen by the buyer.*

Section 10. Check any tax exemption(s) which you (Seller) currently claim for the Property:

- ☐ Homestead ☐ Senior Citizen ☐ Disabled
☐ Wildlife Management ☐ Agricultural ☐ Disabled Veteran
☐ Other: _____ ☐ Unknown

Section 11. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider? ☐ yes ☒ no

Section 12. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? ☐ yes ☒ no If yes, explain: _____

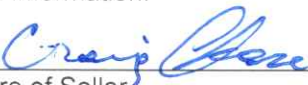
Section 13. Does the Property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code?* ☐ unknown ☐ no ☒ yes. If no or unknown, explain. (Attach additional sheets if necessary): _____

**Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information.*

A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing-impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing-impaired and specifies the locations for installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

Concerning the Property at _____

Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information.


Signature of Seller _____

Date _____


Signature of Seller _____

Date _____

Printed Name: Craig Chase

Printed Name: Myra Celli

ADDITIONAL NOTICES TO BUYER:

- (1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit <https://publicsite.dps.texas.gov>. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
- (2) If the Property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the Property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
- (3) If the Property is located in a seacoast territory of this state designated as a catastrophe area by the Commissioner of the Texas Department of Insurance, the Property may be subject to additional requirements to obtain or continue windstorm and hail insurance. A certificate of compliance may be required for repairs or improvements to the Property. For more information, please review *Information Regarding Windstorm and Hail Insurance for Certain Properties* (TXR 2518) and contact the Texas Department of Insurance or the Texas Windstorm Insurance Association.
- (4) This Property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the Internet website of the military installation and of the county and any municipality in which the military installation is located.
- (5) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.
- (6) The following providers currently provide service to the Property:

Electric: Coserv

phone #: 855-938-3496

Sewer: Prosper

phone #: 972-569-1180

Water: Prosper

phone #: 972-569-1180

Cable: _____

phone #: _____

Trash: Prosper

phone #: _____

Natural Gas: Coserv

phone #: 972-569-1180

Phone Company: _____

phone #: 855-938-3496

Propane: _____

phone #: _____

Internet: ATT

phone #: 844-452-5114

3780 Roundtree Dr.
Prosper, TX 75078

Concerning the Property at _____

(7) This Seller's Disclosure Notice was completed by Seller as of the date signed. The brokers have relied on this notice as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

The undersigned Buyer acknowledges receipt of the foregoing notice.

Signature of Buyer	Date	Signature of Buyer	Date
Printed Name: _____		Printed Name: _____	

(TXR-1406) 07-10-23

Initialed by: Buyer: _____ and Seller: _____





Top-Rated Schools | THE LAGOON | Hike & Bike Trails | Resort Pools | THE COMMONS Amenity Center
Fitness Center | On-Site Lifestyle Program | 600 Acres of Lakes & Parks | Windsong Ranch Café

WindsongRanchLiving.com | (972) 347-9270
1001 Windsong Parkway South, Prosper TX 75078



MODEL HOMES

E Southgate Homes | 71' Model

F Tradition Homes | 61' Model

L Tradition Homes | 71' Model

M Coventry Homes | 76' Model

N Bloomfield Homes | 66' Model

P Normandy Homes | 50' Model

Q Southgate Homes | 61' Model



Frequently Asked Questions

What is included in Windsong Ranch's Master-Plan?

At over 2,000 acres, Windsong Ranch is a master-planned community that will ultimately include 3,324 single-family homes, four unique amenity centers, four schools, two fire stations and over 600 acres of green space, parks, creeks, trails and amenities. A 46-acre retail development between Windsong Parkway and Gee Road on Highway 380 includes an already completed 125,000 square foot Kroger Marketplace, with additional neighborhood retail and restaurants.

What city and county is Windsong Ranch located in?

Windsong Ranch is located in the Town of Prosper in Denton County, Texas.

What School District serves Windsong Ranch?

Windsong Ranch is located within the outstanding Prosper ISD.

Will there be schools located within Windsong Ranch?

Windsong Ranch Elementary and Bryant Elementary are the first of four total planned Prosper ISD school locations in Windsong Ranch. Future plans include a middle school and a high school.

Which schools do Windsong Ranch students currently attend? How far away are they?

Infant - K	Ace Montessori	Off Gee Road
Infant - K	Primrose Daycare and School	On-site
K - 5	Windsong Ranch Elementary School	On-site
K - 5	Mrs. Jerry Bryant Elementary School	On-site
6 - 8	Moseley Middle School	On-site
9 - 12	Richland High School	On-site
K - 8	St. Martin de Porres Catholic School	Near Entry
6 - 8	Rushing Middle School	1.6 miles

Bus service is provided.

Where are the closest fire and police stations?

Prosper's Fire Station No. 2 with police sub-station is within Windsong Ranch, .25 miles north of Hwy 380 on Teel Parkway.

What are the home sizes and lot sizes in Windsong Ranch?

Home Sizes:

Windsong single-family homes range from 2,200 – 8,000 sq. ft.

Lot Sizes:

Single-family lot sizes are: 120' x 50' x 130', 61' x 130', 66' x 130', 71' x 130', 76' x 130', 81' x 130' and 86' x 140'. The minimum depth of lots is 130'; some lots are deeper.

Villa Sizes:

Single-story Villas range from 1,300 – 1,702 sq. ft.

Townhomes Sizes:

Two-story Townhomes range from 1,400 – 1,900 sq. ft.

Who provides utilities to Windsong Ranch?

Water & Sewer provided by:

- Town of Prosper – Utility billing department: (972) 346-2640

Gas provided through:

- CoServ – (940) 321-7800

Electricity provided through:

- CoServ – (940) 321-7800

Cable, internet and phone service provided by:

- AT&T U-verse – (855) 797-8303
- Optimum – (469) 715-2583



Low Costs. Extraordinary Lifestyle.

Windsong Ranch offers low tax rates and the highest quality lifestyle available for any master-planned community in North Texas.

No MUD Taxes

Windsong Ranch residents pay only standard city, school and county taxes. No MUD or other special utility taxes.

Most new master-planned, amenity rich communities have their infrastructure and amenities funded by a Municipal Utility District (MUD) or other special taxing authority that is paid for by the homeowner.

What is the Tax Rate?

Total 1.98 percent, broken down as follows:

2025 Town of Prosper (http://www.prospertx.gov)	\$0.505
2025 Prosper ISD (http://www.prosper-isd.net)	\$1.255
2025 Denton County (http://www.dentoncad.com)	\$0.2249
TOTAL	\$1.98

What about total monthly out-of-pocket costs?

