

Welcome Home

1407



Tumbleweed Trl
Northlake, Tx 76226

kw DALLAS
METRO NORTH
KELLERWILLIAMS. REALTY


SANDY BOLINGER
817.808.8582

1407 Tumbleweed Trl Northlake Tx 76226

Upgrades & Features

3 Bedroom | 2.1 Bath | 2 Car | 2,632 sqft. | Built 2016
Outdoor Oasis with Sparkling POOL & SPA!

Family Room

- Stone Gas Log Fireplace
- Wood Stained Mantle
- Soaring Ceilings

Primary Ensuite

- Tray Ceiling detail
- Under-mount Sinks
- Oversized Shower
- Large walk-in closet

Study

- French Doors
- Closet Storage
- would be perfect for:
 - downstairs nursery
 - guest bedroom

OTHER Features

- Vivint Smart doorbell
- Vivint Security System
 - 2 outdoor cameras
- 2" Blinds
- \$15K in Upgraded Flooring Jan 2020
 - wood-look tile
 - carpet & padding
- Keyless entry on Front Door
- Storage Building - Back yard

Laundry Room

- Built-in Cabinets

Garage

- Wall Mounted Storage System

Kitchen

- Granite Counters
- Tumbled Marble Backsplash with glass tile accent
- 42" Cabinets
 - Under Cabinet Lighting
 - Pull out waste bin next to sink
 - Cabinet door & drawer pulls
- Whirlpool SS Appliance Pkg
 - 5 Burner Gas Cooktop
- Brushed Nickel Fresnel Lens Pendant Lighting over Island
- Large Pantry
- Large Granite Island
- Coffee Bar
- Cafe Dining
- Refrigerator currently in the home conveys
 - purchased 2 yr ago

Outdoor Living Space for Family

Enjoyment and Entertaining

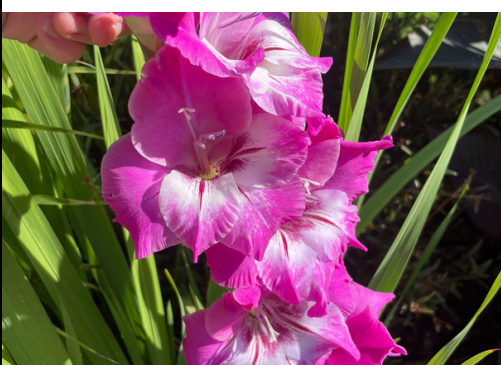
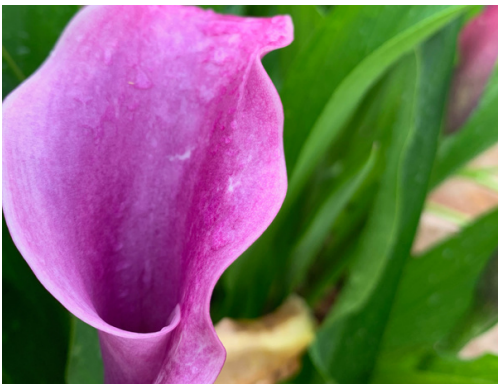
- Klapprodt Sparkling Play Pool & Spa
- Waterfall featuring 3 Shear Water Features
- Pebble Pool Finish
- Tanning Ledge
- Colorlogic Lighting (App-Controlled)
- Fill Line Connection
- Expansive Sundeck
- Upgraded Covered Patio Extension
- Easy to Maintain, Lush Landscaping that comes to life in the spring!

Energy Efficient:

- Programmable Thermostat
- Low E Windows
- Weather Sensing Irrigation System



Breathtaking Backyard Oasis that blooms every spring!



3 BEDROOMS

2.1 BATHROOMS

2,632 SQFT.

2016 YEAR BUILT

PROPERTY PRESENTED BY: SANDY BOLINGER



Set in the highly sought-after Canyon Falls Community, this exceptional home offers a welcoming interior, flow-through living/kitchen/dining area, and relaxed living spaces.

The new lucky owner will enjoy a relaxing atmosphere in the resort-style backyard equipped with an expansive sundeck, covered patio, lush landscaping that pops to life with color in the spring, and of course the gorgeous Klapprott sparkling pool and spa. This home is perfect for entertaining guests, hosting a large BBQ to celebrate our beautiful Texas Summers!

Step inside to a welcoming light-filled home, designed with your comfort in mind. This home comprises 3 bedrooms, 2.1 bathrooms, a private study, and a loft-style game room. The offer only gets better with an energy-efficient home featuring Energy Star rated appliance, smart thermostat, Vivint security system with two external cameras, and one doorbell. Not only are there builder upgrades found throughout, but the seller has also added many additional improvements to the home. A few to note, wood-look tile and upgraded padding & carpeting were added in 2020. The entire home was freshly painted in 2019.

You'll enjoy this spacious thoughtfully designed dream kitchen offering plenty of granite counter space, under cabinet lighting, ample storage, glass tile backsplash accents, granite island, and cafe dining.

