



listed at
\$325,000

— OPEN HOUSE

**1524 DEXTER RUN E
CORDOVA, TN 38016**



Frank Warren

*Helping people get from the life they have
to the life they dream about.*

CONTACT:

COLDWELL BANKER
COLLINS-MAURY

968 Civic Center Dr Suite 103
Collierville, TN 38017



cell: 901-212-5350



office: 901-259-8500



warren@collins-maury.com



http://

frankwarrenrealestate.com



Spacious bedrooms



Lots of natural light



Kitchen with breakfast nook



Open Living Spaces



Updated bathrooms



Walk-in attic



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4



2



2

Annual County/City Taxes: \$3,343

Annual Neighborhood Association Fee: None

Approximate SqFt: 2,200-2,399

Year Built: 1993

Pool: None

Acreage: 0.2

Parking: Double Garage

PROPERTY FEATURES

- Updated bathrooms
- Private backyard
- Abundant storage space
- Spacious bedrooms
- Large walk-in attic
- Many more updates and very well maintained!

IMPORTANT INFORMATION

- **School Zones**
Elementary: Riverwood Elementary
Middle: Germantown Middle
High: Germantown High School
- **Utility Providers**
Electricity: MLGW
Gas: MLGW
Sewer: MLGW
Water: MLGW
- **Average Utility Bill**
- **Internet/cable provider**
- **Termite Contract**
- **Pest Control**



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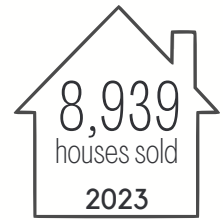
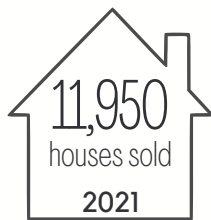
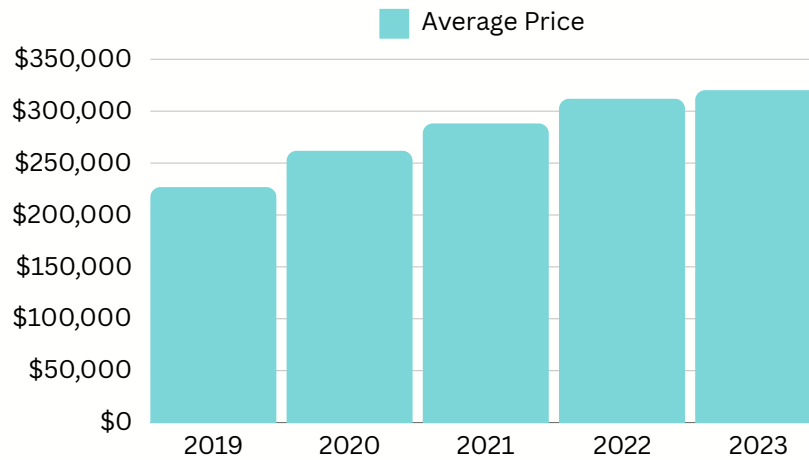
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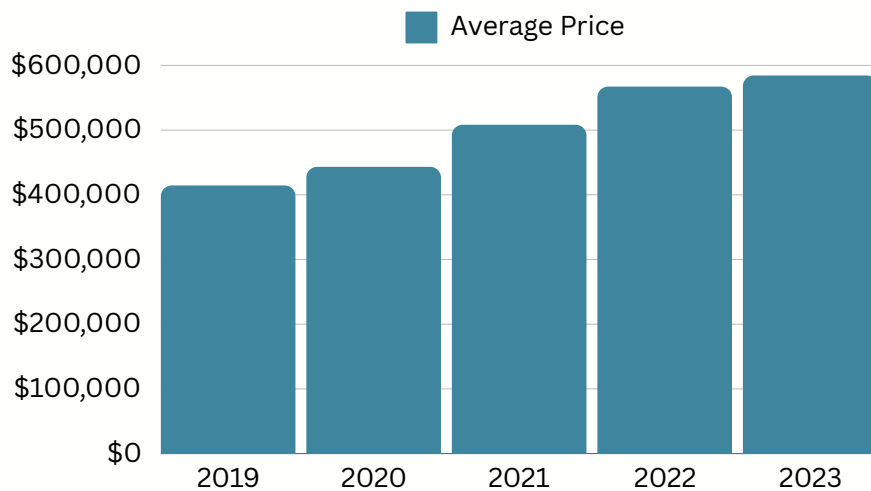
SHELBY COUNTY MARKET DATA

PRIOR 5 YEAR ACTIVITY

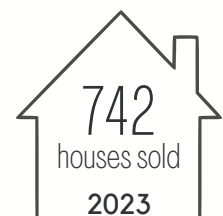
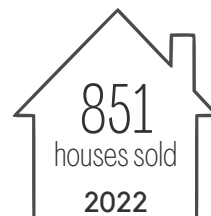
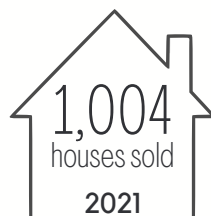
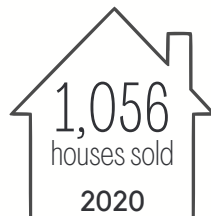