Compare Prosper's water costs with other cities in the area. Windsong's low taxes, affordable HOA dues and lower water bills offer a substantial savings in your total monthly expenses over comparable master-planned communities.

Windsong Homeowners Association

How much are the monthly Homeowners Association Dues? What do they include?

Single-family homes are \$193 per month, billed quarterly at \$579, and includes the maintenance and upkeep of all common areas in Windsong Ranch as well as a high level of lifestyle programming by a full-time Lifestyle Department. The Villas/Townhomes neighborhood have an additional assessment of \$379 per month, billed monthly, that covers the insurance on roofs, exterior maintenance, landscaping, irrigation, etc. Community management is handled by CCMC, a professional management company that specializes in master-planned communities.



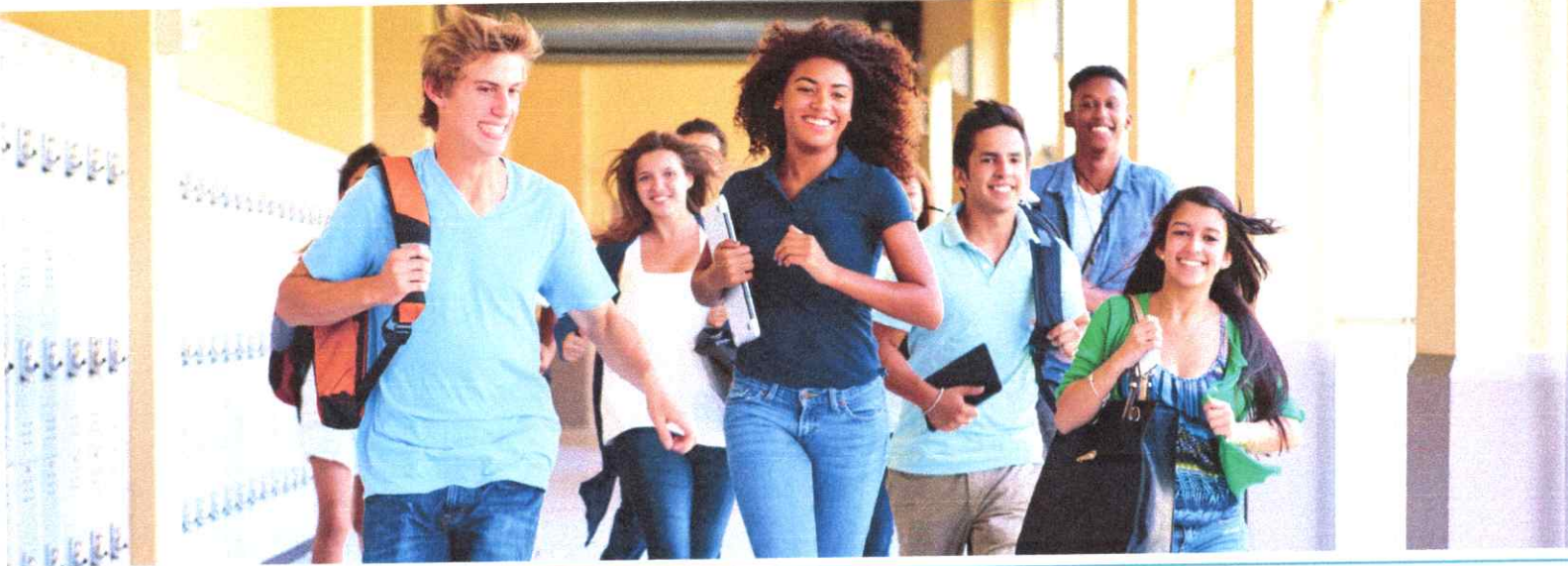
What do you mean by lifestyle and what kind of community events will there be?

Whether it is the annual Windsong Ranch Wine & Music Festival, an outdoor movie night or a fitness class, there is something for everyone at Windsong Ranch! Our full-time Lifestyle Department plans engaging events and programs for children, families and adults to create a true sense of community.



The amenities at Windsong Ranch are second to none. At THE COMMONS, you'll find our welcome center, the Windsong Ranch Café, a fitness center, an outdoor living area with an oversized gas-burning fireplace and two swimming pools with cabanas.

Windsong Ranch also offers miles of 8-foot-wide hike & bike trails, tennis and pickleball courts, a basketball court, an event lawn and amphitheater, mountain biking course, championship 18-hole disc golf course, community garden, and over 600 acres of green open spaces. Not to mention THE LAGOON, a Caribbean-like paradise with five acres of clear tropical water and white sand beaches.



EDUCATION

While Prosper schools are outstanding, there are other educational options for parents who choose to send their children to private schools.

Nearby Private Schools

- Primrose School of Prosper (Windsong Ranch)
- St. Martin de Porres Catholic School (Windsong Ranch)
- Ace Montessori (Windsong Ranch)
- Legacy Christian Academy (Frisco)
- McKinney Christian Academy (McKinney)
- Prestonwood Christian Academy (Plano)
- John Paul II High School (Plano)

There are many additional private schools in the area.

Higher Education

Windsong Ranch is surrounded by excellent continuing education and college degree programs including Collin College with various campuses throughout Collin County as well as top universities for undergraduate, master's and doctorate degree programs. University of North Texas and Texas Women's University are just 15 minutes west in Denton TX, University of Texas at Dallas just 20 minutes away in Richardson and Southern Methodist University is just 45 minutes away in Dallas.





PROSPER ISD

Windsong Ranch students attend the highly acclaimed Prosper Independent School District. Families enjoy the convenience and proximity to Windsong Ranch Elementary School and Bryant Elementary School, which are located on site. [Website: Prosper-isd.net](http://Prosper-isd.net)

Current Schools

Windsong Ranch Elementary School (K-5)

The Windsong Ranch Elementary School is located on Copper Canyon Drive in the Cadence neighborhood. This beautiful school is connected to parks and other neighborhoods through an extensive hike & bike trail system with pedestrian tunnels.

Mrs. Jerry Bryant Elementary School (K-5)

The Mrs. Jerry Bryant Elementary is located in Windsong Ranch's newest neighborhood, The Summit. As the second on-site elementary school, Bryant Elementary also features the safety and convenience of the community hike & bike trail system with pedestrian tunnels.

Reynolds Middle School (6-8)

Located just 6.3 miles from Windsong Ranch, Reynolds continues the educational excellence of Prosper ISD while offering student athletic programs to students. Basketball, cheerleading, cross country, soccer, tennis, track & field, volleyball and wrestling are all offered at Reynolds Middle School. An additional middle school is being planned on site at Windsong Ranch.

