

Welcome Home

1428



Tanglewood Trl
Northlake, Tx 76226

kw DALLAS
METRO NORTH
KELLERWILLIAMS. REALTY



SANDY BOLINGER
817.808.8582





4 BEDROOMS



3.1 BATHROOMS



3,093 SQFT.



2017 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 38 x 17 cedar pavilion and sparkling play pool. Perfect for entertaining guests and celebrating our famous warm Texas Summers!

Step inside to a welcoming light filled home, designed with your comfort in mind. This home comprises 4 bedrooms, 3.1 bathrooms, a private study, game and media room. The offer only gets better with attention to detail and energy efficiency, this home comes complete with energy efficient cooling and heating, Ring doorbell, smart thermostat, solar panels, solar window screens and Energy Star rated appliances which makes it move in ready.

Entertain with ease in the spacious open living area or host movie night in the media room. Not only are there builder upgrades found throughout, the seller has made many additional improvements to the home as well.

Whip up gourmet meals in the thoughtfully designed foodie dream kitchen, offering lots of granite counter space, under cabinet lighting, ample storage, glass tile backsplash, breakfast island, large walk-in pantry 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. You've found excellent active living. Canyon Falls is a master-planned community offering residents 2 pools, a fitness center, playgrounds, 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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Upgrades & Features

4 Bedroom | 3.1 Bath | 2 Car | 3093 sqft. | Built 2017
Outdoor Oasis with Sparkling POOL & Upgrades Galore!
\$100k+ in UPGRADES

Family Room

- Dry Stack Stone Gas Log Fireplace
- Cedar Mantle
- Soaring Ceilings
- Flat Screen & Audio wiring
 - flat screen opening 96"w

Primary Ensuite

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

Energy Efficient:

- Solar Screens - all windows
- Solar Panels (about \$100 in savings every month)
- Programmable Thermostat
- Low E Windows
- Weather Sensing Irrigation System
- Hers Rated

Exterior Upgrades

- Side Yard Concrete Walkways
- 2 Under Eave Soffit Outlets for Christmas Lighting (connected to wall switch)
- Ring door bell

Media Room

- wired for surround sound (speakers not included)

Kitchen

- Blanco Delicatus Granite Counters
- Glass Subway Tile Backsplash
- 42" Cabinets
 - Under Cabinet Lighting
 - Pull out waste bin
- Upgraded Whirlpool SS Appliance Pkg
 - Wall Microwave/Oven Combo
 - Gas cooktop
 - Dishwasher purchased 6 mo. ago
- Large Pantry
- Island Breakfast Bar
- Coffee Bar
- Cafe Dining
- Refrigerator currently in the home conveys
 - purchased 1 yr ago

Outdoor Living Space for Family Enjoyment and Entertaining

- Sparkling Play Pool
- Extended Patio
- Cedar Pergola Pavilion 38x17
- Lush Landscaping
- Outdoor Audio four speakers (2 rock speakers & 2 on patio) wired to TV area. Volume wall switch near back door

OTHER Features

- Epoxy Flooring in Garage
- Security System
- Coat Closet & Valet Station at Garage Entry
- 2" Blinds
- Keyless entry on Front Door & Garage

From the Owners Records

1428 Tanglewood Trl Northlake Tx 76226

Utility Average Last 12 months

Averages are provided as a courtesy- amounts vary depending on usage and # of family members

Electric **\$167.73**

Gas **\$40.77**

HOA Includes

Front yard maintenance

Frontier Fios Internet & Basic Cable Services

Use of all amenities:

Community Lifestyle Events, Two Community Pools, Splash Pad, Fitness Center, Parks, Playgrounds,
Catch & Release Fishing Ponds, Dog Park, and miles of Hike & Bike Trails

HOA Dues are paid Quarterly as follows

50-60 ft lots \$622.41

70 ft + \$652.41

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**

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



Amenities & Trails

- 1 WESTBRIDGE POOL
- 2 WESTBRIDGE PARK
- 3 HAY BARN
- 4 THE PORCH
- 5 BRIDGE
- 6 PLAYGROUND AND SPLASH PAD
- 7 POOCH PARK
- 8 CANYON FALLS CLUB
• Clubhouse, Pool, Pavilion

TRAILS
10 Miles Of Trails Awaits

FUTURE TRAILS

NATURAL TRAIL SYSTEM
• Bike Paths
• Nature Trails

TRAIL HEAD

CANYONFALLSTX.COM

© 2020 NEWLAND. All Rights Reserved. This community trails map is for illustrative purposes only, may not be drawn to scale, and is based on current development concepts, which are subject to change without notice.

THIS PROPERTY IS PRESENTED BY:
SANDY BOLINGER



SANDY BOLINGER

(817) 808-8582

SANDYBOLINGER@KW.COM

WWW.SANDYBOLINGER.COM

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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For an accurate tax estimate on a specific property Please visit

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

You may also lookup a property at

www.dentoncad.com

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817.808.8582
SandyBolinger@kw.com

SandyBolinger.com