



www.3509NorthdaleLn.com

NORTHLAKE, TEXAS 76226


SANDY BOLINGER



**Scan QR code
Home Brochure**





3509 *NORTHDAL*E LN.

Northlake, Texas 76226

- 4 Bedrooms
- 2.5 Bathrooms
- 2 Car
- 2,518 SqFt
- 2018 Built
- Family Planning Center
- Gameroom



www.3509NorthdaleLn.com

Upgrades & Features

3509 Northdale Ln Northlake, Tx. 76226

4 Bedroom | 2.5 Bath | 2 Car | 2,518 SqFt. | Built 2018

Flex Room & Planning Center

Over \$14,000 in upgrades!

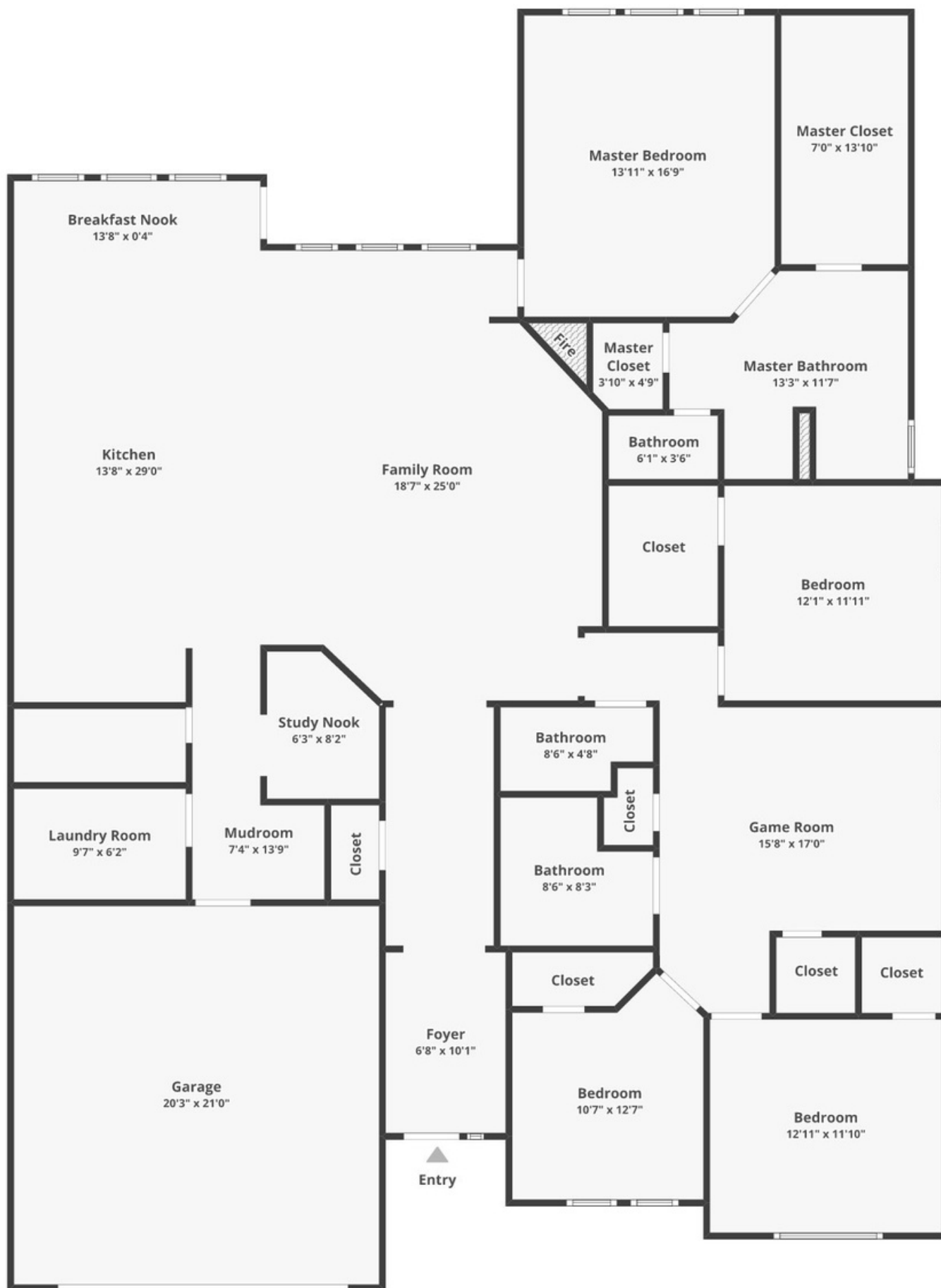
- Beautiful Wood floors
- Corner Gas Log Fireplace
- Large Kitchen Island with Single Basin Sink
- Quartz Countertops
- Under Mount sinks
- Over-Sized Walk-in Closets
- Over-sized Linen Closets
- Drop Zone at Garage
- Family Planning Center
- Programmable Thermostat
- Low E Windows
- Tankless Water Heater
- Weather Sensing Irrigation System
- Energy Efficient - HERS Rated

