

Property Report



3310 Westborough Cv. Northlake, Tx 76226

Welcome 
Home



SANDY BOLINGER

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3310 Westborough Cv. Northlake, Tx 76226

Sq Ft

1,912

Year Built

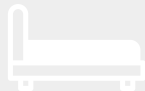
2017

Stories



1

Bed



4

Bath

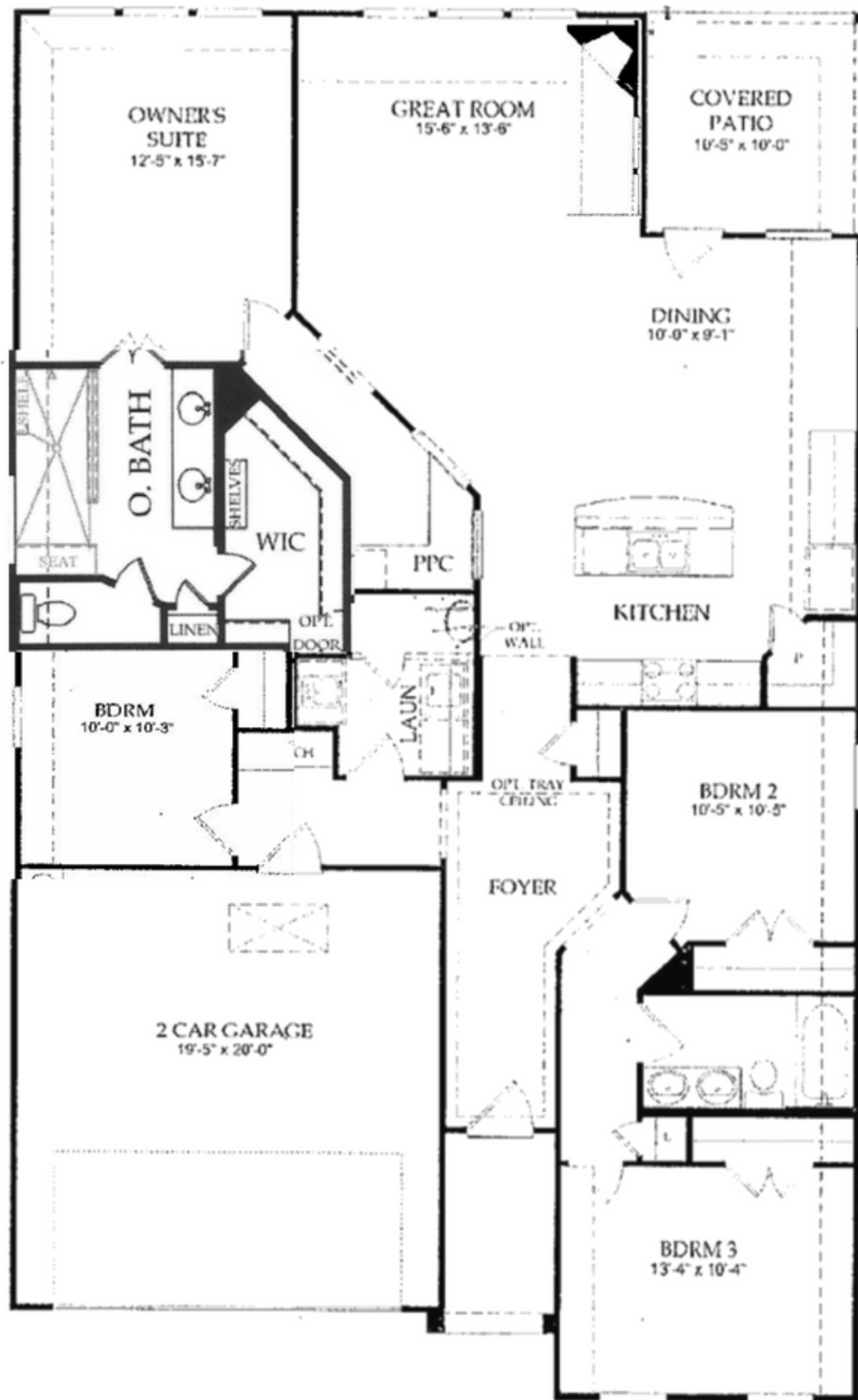


2

Car



2



SANDY BOLINGER

3310 Westborough Cv., Northlake, Tx 76226
Upgrades & Features

4 Bedroom | 2 Bath | 2 Car | 1,912 sqft. | Built 2017

Premium Cul-de-sac Lot, Upgrades Galore!

\$40k+ in UPGRADES

Exterior Upgrades

- Flood Lighting 3
- Landscape Lighting Package

Family Room

- Stone Gas Log Fireplace
- Additional Recessed Lighting
- Family Planning Center
 - Built-in Cabinets
 - Granite Desk Top

Primary Ensuite

- Knotty Alder Cabinets
- Undermount Sinks
- Rain Shower with Luxurious Pebble Flooring
- Laundry Access through Walk-in Closet

Energy Efficient:

- Programmable Thermostat
- Tankless Water Heater
- Low E Windows
- Weather Sensing Irrigation System
- Hers Rated

Kitchen

- Blanco Delicatus Granite Counters
- 42" Upgraded Custom Knotty Alder Cabinets
 - Tapered Alder Wood Hood Cover
 - Undercabinet Lighting
- Upgraded Whirlpool SS Appliance Pkg
 - Two Ovens - Split Arrangement
Undercounter and Wall Microwave/Oven
Combo
 - Gas cooktop
- Stone Subway Backsplash
- Large Pantry
- Island Breakfast Bar
 - Pendant Island Lighting
- Coffee Bar
- Cafe Dining

Covered Outdoor Living Space for

Family Enjoyment and Entertaining

- Gas Grill hook-up
- Herringbone brick flooring design

OTHER Features

- Security System
 - Ranger Technology Solutions
- Drop Zone at Garage Entry
- 2" Wood Blinds

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 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 Community Map



Canyon Falls Trail Map