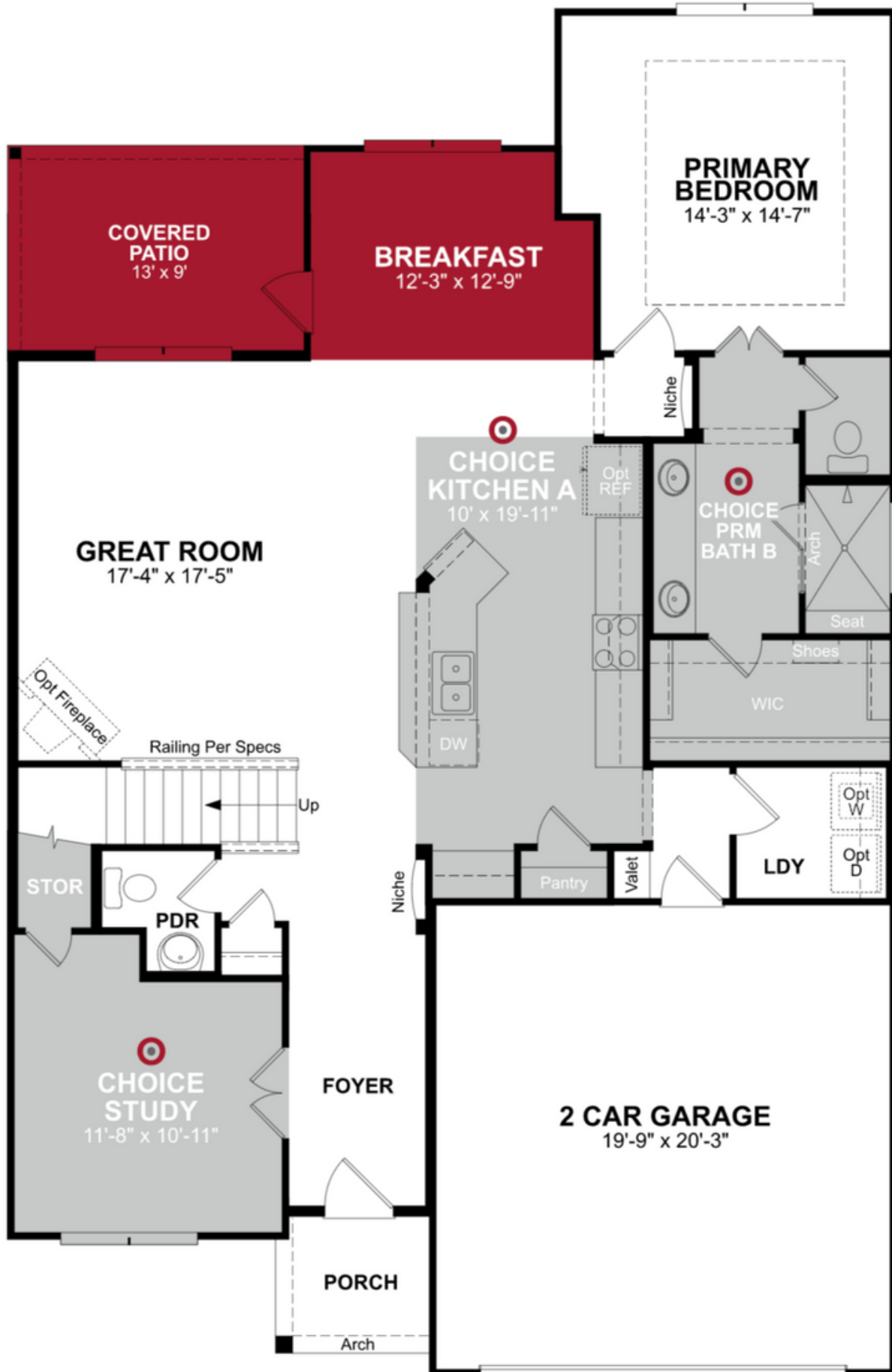
The easy-to-maintain outdoor space gives you plenty of extra time to enjoy all this community has to offer. See why Canyon Falls is so popular among its residents.

Canyon Falls is a master-planned community offering residents 2 community pools, a fitness center, playgrounds, a splash pad zone for kids, community events, hike/bike trails and catch and release fishing ponds throughout the neighborhood. The HOA benefits include Front yard maintenance as well as FIOS internet and basic cable services. You have all the amenities you would like right at home and an easy drive to restaurants and great shopping.

Be prepared for 'love at first sight!'