Upgrades

- Elfa shelving / drawers in primary bath closet
- Elfa shelving and folding table in utility
- Elfa trash and recycle pull out in kitchen cabinet
- Elfa tray pull out in kitchen cabinet
- West Elm curtain rods and curtains
- West Elm pendant lighting Kitchen Island
- Modern ceiling fans throughout
- Modern bathroom lighting
- CB2 wall sconce lights in primary bedroom
- Chrome cabinet hardware in kitchen & planning center
- Cabinet Hardware in all bathrooms
- Mirror in powder bath
- Back yard storage building
- Additional shelving in flex room closet
- Overhead storage in garage

Canyon Falls Amenities

- Club Room for Community Events & Private Parties
- Hay Barn Event Center
- 2 Resort - Style Pools
 - Main Pool at Canyon Falls Club
 - 2nd at Westbridge & Glendale Dr
- Children's Splash Zone & Playground
- Dog Park - small & large dog areas
- Fitness Center
- 14 Mile Trail System
 - Nature Trails for hiking & biking
- Playgrounds throughout the neighborhood
 - New Park coming soon near Timberland Village - Basketball Court
- Catch and Release Fishing
- HOA Dues paid Quarterly - \$661
 - INCLUDES:
 - Front Yard Maintenance
 - Fios Internet
 - Basic Cable





Canyon Falls Amenities

HOA Includes

- 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 Splash Zone
- Playgrounds throughout the neighborhood
- Catch and Release Fishing Ponds



HOA Dues are paid Quarterly = \$661

<https://www.canyonfallstx.com/community/faq/>

<https://www.canyonfallstx.com/community/amenities/>

Canyon Falls Community Map



Canyon Falls Trail Map



Canyon Falls Schools

www.canyonfallstx.com/schools/

Canyon Falls is served by two highly ranked school districts, Argyle ISD and Northwest ISD.



Northwest ISD: www.nisdtx.org

Lance Thompson Elem 821 Hawks Wy Argyle, TX 76226 (in Harvest)	Medlin Middle School 601 Parkview Dr Trophy Club, TX 76262	Byron Nelson High 2775 Bobcat Blvd Trophy Club, TX 76262
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Nearby Private Schools:

Liberty Christian 1301 South Highway 377 Argyle, Texas 76226	North Texas Leadership Academy 10200 Alta Vista Rd. Keller, TX 76244	Pettit Private School 900 Litsey Rd. Roanoke, TX 76262
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Daycare within Canyon Falls:

<https://kiddieacademy.com/academies/northlake/>

**[School attendance zone boundaries are subject to change](#), and can never be can never be guaranteed by any community developer.*

To check current zoning maps visit:

NISD - <https://www.nisdtx.org/departments/facilities/attendance-boundaries>

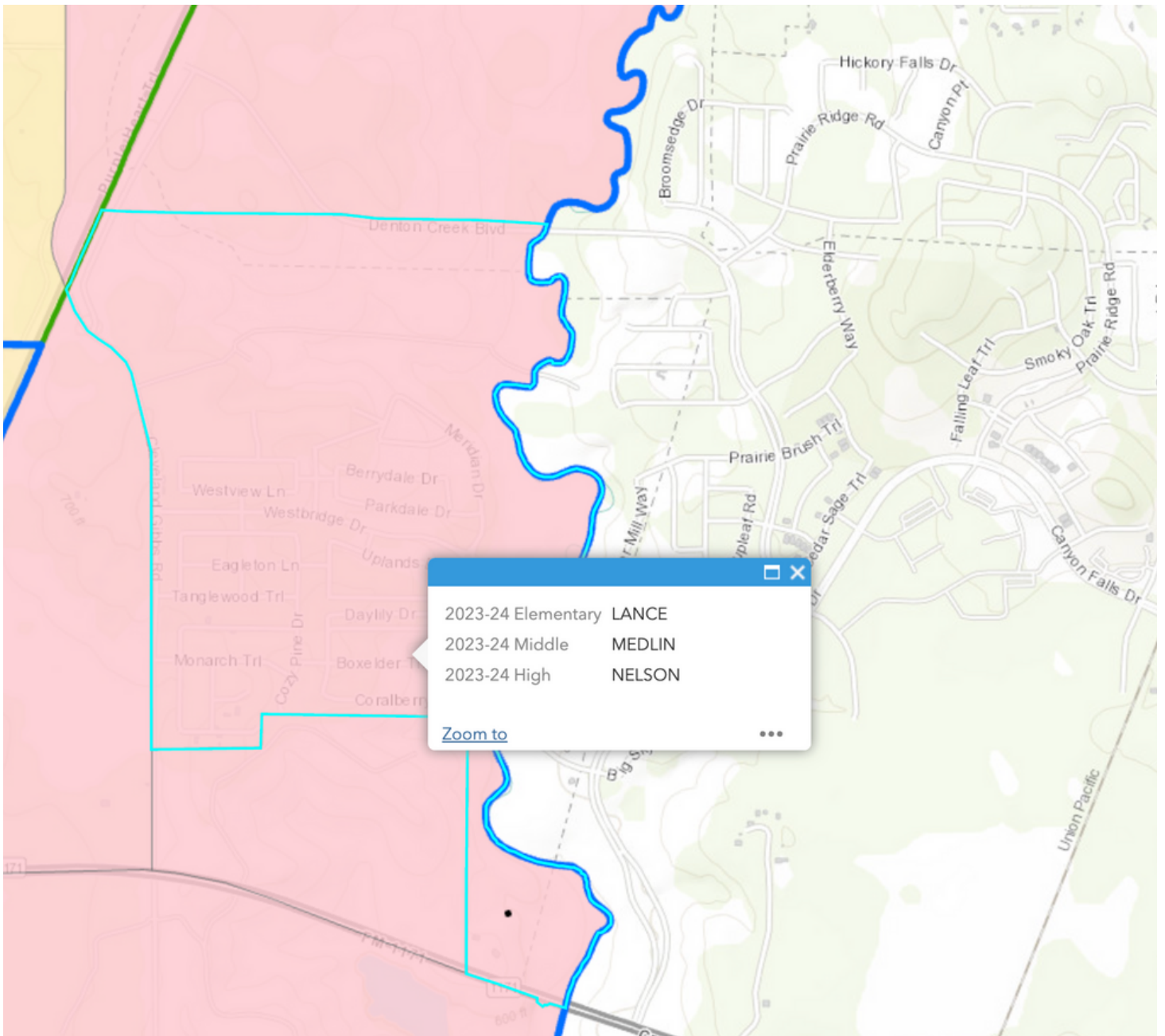
AISD - <https://www.argyleisd.com/domain/158>

Canyon Falls NISD

Changes for 2023-24

To check current zoning maps visit:

NISD - <https://www.nisdtx.org/departments/facilities/attendance-boundaries>



Canyon Falls Tax Rates



Northlake Tax Rate

Northwest ISD

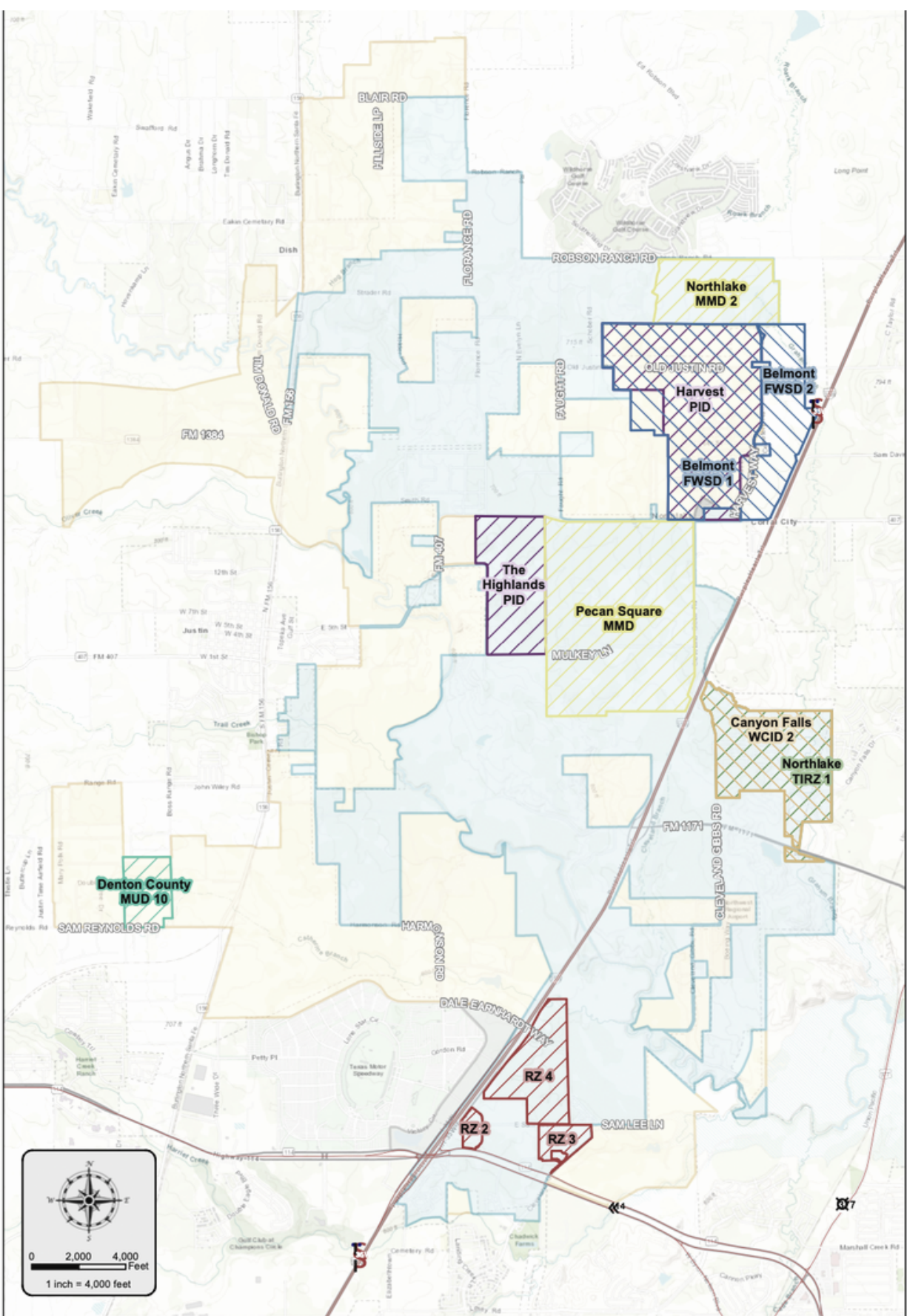
Entity	Description	Tax Rate
C33	NORTHLAKE TOWN OF	0.295000
CAD	DENTON CENTRAL APPRAISAL DISTRICT	0.000000
ESD1	DENTON CO EMERGENCY SERVICE DIST NO 1	0.100000
G01	DENTON COUNTY	0.224985
S11	NORTHWEST ISD	1.336300
TIF13	NORTHLAKE TIRZ NO 1	0.000000
W42	CANYON FALLS WCID NO 2	0.705000
Total Tax Rate:		2.661285

***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>

You may also lookup a property at: www.dentoncad.com
<https://www.dentoncad.com/index.php/Forms-&Exemptions>

<https://www.dentoncad.com/index.php/Tax-Rates-&Exemptions>



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



Explore In and Around Our Community

RETAIL & RESTAURANTS

Northlake Commons
Tanger Outlet Mall
Denton Town Square
Unique Dining Capital - Downtown Roanoke tx
Roanoke Crossing II
Southlake Town Square
The Shops at Highland Village

EDUCATION

University of North Texas
Texas Woman's University
NISD Schools
The Goddard School at Harvest
Liberty Christian School
Pettit Private School