~~Prosper High School (9-12)~~ Richland High School - opened 25-26 School year

Successful in both academics and extracurricular activities, including band and orchestra, choir, theatre and dance, Prosper High School offers over 20 Advanced Placement courses and is located just 6.6 miles from Windsong Ranch. PHS features a state-of-the-art medical tech lab, greenhouse, broadcast studio and an indoor football practice facility. There are two additional high schools being planned, one of which will be on site at Windsong Ranch.

Prosper ISD encourages students to participate on athletic teams and work together to achieve excellence on and off the field. Students enjoy a wide range of sports to join, and currently hold State championships in both football and golf.



THE LAGOON

Frequently Asked Questions





Read more about the amenities
WindsongRanchLiving.com/lifestyle

LIFE AT *Windsong Ranch*

Experience the ultimate in family living at Windsong Ranch, just 2.5 miles west of the Dallas North Tollway on HWY 380. Live a healthy, active lifestyle with 600 acres of green space, a crystal clear lagoon, miles of hike & bike trails, resort-style pools, play areas, state-of-the-art fitness facilities and a full calendar of events designed to connect neighbors. Windsong Ranch is situated in the outstanding Prosper Independent School District, close to upscale shopping, dining and entertainment venues.

Amenities

- THE COMMONS Welcome Center
- Windsong Ranch Café with free wifi and indoor & outdoor seating
- Children's play area
- Fitness center & activities
- Resort-style pool with cabanas, lap pool and children's splash park
- Covered outdoor living area with an oversized gas burning fireplace
- Lighted event lawn
- Floating concert and fishing dock
- Lakes and creeks
- Amphitheater
- Four lighted tennis courts
- Hike & bike trails
- Pedestrian tunnel that safely interconnects neighborhoods, schools and amenities
- On-site Prosper fire station and police sub-station
- Windsong Ranch Elementary School, Bryant Elementary School and Primrose Daycare and School
- Championship 18-hole disc golf course
- Community garden
- **THE LAGOON** – Five acres of clear water and sandy beaches just for residents!





EVENTS AT *Windsong Ranch*

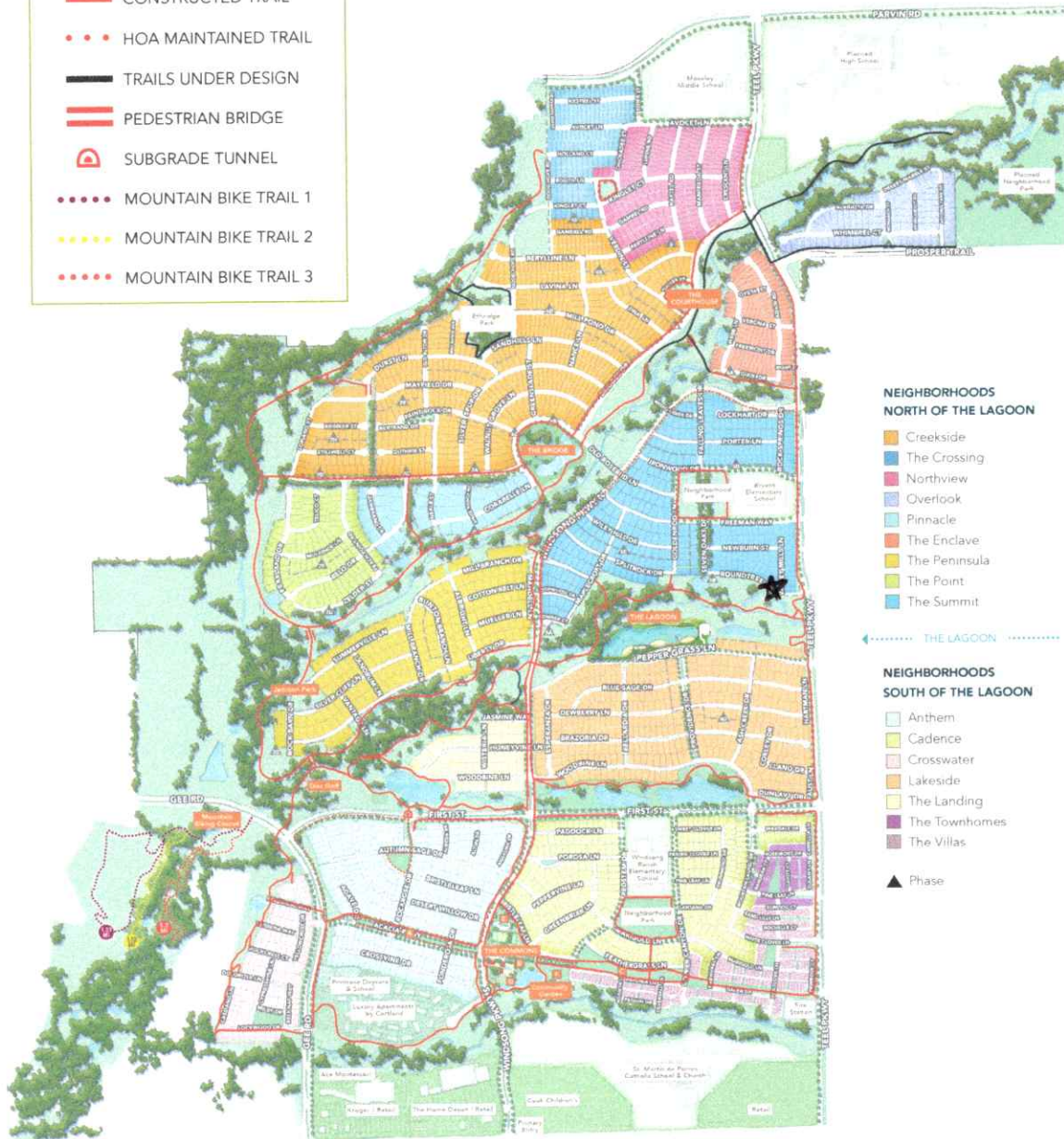
Connect with friends and neighbors at one of our on-site events and gatherings. Meet for a workout or yoga class and relax with friends at the Windsong Ranch Café for breakfast and lunch. Join in the fun at any of our event venues for music festivals, wine tastings, holiday parties and more! Here is an example of the lifestyle events we offer our Windsong Ranch residents:



- Wine Tasting
- Pajama-Rama Pancake Breakfast
- Fat Tuesday Happy Hour
- Ruby Valentine Story Time
- New Owner Social
- Music on the Lawn
- Murder Mystery Dinner
- Mad Science Show
- Eggstravaganza
- Lady Bug Release
- Sushi & Sake Happy Hour
- Music in the Park
- Cinco de Mayo Fiesta
- BBQ, Blues & Brews
- Super Hero 5k Fun Run
- Summer Kick Off Party
- Blind Wine Tasting
- Windsong Water Wars
- Windsong Scavenger Hunt
- Family Bingo Night (themed)
- Margarita Monday
- Summer Sunset Luau
- Princess & Pirates Treasure Hunt
- Bliss Fest
- Oktoberfest
- National Good Neighbor Day
- Talent Show
- Windsong Spooktacular
- Cory Ausenbaugh 5k
- Movie Under the Stars
- Eye Scream Social
- Windsong Wine & Music Festival
- Cookie Decorating in Windsong Ranch Café
- Hot Chocolate with Santa
- Progressive Dinner
- Letters to Santa

Hike & Bike Trail Map

- CONSTRUCTED TRAIL
- ... HOA MAINTAINED TRAIL
- TRAILS UNDER DESIGN
- = PEDESTRIAN BRIDGE
-  SUBGRADE TUNNEL
- MOUNTAIN BIKE TRAIL 1
- MOUNTAIN BIKE TRAIL 2
- MOUNTAIN BIKE TRAIL 3



NEIGHBORHOODS NORTH OF THE LAGOON

- Creekside
- The Crossing
- Northview
- Overlook
- Pinnacle
- The Enclave
- The Peninsula
- The Point
- The Summit

THE LAGOON

NEIGHBORHOODS SOUTH OF THE LAGOON

- Anthem
- Cadence
- Crosswater
- Lakeside
- The Landing
- The Townhomes
- The Villas

▲ Phase

Outlines are for representation only. This map does not reflect scale or terrain. Always use caution while on trails and near roadways.

*THE COMMONS

- Welcome Center
- Windsong Ranch Café
- Children's Creative Play Area
- Resort-Style Pools with Cabanas
- Lap Pool
- Covered Outdoor Living Room with Over-Sized Fireplace
- Fitness Center

*THE LAGOON

- 5-Acre Crystal Clear Lagoon
- White Sand Beaches
- Loungers w/ Personal Umbrellas
- Expansive Covered Pavilion
- Beach Volleyball
- Scenic Overlook
- Beach Promenade
- Floating Dock

A The Esplanade

B Event Lawn

C Linear Park

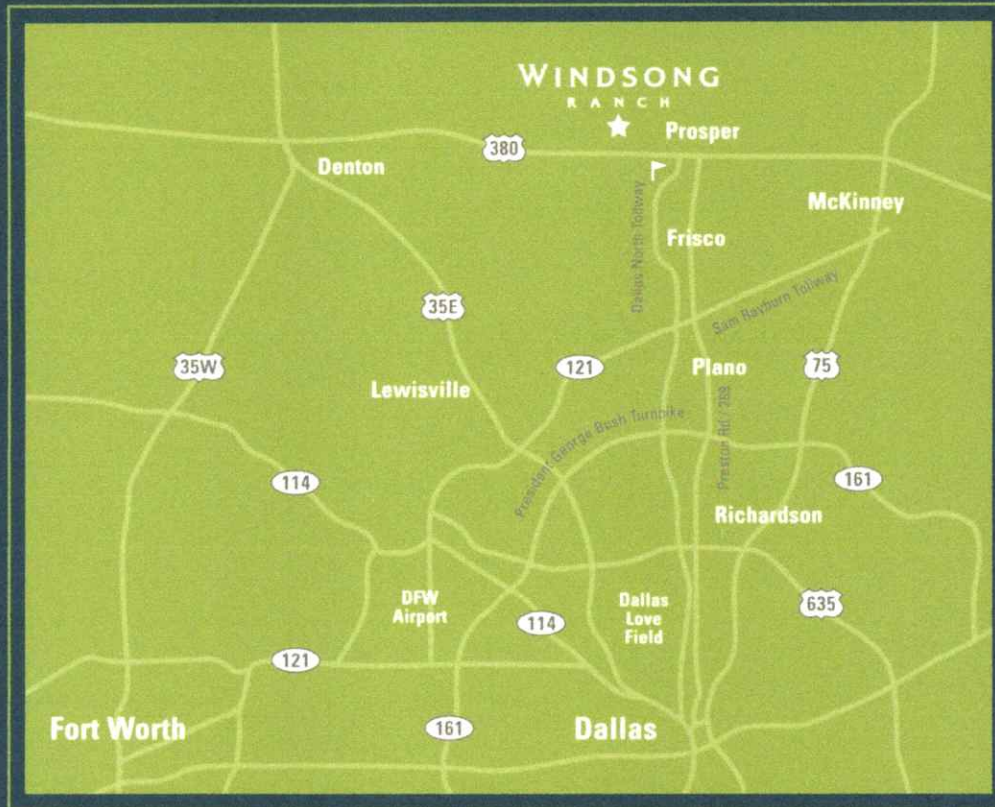
D Floating Dock

E Sports Courts

- Tennis Courts
- Basketball Court
- Pickleball Court

F Community Garden

DRIVE TIMES



To Dallas N. Tollway
Approx. 2 Minutes

To Frisco / Preston - SH 289
Approx. 5 Minutes

PGA of America Frisco Headquarters
Approx. 6 Minutes

To McKinney
Approx. 8 Minutes

To Platinum Corridor:
Frisco Station / The Gate /
Wade Park Frisco / The Star in Frisco
Approx. 10 Minutes

**To Plano / Legacy Park /
Sam Rayburn Tollway - SH 121**
Approx. 15 Minutes

**To President George Bush Turnpike /
CityLine / State Farm**
Approx. 25 Minutes

To DFW Airport
Approx. 30 Minutes

To Dallas Love Field Airport
Approx. 35 Minutes

To Downtown Dallas
Approx. 40 Minutes

To Fort Worth
Approx. 55 Minutes

More Information:

WindsongRanchLiving.com



Prosper Independent School District

Overall Grade • PK, K-12 • Prosper, TX • ★★★★★ 236

#5 in Best School Districts in Collin County

- Overview
- Academics
- Students
- Rankings
- Reviews
-



Overall Niche Grade

How are grades calculated?
Data Sources



Academics



Diversity



Teachers



College Prep



Clubs & Activities



Administration

[View Full Report Card](#)

Prosper Independent School District is a highly rated, public school district located in PROSPER, TX. It has 30,605 students in grades PK, K-12 with a student-teacher ratio of 18 to 1. According to state test scores, 60% of students are at least proficient in math and 70% in reading.

prosper-isd.net

(469) 219-2000

605 E 7TH ST
PROSPER, TX 75078

About Prosper Independent School District...