Want to know more? Call me today. 817-808-8582

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Canyon Falls Amenities

HOA Dues Include

- **Front Yard Maintenance**
- **Frontier Fios**
 - Internet
 - Basic Cable

Canyon Falls Amenities

- **Dog Park - small & large dog areas**
- **Hay Barn**
- **2 Resort - Style Pools**
 - Main Pool at Canyon Falls Club
 - 2nd at Westbridge & Glendale Dr
- **Fitness Center**
- **Club Room for Community Events & Private Parties**
- **Miles of Walking/Biking Trails**
- **Nature Trails for hiking & biking**
- **Children's Splashpad Zone**
- **Playgrounds throughout the neighborhood**
 - New Park coming soon in Flower Mound - Timberland Village
- **Catch and Release Fishing Ponds**

HOA Dues are paid Quarterly as follows

50-60 ft lots \$622.41

70 ft + \$652.41

Canyon Falls Schools

Families enjoy the academic advantage at our highly ranked school districts, Argyle and Northwest ISD. Both districts are ranked among the best in the DFW Metroplex, with Student Achievement Index ratings over 90. Two new Argyle schools including the high school will be built within the Canyon Falls community. Liberty Christian is located just minutes away.

Students living within the Northwest ISD are currently zoned attend the following:

www.nisdtx.org

817-215-000 or 940-648-3224

Lance Thompson Elementary

Pike Middle School

Northwest High School

Students living within the Argyle ISD are to attend the following:

www.argyleisd.com

Hilltop Elementary

Argyle Intermediate

Argyle Middle

Argyle High School

*Please remember that school attendance zone boundaries are always subject to change, especially in fast-growing districts. No school district can guarantee that current attendance zones will not change in the future, nor can any community developer or homebuilder.

Private Schools

Liberty Christian School 1301 South Highway 377 Argyle, Texas 76226 www.libertychristian.com

North Texas Leadership Academy 10200 Alta Vista Rd. Keller, TX 76244 <https://ntxleadershipacademy.org>

Pettit Private School 900 Litsey Rd. Roanoke, TX 76262 www.pettitprivateschool.com

Canyon Falls Community Map



Canyon Falls Trail Map



THIS PROPERTY IS
PRESENTED BY:



SANDY BOLINGER

REALTOR

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add me to your contacts! :

KELLERWILLIAMS. REALTY

2611 CROSS TIMBERS RD FLOWER MOUND, TX

Canyon Falls Tax Rates

Northlake Tax Rate

Argyle ISD

Entity	Description	Tax Rate
C33	NORTHLAKE TOWN OF	0.295000
CAD	DENTON CENTRAL APPRAISAL DISTRICT	0.000000
ESD1	DENTON CO EMERGENCY SERVICE DIST NO 1	0.100000
G01	DENTON COUNTY	0.224985
S01	ARGYLE ISD	1.418700
TIF13	NORTHLAKE TIRZ NO 1	0.000000
W42	CANYON FALLS WCID NO 2	0.705000
	Total Tax Rate:	2.743685

Northlake Tax Rate

Northwest ISD

Entity	Description	Tax Rate
C33	NORTHLAKE TOWN OF	0.295000
CAD	DENTON CENTRAL APPRAISAL DISTRICT	0.000000
ESD1	DENTON CO EMERGENCY SERVICE DIST NO 1	0.100000
G01	DENTON COUNTY	0.224985
S11	NORTHWEST ISD	1.336300
TIF13	NORTHLAKE TIRZ NO 1	0.000000
W42	CANYON FALLS WCID NO 2	0.705000
	Total Tax Rate:	2.661285

***This information is provided as a courtesy.**

For an accurate tax estimate on a specific property Please visit

<https://www.dentoncounty.gov/839/Property-Tax-Estimator>

Canyon Falls Tax Rates

Flower Mound Tax Rate

Entity	Description	Tax Rate
C07	FLOWER MOUND TOWN OF	0.436500
CAD	DENTON CENTRAL APPRAISAL DISTRICT	0.000000
G01	DENTON COUNTY	0.224985
S01	ARGYLE ISD	1.418700
	Total Tax Rate:	2.080185

Argyle Tax Rate

Entity	Description	Tax Rate
CAD	DENTON CENTRAL APPRAISAL DISTRICT	0.000000
ESD1	DENTON CO EMERGENCY SERVICE DIST NO 1	0.100000
G01	DENTON COUNTY	0.224985
S01	ARGYLE ISD	1.418700
W44	CANYON FALLS MUD NO 1	1.000000
	Total Tax Rate:	2.743685

