



Virtually Enhanced Backyard



A PRIVATE RETREAT. *Everyday Luxury.*

Welcome to 99 White Magnolia Way, an exceptional Craftsman home tucked away on a quiet cul-de-sac in the highly desirable NatureWalk section of Seven Hills. Situated on one of the largest lots in the community with a peaceful wooded backdrop, this beautifully maintained 6-bedroom, 4-bathroom home offers the perfect balance of elegance, functionality, and everyday comfort. The expansive covered patio extends your living space outdoors, while the large backyard offers room to play, garden, entertain, or simply enjoy the privacy that is becoming increasingly rare. Living in Seven Hills means enjoying a lifestyle that's hard to match, with two resort-style pool complexes, exciting water amenities, tennis and pickleball courts, playgrounds, scenic walking trails, clubhouse amenities, and year-round community events that make it easy to feel at home.

99 White Magnolia Way, Dallas

Financing Notes	FHA REG Fixed Rate	VA Fixed Rate	CONV Fixed Rate
Sales Price	\$575,000	\$575,000	\$575,000
% Down	3.50%	0.00%	5.00%
First Loan	\$564,595	\$587,362	\$546,250
Term	30 Years	30 Years	30 Years
Rate	6.250%	6.250%	6.375%
APR*	7.007%	6.523%	6.759%

CASH TO CLOSE

Down Payment	\$20,125	\$0	\$28,750
Closing Costs	\$8,918	\$7,945	\$8,756
Prepays/Impounds	\$5,228	\$5,267	\$5,216
Total \$ Required	\$34,271	\$13,212	\$42,722

HOUSING EXPENSE

First Loan P & I	\$3,476	\$3,616	\$3,408
Taxes, Ins & MI	\$809	\$595	\$836
Total Monthly Pmt	\$4,326	\$4,211	\$4,244

*APR = Annual Percentage Rate



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