MEDICAL

Denton

Medical City
Texas Health Presbyterian Hospital

Trophy Club

Baylor Scott & White Medical Center

Flower Mound

Texas Health Presbyterian Hospital

Alliance

Texas Health Harris Methodist Hospital

ENTERTAINMENT

Hawaiian Falls Roanoke
The Golf Club at Champions Circle
Texas Motor Speedway
Cinemark Theatre in Roanoke
Marty B's Bartonville
Restaurant Row in Roanoke

ALLIANCE TEXAS

EMPLOYMENT CENTERS

Charles Schwab
Fidelity Investments
Verizon
Deloitte
BNSF
Amazon

AIRPORTS

DFW International Airport
Alliance Airport

CHILDCARE

Kiddie Academy



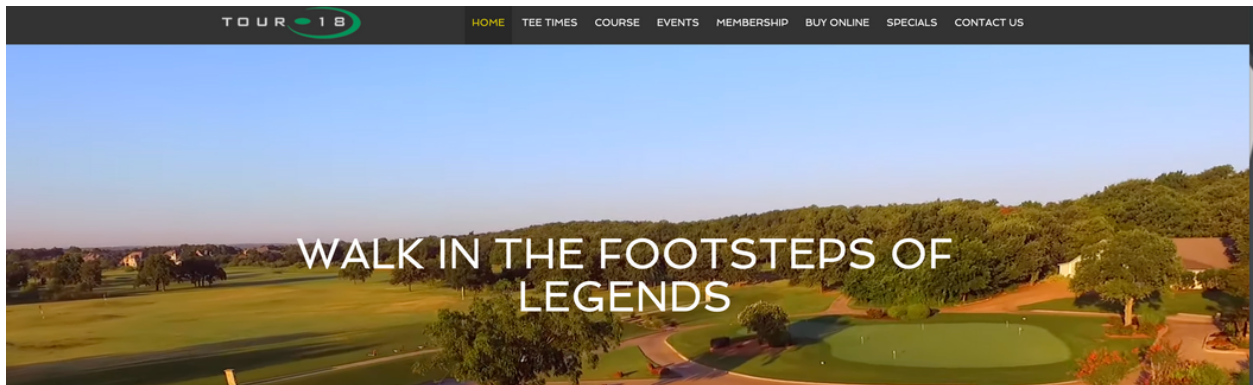
The Golf Club at Champions Circle



Located in Flower Mound, Tx

<https://www.championscirclegolf.com/>

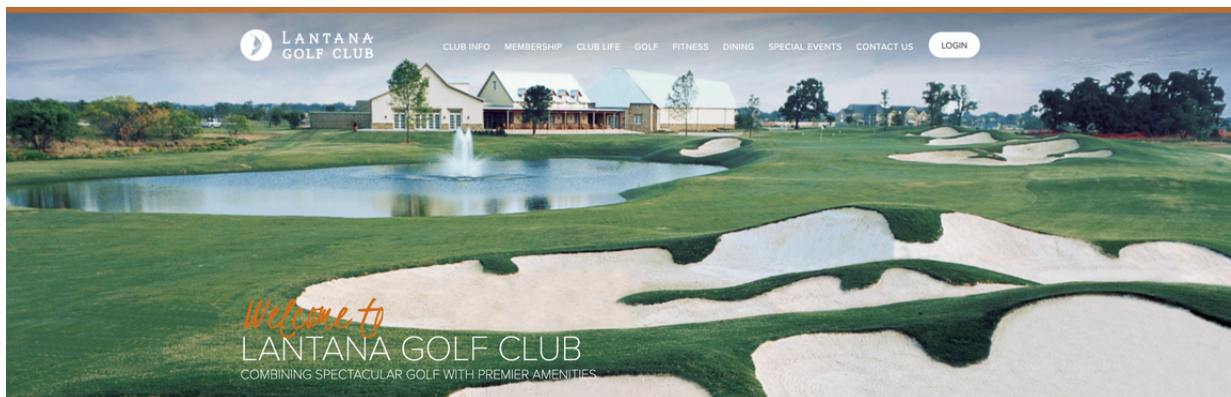
Tour 18



Located in Flower Mound, TX,

<https://www.tour18-dallas.com/>

Lantana Golf



Located in Lantana

<https://www.lantanagolf.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.

THIS PROPERTY IS
PRESENTED BY:



817-808-8582
sandybolinger@kw.com
sandybolinger.com



add me to your contacts!



2611 CROSS TIMBERS RD FLOWER MOUND, TX