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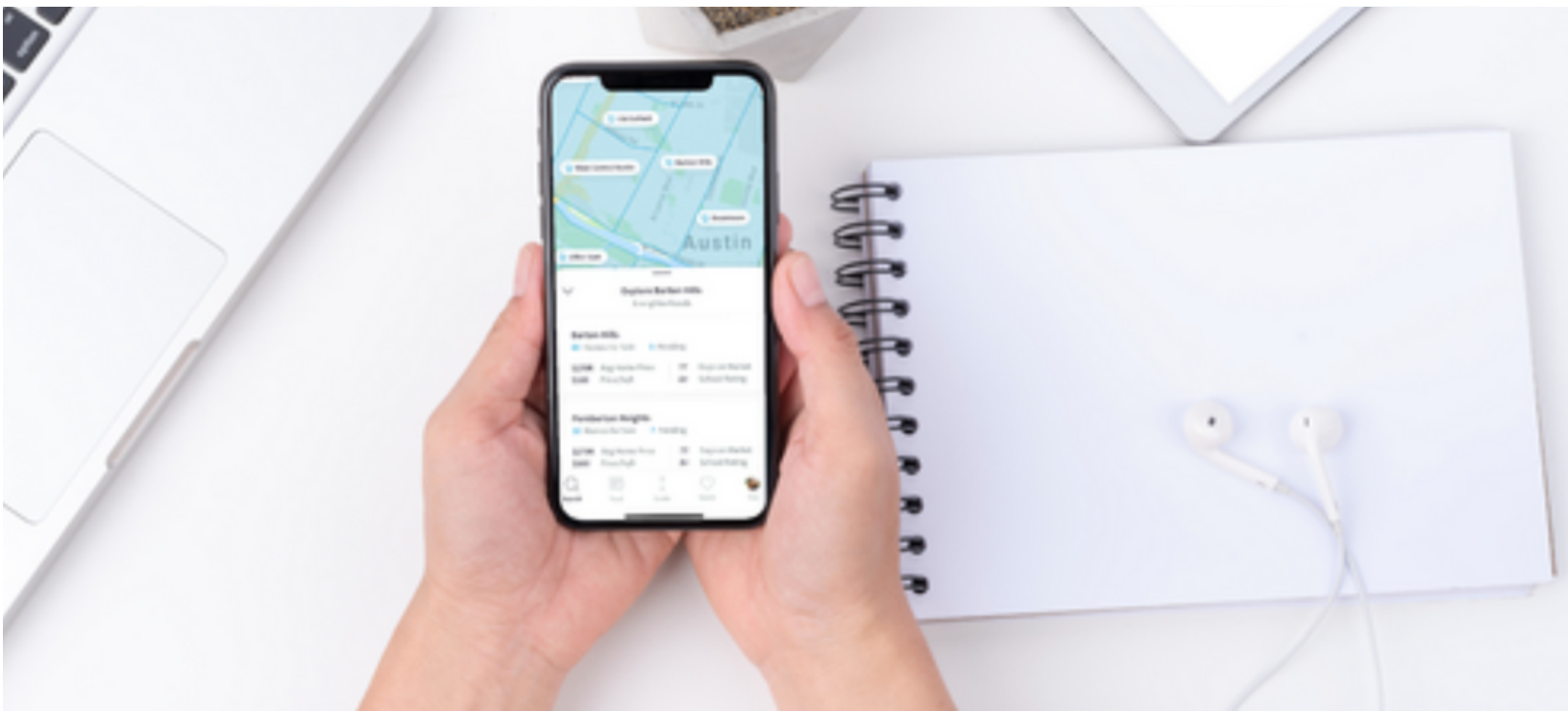
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<https://www.dentoncounty.gov/839/Property-Tax-Estimator>

You may also lookup a property at
www.dentoncad.com

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2021 Tax Rates & 2021 Exemptions