MEMPHIS MARKET DATA

PRIOR 5 YEAR ACTIVITY



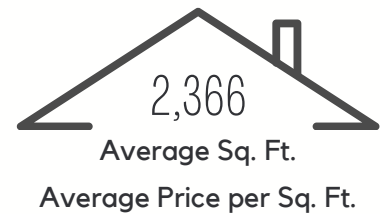
Average \$ Per Sq Ft	
2019	\$124.76
2020	\$133.69
2021	\$154.42
2022	\$176.23
2023	\$181.39



CORDOVA WOODS & SURROUNDING

PRIOR 12 MONTH ACTIVITY

Address	Closed Price	Price per SQFT
1556 DEXTER RUN CIR E	\$274,900	\$157.90
1596 WREN HOLLOW CV	\$330,000	\$152.21
7783 FAWN RIDGE CV	\$329,000	\$160.10
7701 PARTRIDGE WOODS CV	\$285,000	\$138.96
7647 DEXTER HOLLOW DR	\$340,000	\$138.55
1546 LACEWING TRACE LN	\$364,500	\$125.91
7816 DEER RUN CV	\$230,000	\$83.27
7705 LYNX RUN CV	\$327,500	\$122.75
7714 KILLDEER LN	\$325,000	\$137.71
1519 TEAL WING LN	\$350,000	\$124.64
7846 LACEWING TRACE CT	\$300,000	\$110.13
7730 GOSHAWK CV	\$305,000	\$132.49
7597 DEXTER MANOR DR	\$339,500	\$138.01
7826 HAWKCREST DR	\$276,500	\$150.52
1580 TEAL WING LN	\$317,500	\$145.71
1469 LACEWING TRACE CV	\$390,000	\$204.83
1619 HUNTERS REST LN	\$315,000	\$120.41
7727 W ANTLER CV	\$303,000	\$147.30
7777 HAWKCREST DR	\$378,000	\$144.44
7630 DEXTER HILLS DR	\$285,000	\$170.05
1423 E LEISURE CREST CT	\$400,000	\$109.62
7798 HAWKCREST CIR	\$250,000	\$112.51
1616 DEXTER WOODS DR	\$282,500	\$154.37
7748 W ANTLER CV	\$300,000	\$162.34
1364 FAIRWAY FOREST DR E	\$350,000	\$133.89
7542 DEXTER GROVE DR	\$284,200	\$158.86
7725 GOSHAWK CV	\$330,500	\$131.99
7681 SPIRIT LAKE CV	\$365,000	\$105.16