AP Offered Gifted Prog. Offered

[View Nearby Homes](#)

Prosper Independent School District Rankings

Niche rankings are based on rigorous analysis of key statistics from the U.S. Department of Education and millions of reviews.



Best School Districts for
Athletes in Texas
#15 of 795

Best School Districts in Texas
#26 of 876

Best Places to Teach in Texas
#240 of 899

PROSPER ISD

2024-25 Total Student Enrollment: 31,577 Schools: 27

Address:

605 E 7th St, Prosper, TX 75078

Phone:

(945) 678-0000

PROFILE

PERFORMANCE ▾

FINANCE

SCHOOLS

TOOLS AND REPORTS ▾

COMPARE

REPORT CARDS ▾

DISTRICT PROFILE

Overall Rating



91 out of 100

This measures how much students are learning in each grade and whether or not they are ready for the next grade. It also shows how well a school or district prepares their students for success after high school in college, the workforce, or the military.

TELL ME MORE

Additional Details

Address:

605 E 7th St
Prosper, TX 75078

Phone:

(945) 678-0000

Superintendent

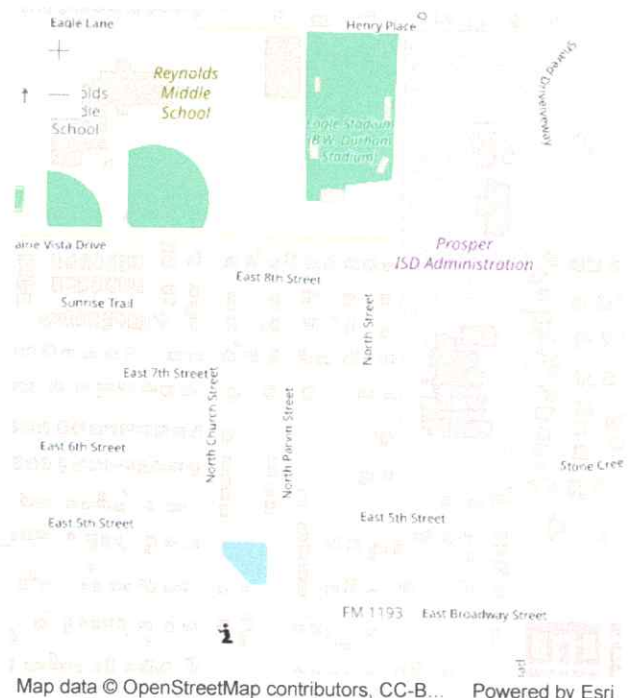
Name:

Dr Holly Ferguson



District Website

Address, phone,
administrator, and website
reflect school year 2025-
26. For details see [AskTED](#)



Map data © OpenStreetMap contributors, CC-B... Powered by Esri

Student Information 2024-25

Total Student Enrollment

31,577

Entire Prosper ISD

Student Enrollment by Type

Economically Disadvantaged

6.1%

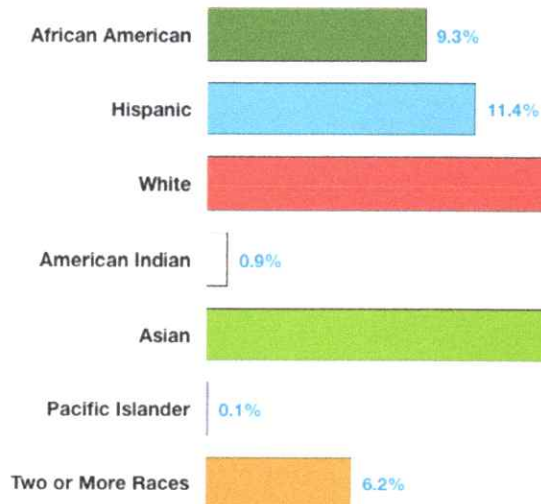
Special Education

13.6%

Emergent Bilingual/English Learners

13.6%

Student Enrollment by Race/Ethnicity



TELL ME MORE

Dig Into The Data

Other Student Information

Attendance Rate

Chronic Absenteeism

95.5%

7.6%

Grade 8 Algebra I EOC
Participation (23-24)

60%

Postsecondary Outcomes (23-24)