CODE	ENTITY	TOTAL TAX RATE 2021	TOTAL TAX RATE 2020	HOMESTEAD EXEMPTION (HS)	OVER AGE 65 (OV65)	DISABLED PERSON (DP)	OV65 & DP LIMITATION	FREEDOM (FP)	GOODS IN TRANSIT (GIT)	COLLECTION AGENCY
C01	City of Aubrey	0.525000	0.541400	0.5%;5,000 min	10,000	10,000	YES-21	YES	YES	DENTON CO
C02	City of Carrollton	0.582500	0.587500	20%; 5000 min	60,000	60,000		YES	NO	DENTON CO
C03	City of The Colony	0.655000	0.655000	0	10,000	10,000	YES-19	YES	NO	DENTON CO
C04	City of Corinth	0.567000	0.578170	0	20,000	20,000		YES	NO	DENTON CO
C05	City of Denton	0.565823	0.590454	0.5%;5000 min	50,000	50,000	YES-17	YES	NO	DENTON CO
C07	Town of Flower Mound	0.405000	0.436500	5%; 5,000 min	100,000	100,000		YES	NO	DENTON CO
C08	City of Highland Village	0.563020	0.563020	0	75,000	75,000		NO	YES	DENTON CO
C09	City of Justin	0.650000	0.650000	0	5,000	0	YES-04	YES	NO	DENTON CO
C10	City of Krum	0.621598	0.647489	0	10,000	10,000		NO	YES	DENTON CO
C11	City of Lake Dallas	0.614123	0.642060	0	20,000	20,000		NO	NO	DENTON CO
C12	City of Lewisville	0.443301	0.443301	0	60,000	20,000	YES-04	YES	NO	DENTON CO
C13	Town of Little Elm	0.643948	0.649702	0	10,000	10,000	YES-05	YES	NO	DENTON CO
C14	City of Pilot Point	0.636260	0.619717	0	10,000	10,000	YES-09	NO	YES	DENTON CO
C15	Town of Ponder	0.681300	0.702652	0	50,000	50,000	YES-04	YES	NO	DENTON CO
C16	City of Sanger	0.633711	0.679100	0	30,000	20,000		YES	NO	DENTON CO
C17	City of Roanoke	0.375120	0.375120	20%;10,000 min	40,000	4,500	YES-04	YES	NO	DENTON CO
C18	City of Krugerville	0.438701	0.397613	0	20,000	20,000	YES-06	NO	NO	DENTON CO
C19	Town of Hickory Creek	0.307280	0.319943	0	10,000	10,000		YES	NO	DENTON CO
C20	City of Dallas	0.773300	0.776300	20%; 5,000 min	107,000	107,000		YES	NO	DALLAS CO
C21	City of Coppell	0.580000	0.580000	5%; 5,000 min	75,000	75,000		YES *	NO	DALLAS CO
C22	City of Hackberry	0.243560	0.251189	0	10,000	0		YES	YES	DENTON CO
C24	City of Oak Point	0.482565	0.500000	0	20,000	20,000	YES-21	NO	YES	DENTON CO
C25	Town of Lakewood Village	0.450000	0.450000	0	25,000	0		YES	YES	DENTON CO
C26	Town of Argyle	0.370482	0.378193	1%;5,000 min	100,000	100,000		YES	YES	DENTON CO
C27	Town of Copper Canyon	0.277505	0.297505	1%;5,000 min	10,000	10,000	YES-19	YES	NO	DENTON CO
C28	Town of Trophy Club	0.445000	0.446442	1% 5,000 min	35,000	0	YES-04	YES	YES	DENTON CO
C29	City of Plano	0.446500	0.448200	20%;5,000 min	40,000	40,000	YES-04	YES	NO	COLLIN CO
C30	Town of Double Oak	0.229210	0.229210	0	50,000	50,000		YES	NO	DENTON CO
C31	Town of Bartonville	0.173646	0.192940	0	50,000	50,000	YES-04	NO	YES	DENTON CO
C32	City of Frisco	0.446600	0.446600	10%;5,000 min	80,000	80,000		YES	NO	COLLIN CO
C33	Town of Northlake	0.295000	0.295000	20%;5,000 min	15,000	15,000		YES *	YES	DENTON CO
C34	Town of Shady Shores	0.321452	0.321958	1%;5,000 min	10,000	0		YES	YES	DENTON CO
C36	City of Fort Worth	0.732500	0.747500	20%; 5,000 min	40,000	40,000	YES-07	YES *	NO	TARRANT CO
C37	City of Southlake	0.390000	0.405000	20%; 5,000min	75,000	75,000	YES-04	YES	NO	TARRANT CO
C38	City of Haslet	0.283229	0.249972	20%; 5,000 min	50,000	0	YES-04	YES	NO	TARRANT CO
C39	City of Grapevine	0.271811	0.282601	20%; 5,000 min	60,000	10,000		YES	NO	GPEVINE/COLVY ISD
C42	Town of Dish	0.292195	0.292195	0	10,000	5,000	YES-21	YES	YES	DENTON CO
C44	Town of Westlake	0.167880	0.167880	20%; 5,000 min	10,000	10,000	YES-10	YES	NO	TARRANT CO
C45	City of New Fairview	0.300000	0.300000	0	10,000	10,000	YES-20	YES	YES	WISE CO
C47	Corral City	0.297188	0.170287	0	0	0		YES	YES	DENTON CO
C48	Town of Prosper	0.510000	0.520000	10%; 5,000 min	10,000	3,000	YES-04	NO	NO	COLLIN CO
C49	City of Celina	0.645000	0.645000	0	30,000	30,000		YES	NO	COLLIN CO
C51	Town of Providence Village	0.732040	0.772145	0	10,000	10,000		YES	YES	DENTON CO
G01	Denton County	0.233086	0.224985	1%;5,000 min	55,000	15,000	YES-19	YES *	NO	DENTON CO
S01	Argyle ISD	1.400000	1.418700	25,000	10,000	10,000	YES	YES	NO	DENTON CO
S02	Aubrey ISD	1.460300	1.508700	25,000	10,000	10,000	YES	YES	NO	DENTON CO
S03	Carrollton/FB ISD	1.201250	1.254700	25,000	10,000	10,000	YES	YES	NO	C/FB ISD
S04	Celina ISD	1.440900	1.483200	25,000	10,000	10,000	YES	YES	NO	COLLIN CO
S05	Denton ISD	1.362000	1.407600	25,000	10,000	10,000	YES	YES	NO	DENTON CO
S06	Frisco ISD	1.267200	1.310200	25,000	10,000	10,000	YES	YES	NO	COLLIN CO
S07	Krum ISD	1.344930	1.345082	25,000	10,000	10,000	YES	NO	NO	DENTON CO
S08	Lake Dallas ISD	1.500300	1.550300	25,000	10,000	10,000	YES	NO	NO	DENTON CO
S09	Lewisville ISD	1.308500	1.347300	25,000	10,000	10,000	YES	YES	NO	DENTON CO
S10	Little Elm ISD	1.430300	1.493600	25,000	10,000	10,000	YES	NO	NO	DENTON CO
S11	Northwest ISD	1.292000	1.336300	25,000	10,000	10,000	YES	YES *	NO	DENTON CO
S12	Pilot Point ISD	1.160300	1.218600	25,000	16,000	10,000	YES	NO	NO	DENTON CO
S13	Ponder ISD	1.407780	1.464180	25,000	10,000	10,000	YES	NO	NO	DENTON CO
S14	Sanger ISD	1.142300	1.197643	25,000	16,000	10,000	YES	NO	NO	DENTON CO
S15	Era ISD	1.042000	1.136400	25,000	10,000	10,000	YES	YES	NO	COOKE CAD
S16	Slidell ISD	1.047400	1.060400	20%(local)&25,000	10,000	10,000	YES	YES	NO	WISE CAD
S17	Prosper ISD	1.460300	1.492700	25,000	10,000	10,000	YES	YES	YES	COLLIN CO

