



**1,840 – 4,226**  
SQUARE FEET

**3 – 6**  
BEDROOMS

**2 – 5.5**  
BATHROOMS

**2 – 3**  
CAR GARAGE

# Sunset Ridge

## MODELS

200 Cienna Court, Alvarado, TX 76009 | **Cypress II**

202 Cienna Court, Alvarado, TX 76009 | **Caraway**



Discover the welcoming community of Sunset Ridge in Alvarado, TX!

Located off Highway 35W and 67, residents can enjoy easy access to the city while reveling in peace and privacy in a spacious and comfortable home. Sunset Ridge will feature our Classic Series floor plans. When you're in a metropolitan mood, restaurants, retail, and entertainment opportunities are just miles away in Burleson, Mansfield, and Fort Worth. If you love local history, you'll enjoy spending hours traveling around the town looking at the various landmarks of the oldest city in Johnson County.

Students will attend Alvarado ISD with all schools being within 10 minutes for an easy commute.

Come experience the homey atmosphere and find your dream home at Sunset Ridge today!



## Sunset Ridge

### Community Amenities

- Community Trails

### Local Area Amenities

- Parks and Recreation
- Alvarado Park Lake
- Alvarado Heritage Center
- Country Critters Farm
- Sunset Winery

### Utilities

- Electric: United Co-op 817.447.9292
- Gas: Atmos Energy 972.485.6226
- Internet: AT&T 800.288.2020
- Water: City of Alvarado 817.790.3351

### Police & Fire

Police 817.297.2276

Fire 817.297.2201

### HOA

\$450/year

Lynn Austin Group, LLC  
(214) 301-5821

### Tax

#### Rate Per \$100

2.55

### Schools

<b>District</b>	Alvarado ISD
<b>Elementary</b>	Alvarado Elementary North School
<b>Middle</b>	Alvarado Intermediate School
<b>Junior High</b>	Alvarado Junior High School
<b>High</b>	Alvarado High School

### Driving Directions

From Fort Worth, travel south on 35W. Take exit 26A to US-67. Turn left onto US-67. Continue East on US-67 and make a U-turn at your first opportunity. Then travel West on US-67 to Cheyenne Trail. Right on Cheyenne Trail and left on Cienna Court. The model homes are on the right.