60.2%

TELL ME MORE

Dig Into The Data

TELL ME MORE

Dig Into The Data

TELL ME MORE

Dig Into The Data

Staff Information 2024-25

Number of Students Per Teacher

14.7

Number of Full-time Staff

3,613.9

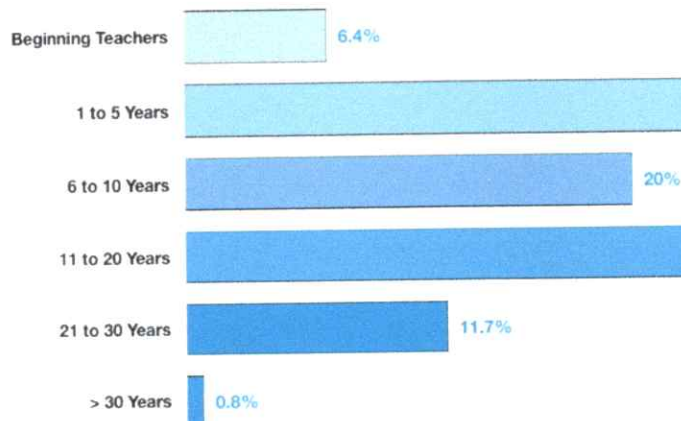
Number of Full-time Teachers

2,146.7

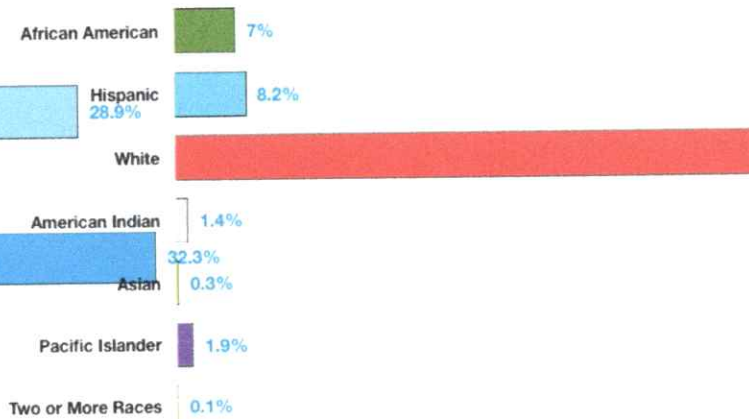
Average Teacher Salary

\$65,770

Teachers by Years of Experience



Teachers by Race/Ethnicity



TELL ME MORE

Dig Into The Data

Distinction Designations



TELL ME MORE



Teacher of the Year

Teacher of the Year

Teacher of the Year

Teacher of the Year

Teacher of the Year

Teacher of the Year

Teacher of the Year

Teacher of the Year

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Teacher of the Year

Teacher of the Year

Teacher of the Year

Teacher of the Year

Find a school for your child

Prosper, TX, USA



Within

10 Miles

Filter Your Search

School Rating

- ☐ A ☐ B ☐ C
☐ D ☐ F
☐ Not Rated

School Offerings

Information icon

Filter by School Name

School Type

- ☐ Charter ☐ Traditional

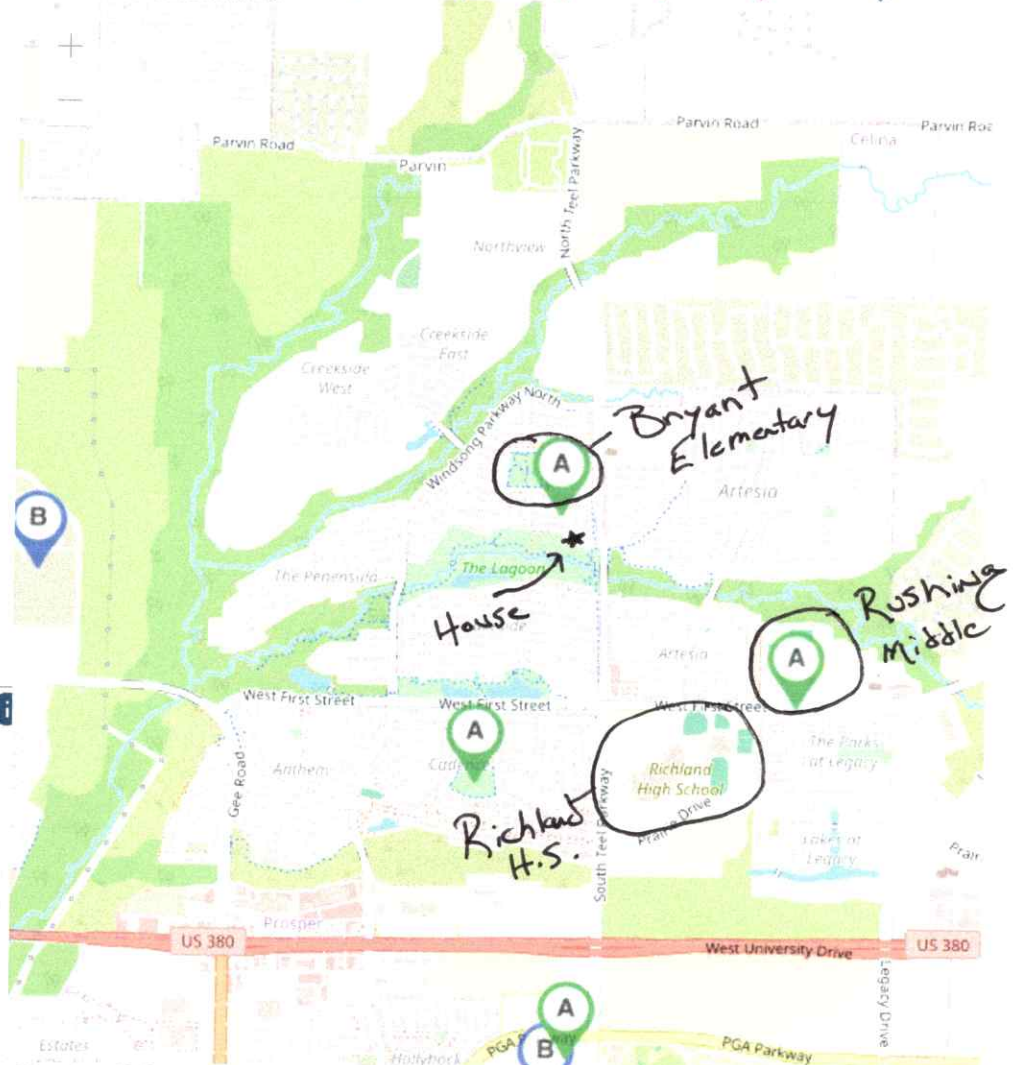
Other School Type

- ☐ Online / Virtual School
☐ Alternative School
☐ All Girls ☐ All Boys

Key

Each school receives a letter grade based on its overall performance.

- A 90-100 B 80-89 C 70-79 D 60-69 F Below 60 - Not Rated



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School Name	School District	Street Address	Grades Served	Overall Rating	Dist
Reynolds MS	Prosper ISD	700 N Coleman St, Prosper, TX 75078	Grade 6 - Grade 8	A	0 mi
Judy	Prosper	402 S Craig	Kindergarten		

MRS JERRY BRYANT ELEM

District Prosper ISD Grades Served Kindergarten -
Grade 5Address:
3830 Freeman Way, Prosper, TX 75078Phone:
(945) 678-3300

PROFILE

PERFORMANCE ▾

FINANCE

TOOLS AND REPORTS ▾

COMPARE

REPORT CARDS ▾

SCHOOL PROFILE

Overall Rating



This measures how much students are learning in each grade and whether or not they are ready for the next grade. It also shows how well a school or district prepares their students for success after high school in college, the workforce, or the military.