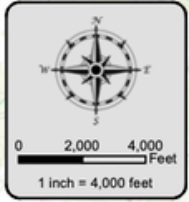
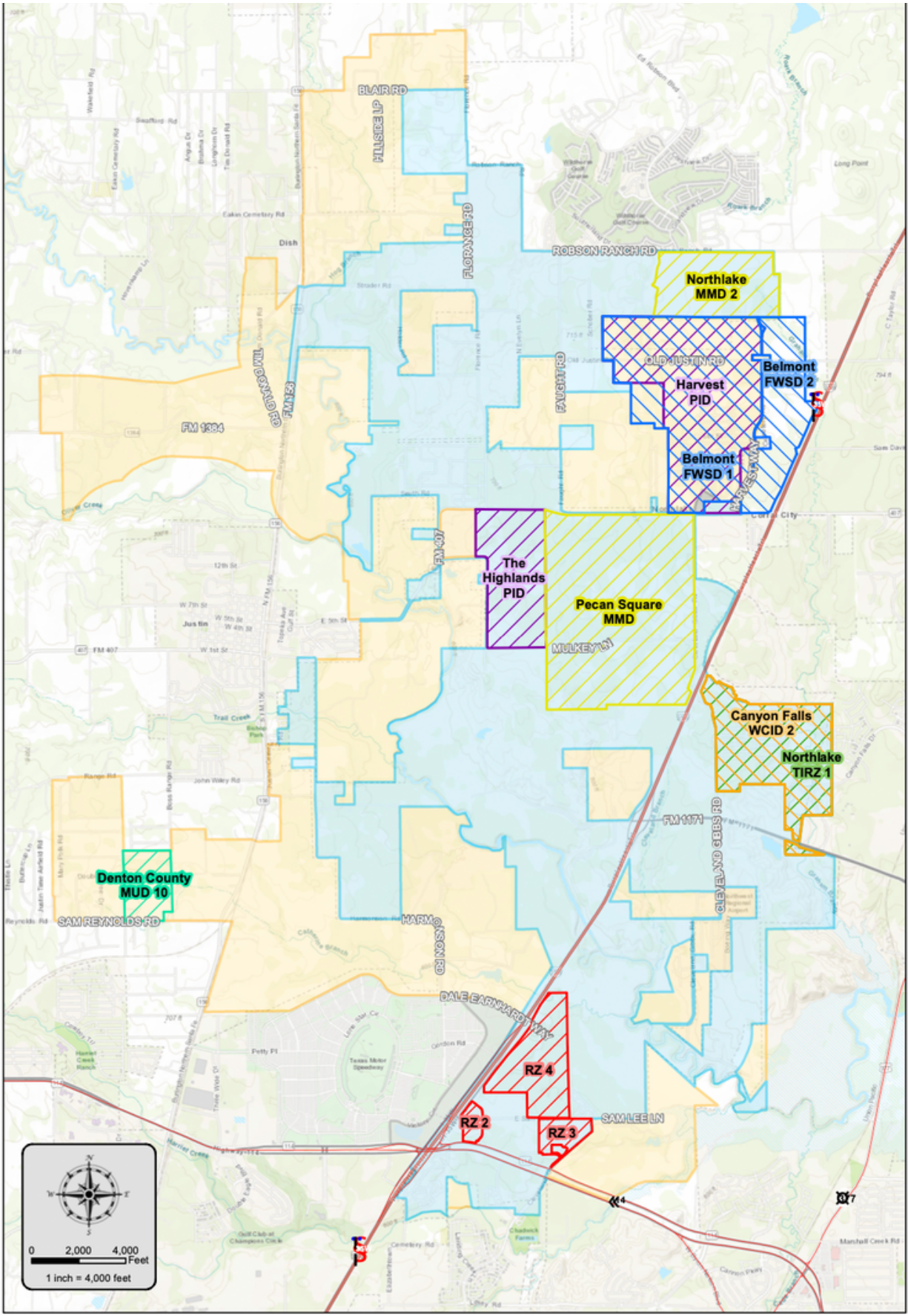
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ESD1	Denton Co Emerg Serv Dist #1 (was F02)	0.100000	0.100000	0	50,000	50,000	YES-08	YES *	NO	DENTON CO
ESD2	Trophy Club PID #1 Emerg Serv (was PID4)	0.064120	0.064760	0	0	0		YES	YES	DENTON CO
L01	Denton Cty Levy Imp	0.170000	0.182000	20%;5,000 min	0	0		YES	NO	BOB LEARED
MMD1	Highway 380 Municipal Management Dist	0.518000	0.515000	0	0	0		YES	YES	DENTON CO
MMD3	Northlake Municipal Management Dist #1	0.705000	0.705000	0	0	0		YES	YES	DENTON CO
MMD4	Northlake Municipal Management Dist #2	0.705000	0.705000	0	0	0		YES	YES	DENTON CO
PID7	Northlake PID #1	0.210000	0.210000	0	0	0		YES	YES	DENTON CO
W03	Trophy Club MUD # 1	0.105880	0.107740	0	25,000	0		YES	YES	DENTON CO
W04	Clear Creek Watershed Auth	0.036500	0.036500	0	5,000	0		YES	YES	DENTON CO
W10	Denton Cty Fresh Water 1B	0.630000	0.630000	15%;5,000 min	10,000	10,000		YES	YES	DENTON CO
W11	Denton Cty Fresh Water 1C	0.780000	0.780000	0	0	0		YES	YES	DENTON CO
W12	Denton Cty Fresh Water 1D	0.426900	0.443301	8%;5,000 min	10,000	10,000		YES	YES	DENTON CO
W13	Denton Cty Fresh Water 6	0.789510	0.823040	0	3,000	3,000		YES	YES	DENTON CO
W15	Denton Cty Fresh Water 1E	0.530000	0.580000	8%;5,000 min	60,000	10,000		YES	YES	DENTON CO
W17	Denton Cty Fresh Water 10	0.965000	0.965000	0	20,000	20,000		YES	YES	DENTON CO
W18	Denton Cty Fresh Water 8A	0.840000	0.870000	0	15,000	15,000		YES	YES	DENTON CO
W19	Denton Cty Fresh Water 8B	0.580000	0.570000	0	15,000	15,000		YES	YES	DENTON CO
W20	Denton Cty Fresh Water 11A	0.884700	0.900000	0	20,000	20,000		YES	YES	DENTON CO
W21	Denton Cty Fresh Water 7	0.797280	0.860000	0	0	0		YES	YES	DENTON CO
W22	Denton Cty MUD #4	0.537500	0.550000	15%;5,000 min	0	0		YES	NO	DENTON CO
W23	Denton Cty MUD #5	0.700000	0.700000	15%;5,000 min	0	0		YES	NO	DENTON CO