38016 HOMES FOR SALE

PRICED BETWEEN \$300,000-\$350,000

Address	Neighborhood	Bedrooms	Full Baths	List Price
1442 SANDY STONE LN	GERMANTOWN GLEN	5	2	\$300,000
1621 SAWMILL CREEK LN	SUTTON PLACE EAST PHI	3	2	\$300,000
1612 WHISPER EDGE CV	RIVERWOOD FARMS 4TH ADD	3	2	\$309,000
1442 WOOD TRAIL CIR	RIVERWOOD FARMS 1ST ADD	3	2	\$309,000
2563 COUNTRY GLADE CV	COUNTRYWOOD EAST 2ND ADD	4	2	\$309,900
8808 CEDAR MILLS CIR	RIVERWOOD FARMS 2ND ADD	3	2	\$314,900
10234 SPRUCE GROVE LN	SUTTON PLACE PHI	4	2	\$315,000
10004 CHARIDEN DR	ST ANDREWS PLACE	4	2	\$315,000
1673 S RYAMAR CV	DEXTER WAY	4	3	\$315,000
8754 WOOD MILLS CV W	RIVERWOOD FARMS PH 3 4 & 5	4	2	\$315,000
9909 ABERLOUR DR	GLEN LAKES PHI	4	2	\$317,000
1511 FAR DR	LEE LINE FARMS PH4	4	3	\$319,000
8498 EDNEY RIDGE DR	COUNTRYWOOD 1ST ADD	4	3	\$319,900
7494 APPLE YARD LN	APPLINGWOOD PH3	3	2	\$320,000
8795 CHIMNEYROCK BLVD	BERRYHILL FARMS PHI SEC A	4	2	\$324,000
1983 THREE PINES CV	SUMMERFIELDS OF BERRYHILL 3RD ADD	4	2	\$325,000
1524 DEXTER RUN E	CORDOVA WOODS SEC B	4	2	\$325,000
9130 SUGARWOOD DR	FOUNTAIN BROOK PHI	3	2	\$325,000
8580 WOOD MILLS AVE W	RIVERWOOD FARMS 3RD ADD PH2	3	2	\$325,000
1516 FAR DR	LEE LINE FARMS PH4	4	3	\$327,999
2704 SHADOW POINT CV W	MORNING WOODS SECTION H	3	3	\$329,900
9940 OBAN DR	GLEN LAKES PH2	3	2	\$330,000
1473 EYRIE CREST CV	HUNTERS HOLLOW SEC H-6	4	2	\$332,900
9276 CHALKWELL AVE	WINDCHASE OF BERRYHILL PHI	3	2	\$335,000
8628 STABLEMILL LN	RIVERWOOD FARMS 3RD ADD PHI	3	2	\$335,000
8531 FARLEY AVE	CORDOVA THE TOWN	3	3	\$335,000
2058 MT. BADON LN	COUNTRYWOOD SOUTH SEC E-4	4	2	\$337,500
7795 KILLDEER LN	HUNTERS HOLLOW SEC H-2	4	2	\$338,000
2481 E EAGLERIDGE LN	EAGLERIDGE	3	2	\$338,000
1244 WINTER SPRINGS LN	CORDOVA CLUB (THE) PH3	3	2	\$339,000
1550 COLIE STOLZ CV	HUNTERS HOLLOW SEC H-6	4	3	\$339,000
2606 HEARTH STONE DR	COUNTRYWOOD EAST PH2	4	2	\$339,000
2308 LITTLEMORE DR	COUNTRYWOOD 1ST ADD	4	2	\$339,150
8731 BROWNSFORD CV	COUNTRYWOOD SOUTH SEC E-5	4	2	\$339,900
8753 E CARROLLWOOD LN E	CARROLLWOOD LAKES SEC E	4	2	\$339,900
9236 SPEERBERRY CIR	BERRYHILL POINTE	4	2	\$339,900
2045 MT BADON LN	COUNTRYWOOD SOUTH SEC E-2	4	3	\$344,500
1998 WIRILY LN	BERRYHILL FARMS PH4	4	2	\$344,900
8656 WOOD MILLS DR	RIVERWOOD FARMS 3RD ADD PH2	3	2	\$345,000
2746 ROCKCREEK PKY	COUNTRYWOOD COLONIAL FAIRWAYS	5	3	\$345,000
1785 CANDLE RIDGE DR	KARRINGTON WOODS	4	2	\$347,000
1894 GLENTURRET DR	GLEN LAKES PH2	4	2	\$349,900
1977 MILBREY ST	BERRYHILL FARMS PH5	4	3	\$349,900
2778 LANTHORN DR	COUNTRYWOOD SEC H-2	3	2	\$349,900

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to the life they dream about.*



My family is a central part of my life. Suellen and I were married in 2001 and we're proud parents to Samuel, Jed, and Cal. We love spending time outdoors and taking road trips, especially out West to visit the National Parks.

I'm passionate about real estate because I believe in its' power to positively impact people, families, and communities. Whether helping someone sell their house, find their dream home, or start investing, I aim to be a trusted advisor throughout the transaction and beyond.



"IN THE SAME WAY, LET YOUR LIGHT SHINE BEFORE OTHERS, SO THAT THEY MAY SEE YOUR GOOD WORKS AND GIVE GLORY TO YOUR FATHER WHO IS IN HEAVEN." MATTHEW 5:16

EDUCATION

- Christian Brothers University - MBA 2002
- University of Memphis - BBA 1999

WORK EXPERIENCE

- Coldwell Banker - Realtor 2017-Present
- John Green & Company - Realtor 2014-2017
- FTN Financial - Vice President 2002-2014
- Morgan Keegan - Associate Vice President 1999-2002

REAL ESTATE LICENSE & MEMBERSHIPS

- Tennessee Brokers License - 2020
- Tennessee Affiliate Brokers License - 2014
- Realtor - 2014-present
- Multi-Million Dollar Club - 2017, 2018, 2020, 2021
- Accredited Buyer's Representative (ABR)
- Certified Residential Specialist (CRS)
- Graduate of the Realtor Institute (GRI)
- NINJA Sales Installation - 2015, 2016, 2017, 2018, 2022

COMMUNITY SERVICE

- Collierville Board of Education - Member and Elected Official 2018-present
- MAAR - Government Affairs Committee 2021-present
- Chamber of Commerce - Member 2015-present
- Collierville Rotary Foundation - Chairman 2019-2021
- Collierville Rotary Club - President 2017-2018
- Collierville Literacy Council - Board of Directors 2018-2020
- The Woods Homeowners Association - President 2017-2018
- Leadership Collierville - Class of 2016
- Collierville Herald Columnist on Real Estate - 2016-17
- Toastmasters - 2015-2017

COLDWELL BANKER COLLINS-MAURY

STRENGTH IN NUMBERS

Coldwell Banker Worldwide

Agents	96,000
Offices	3,900
Sales Volume	\$265 Billion

Coldwell Banker Collins-Maury

Agents	135
Offices	3
Sales Volume	\$415+ Million
Closed Units	1,500+
Listing Views	1.6 Million



TOP 50 IN THE US

Coldwell Banker Collins-Maury has received the brand's most prestigious designation. Chairman's Circle is awarded to the top 50 Coldwell Banker affiliate companies in the United States.