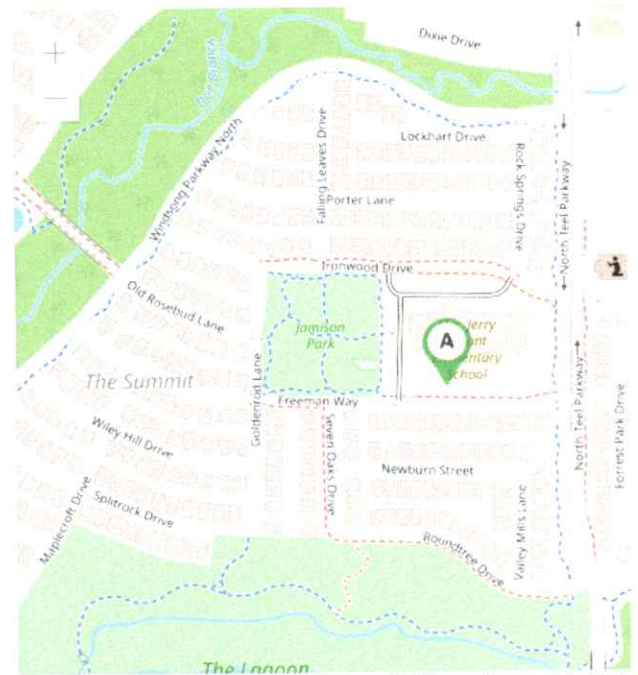
TELL ME MORE

Additional Details

Address:
3830 Freeman Way
Prosper, TX 75078**Phone:**
(945) 678-3300**Principal Name:**
Kim Newman

School Website

Address, phone,
administrator, and website
reflect school year 2025-26.
For details see [AskTED](#)



Map data © OpenStreetMap contributors, CC-B... Powered by Esri

Student Information 2024-25

Number of Students Per Teacher

15.4

Number of Full-time Staff

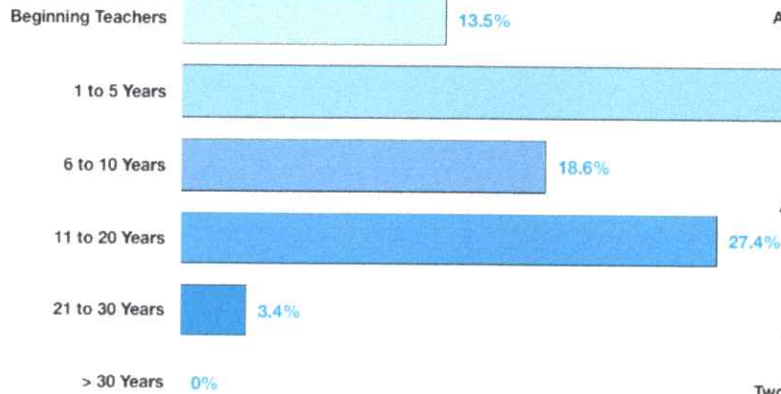
78

Number of Full-time Teachers

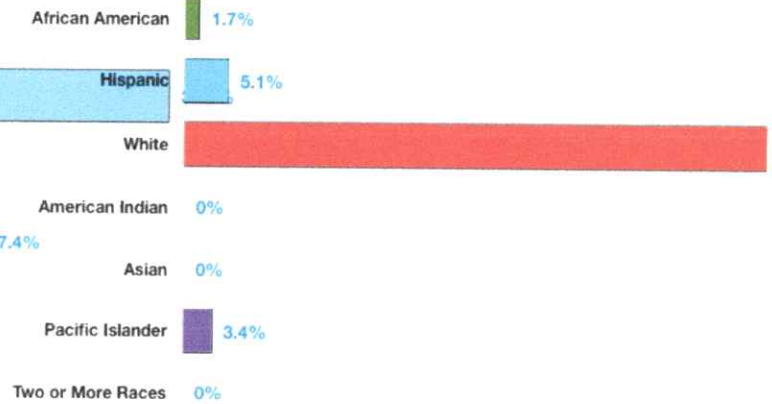
59.2

Average Teacher Salary
\$63,571

Teachers by Years of Experience



Teachers by Race/Ethnicity



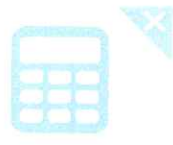
TELL ME MORE

Dig Into The Data

Distinction Designations



Literacy



Mathematics



Science



Social Studies



English Language Arts



Career and College Readiness

TELL ME MORE



Early Childhood Programs

Early Childhood Assessment

Early Childhood Support

Early Childhood Training

Early Childhood Programs
Early Childhood Support

Special Education Programs

Special Education

IEPs

Special Education Programs

Special Education

English Language

English Language Assessment

English Language

English Language Assessment

English Language Assessment

English Language Assessment

English Language Assessment

Public Information or

Programs

State of Texas

Texas Legislature

Texas Legislature

Texas

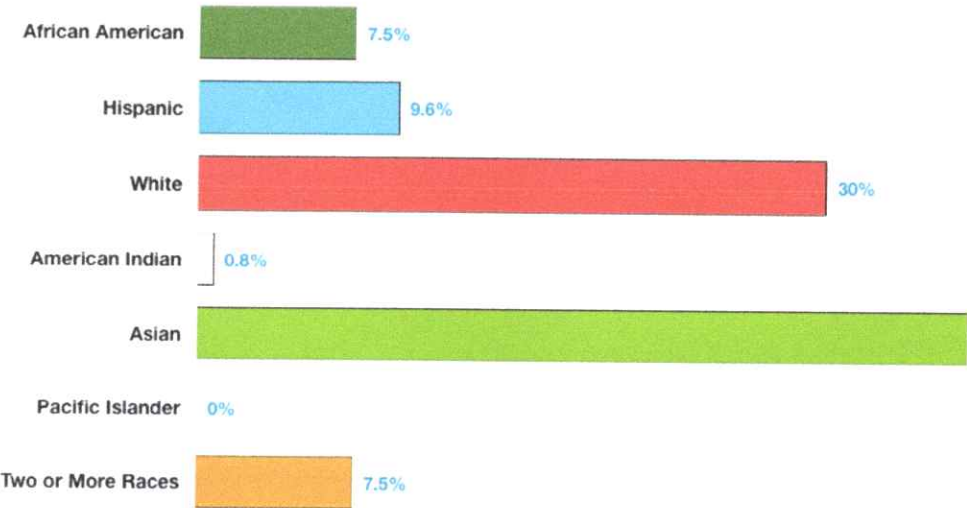
Where Did Money Come

Total Student Enrollment

914

Student Enrollment by Type

Student Enrollment by Race/Ethnicity



Economically Disadvantaged

3.0%

Special Education

12.4%

Emergent Bilingual/English Learners

17.5%

TELL ME MORE

Dig Into The Data

Other Student Information

Attendance Rate



TELL ME MORE

Chronic Absenteeism



Dig Into The Data

Grade 8 Algebra I EOC Participation (23-24)

N/A

TELL ME MORE

Dig Into The Data

Postsecondary Outcomes (23-24)