W24	Frisco West WCID (FKA DCFW8C)	0.657900	0.678300	0	0	0		YES	YES	DENTON CO
W25	Denton Cty Fresh Water 11B	0.930000	0.930000	0	20,000	20,000		YES	YES	DENTON CO
W26	Denton Cty Fresh Water 4A	0.238240	0.242294	0	30,000	30,000		YES	YES	DENTON CO
W27	Oak Point WCID #1	0.484000	0.498200	0	0	0		YES	YES	DENTON CO
W28	Oak Point WCID #2	0.971600	0.971600	0	0	0		YES	YES	DENTON CO
W29	Oak Point WCID #3	0.620000	0.630000	0	0	0		YES	YES	DENTON CO
W30	Smiley Rd WCID #1	1.000000	1.000000	0	0	0		YES	YES	DENTON CO
W31	Denton Cty Fresh Water 1F	0.443301	0.460000	20%;5,000min	60,000	20,000		YES	YES	DENTON CO
W32	Denton Cty Fresh Water 11C	0.900000	0.900000	0	20,000	20,000		YES	YES	DENTON CO
W33	North Fort Worth WCID #1	0.600000	0.600000	0	0	0		YES	YES	DENTON CO
W34	Denton Cty Fresh Water 1G	0.904800	0.950000	20%;5,000 min	60,000	20,000		YES	YES	DENTON CO
W36	Denton Cty Fresh Water 1H	1.000000	1.000000	0	0	0		YES	YES	DENTON CO
W37	Brookfield FWSD #1 (was South Denton WCID)	0.877500	0.877500	N/A	N/A	N/A		N/A	N/A	DENTON CO
W38	Alpha Ranch FWSD #1	1.000000	1.000000	N/A	N/A	N/A		N/A	N/A	DENTON CO
W39	Belmont FWSD #1	0.900000	0.920000	0	20,000	20,000		YES	YES	DENTON CO
W41	The Lakes FWSD	0.980000	1.000000	0	0	0		YES	YES	DENTON CO
W42	Canyon Falls WCID #2	0.705000	0.705000	0	0	0		YES	YES	DENTON CO
W43	Oak Point WCID #4	0.563000	0.563000	0	0	0		YES	YES	DENTON CO
W44	Canyon Falls MUD #1	1.000000	1.000000	0	0	0		YES	YES	DENTON CO
W45	Belmont FWSD #2	1.000000	1.000000	0	0	0		YES	YES	DENTON CO
W47	Denton Cty MUD #6	1.000000	1.000000	0	0	0		YES	YES	DENTON CO
W48	Far North Fort Worth MUD #1	1.000000	1.000000	N/A	N/A	N/A		N/A	N/A	N/A
W49	Denton Cty MUD #9	1.000000	1.000000	0	0	0		YES	YES	DENTON CO
W51	Smiley Rd WCID #2	N/A	1.000000	N/A	N/A	N/A		N/A	N/A	N/A
W55	Big Sky MUD	1.165000	N/A	N/A	N/A	N/A		N/A	N/A	
W57	Denton Cty MUD #8	1.000000	1.000000	N/A	N/A	N/A		N/A	N/A	DENTON CO
W59	Tradition MUD of Denton Cty # 2B	1.000000	N/A	0	0	0		N/A	N/A	DENTON CO

Updated for 2021

Taxes not collected by DENTON CO

*HB 3121 Grants Freeport for Aircraft Parts



Legend

- Public Improvement District
- Fresh Water Supply District
- Tax Increment Reinvestment Zone
- Municipal Utility District
- Municipal Management District
- Water Control & Improvement District
- Reinvestment Zone for Tax Abatement

Northlake Special Districts Map

- Town of Northlake Incorporated Area
- Town of Northlake Extraterritorial Jurisdiction
- Limited Purposes Annexation Area
- Intergovernmental Agreement Area



Date: 7/24/2020

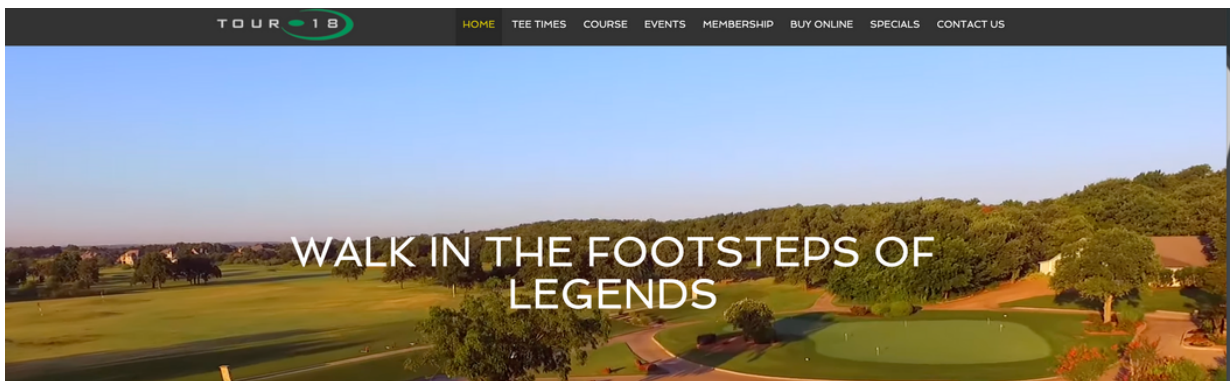
Nearby Attractions

The Golf Club at Champions Circle



Located in North Fort Worth, TX,
<https://www.championscirclegolf.com/>

Tour 18



Located in Flower Mound, TX,
<https://www.tour18-dallas.com/>



Lake Grapevine

Lake Grapevine is located in the heart of Dallas/Fort Worth on the northern border of the City of Grapevine. The roughly 8,000-acre lake is home to some of the most enjoyable outdoor activities in the Dallas / Fort Worth metroplex. The lake is wonderful for fishing, recreational boating, camping, hiking and much more. You have found the best online resource for Lake Grapevine information. Feel free to stay awhile and enjoy the community. We love Lake Grapevine and have come to know it well. The beautiful parks and trails are all well maintained. This is the best lake in the Dallas-Fort Worth metroplex. Find information on Lake Grapevine's floating water park right here.

Fun things to do on Lake Grapevine include:

- Hiking and biking trails
- Parks
- Tent and RV Camping
- Fishing
- Floating Water Park
- Boating
- Marinas
- Playgrounds
- Pavillion rentals
- Boat rentals
- Fishing guides
- North Shore Trail
- Cabin rentals

Parks

The following parks are operated by the City of Grapevine; Katie's Woods Park, Lakeview Park, Meadowmere Park, McPherson Slough Park, Oak Grove Park, and Rockledge Park. Our favorite of the Grapevine parks is Rockledge Park for its beautiful views of the lake and access to Northshore Trail.

Murrell Park is operated by the Army Corps of Engineers.

Twin Coves Park is operated by the City of Flower Mound.