N/A

TELL ME MORE

Dig Into The Data

Staff Information 2024-25

Number of Students Per
Teacher

16.7

Number of Full-time
Staff

123.2

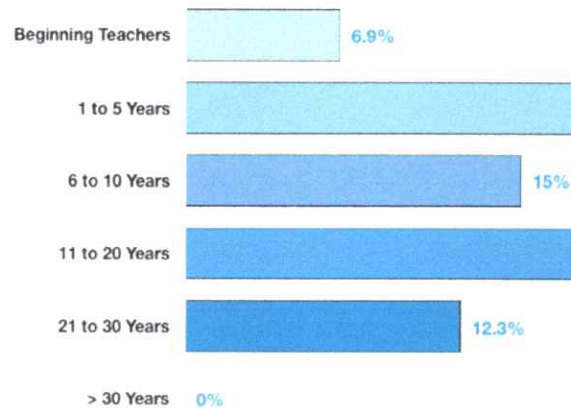
Number of Full-time
Teachers

100.9

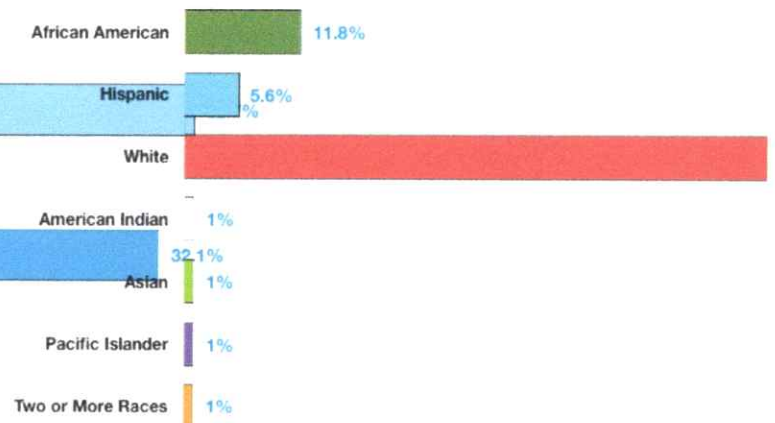
Average Teacher Salary

\$66,807

Teachers by Years of Experience



Teachers by Race/Ethnicity



TELL ME MORE

Dig Into The Data

Distinction Designations



Literacy
100% of students



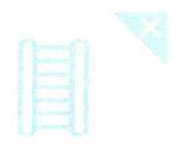
Mathematics
100% of students



Science
100% of students



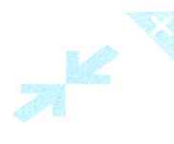
Social Studies
100% of students



Arts
100% of students



Career
100% of students



Technology
100% of students

TELL ME MORE

Academic Programs

● Accelerated Learning Course(s)

TELL ME MORE



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Real Broker, LLC	9003138	Support@therealbrokerage.com	(855)450-0442
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Yarrito	0491108	txbroker@therealbrokerage.com	(855)450-0442
Designated Broker of Firm	License No.	Email	Phone
Michael Yarrito	0491108	txbroker@therealbrokerage.com	(855)450-0442
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Brandon Hays	0760454	Brandon@TopEquityGroup.com	(503)421-2224
Sales Agent/Associate's Name	License No.	Email	Phone
<i>ewc</i>	<i>MB</i>	10/14/2025	
		19:45 PM CDT	
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1
TXR 2501



(469) 625-8321

SELL

BUY

LUXURY

INVESTORS

RAW LAND

WATER

≡ REGISTER / SIGN IN



Brandon Hays License ID:

Texas

Realtor



+1(469) 625-8321

✉ brandon@texas-agent.com

📍 2626 Cole Ave Ste 300, Dallas, TX, 75204, United States

🌐 www.Texas-Agent.com

Brandon Hays' Profile

With his ever-present trademark smile, record-breaking sales, and socks as vivid and lively as his personality, Brandon Hays isn't just any realtor; he's a celebrated name in the North Dallas real estate landscape. Since beginning his real estate journey in 2005 in the Valley of Arizona, Brandon's trajectory has been nothing short of stellar. Amassing well over a hundred million dollars in closed residential sales, his dedication has seen him average more than 45+ transactions annually in recent years. Raised in the verdant expanses of Oregon, a deep connection to his roots eventually drew him back. After mastering the real estate dynamics of the Southwest, Brandon soon found himself among the top 5% of all agents. Today, his name is synonymous with the industry's elite, ensuring unparalleled service for buyers, sellers, builders, and investors alike.

But Brandon is more than just the sum of his professional achievements; he's a man deeply embedded in the fabric of his community. Residing in the Dallas Metroplex, his life beautifully melds work, family, and community service. Off-duty, you'd likely spot him on a baseball or football field, either coaching his son's teams or indulging in a friendly game of softball. The Texas outdoors is the Hays family's playground. Whether it's a camping adventure, exploring hiking trails, or engaging in local sports, Brandon cherishes the moments spent with his wife and four boys under the vast Texan skies.

The roots of Brandon's success trace back to Tualatin, Oregon. He journeyed to Seattle for higher education, securing his degree from a renowned Fine Arts school. Aged just 23, his entrepreneurial spirit was already in full swing, birthing his very first company, which he painstakingly nurtured from the ground up. It was this venture that introduced him to the dynamic realm of real estate, a world he embraced with open arms, never glancing back. Brandon's bond with his community is evident in his everyday interactions. He continually seeks to engage, share knowledge, and nurture the relationships he's built over the years.

As he traverses the intricate pathways of North Dallas real estate, Brandon Hays is guided by an unwavering set of principles: loyalty, passion, due diligence, trust, integrity, and respect. For Brandon, each transaction is more than just a deal; it's about understanding, guiding, and realizing the dreams of his clients. His approach to real estate is deeply personal, viewing each client's journey as sacred.

Loyalty, for Brandon, isn't just a word; it's a pledge he takes seriously. In a domain as critical as real estate, clients need an ally who remains steadfast, offering guidance at every crossroad. Trust intertwines with this loyalty. Brandon has worked tirelessly to not only be a trusted realtor but also a confidant, ensuring clients feel secure with their dreams and aspirations in his hands.

Brandon's love for real estate goes beyond the aesthetic allure of properties. He's drawn to the stories, ambitions, and legacies interwoven in every home's walls. This passion propels him to ensure that every transaction is personal and meaningful. Meticulous due diligence and unyielding integrity form the pillars of his work. Brandon commits himself to thoroughly understand the nuances of the North Dallas market, equipping his clients with precise and up-to-date information. To Brandon, integrity means consistently delivering on promises and ensuring his clients' interests always come first.

At the heart of all these virtues, respect stands firm. Brandon values the individuality of each client, understanding their unique needs, and approaches every situation with empathy and openness.

Info Found @ www.TopEquityGroup.com



More Information:

www.3780Roundtree.com