



# Villages of Hurricane Creek

**2,235 – 4,238**  
SQUARE FEET

**3 – 6**  
BEDROOMS

**2 – 5.5**  
BATHROOMS

**2 – 3**  
CAR GARAGE

**MODEL**

3217 Cross Shore Drive, Anna, TX 75409 | **Rose II**

**Oversized 70'-90' Estate Lots!**



Villages of Hurricane Creek is part of Anna's next chapter. Just west of US-75, it offers large homesites and a layout that breaks away from the usual grid. Greenbelts, creeks, and trails wind through the neighborhood, connecting homes to planned amenities like a clubhouse, resort-style pool, playgrounds, and sports fields.

Bloomfield homebuyers at Hurricane Creek have their pick of lot sizes and floor plans, with a wide range of designs and elevations from our Classic Series. On-site development is already underway, including a future elementary school, fire station, and more than 50,000 square feet of planned retail and dining to bring daily essentials even closer to home.

With US-75 running parallel, residents can reach Downtown Dallas or the Oklahoma border in about 45 minutes, making Hurricane Creek perfectly positioned for both weekday commutes and weekend escapes. A short drive from the neighborhood, Hurricane Creek Country Club makes golf part of everyday life. Families benefit from being in Anna ISD, a district known for its strong academic support and commitment to growth.

At Villages of Hurricane Creek, the horizon is still open. You can see where things are headed and imagine what it might feel like to be part of it. Isn't that what we're all looking for in a place to call home?



# Villages of Hurricane Creek

## Community Amenities

- Two Pools
- Walking trails
- Two Clubhouses with gym equipment
- Dog park

## Local Area Amenities

- Slayter Creek Park
- Natural Springs Park
- Lavon Lake Area
- Barn Hill Vineyards

## Utilities

- Electric: GCEC 903.482.7100
- Gas: Atmos Energy 972.485.6226
- Water: City of Anna 972.485.6226
- Trash & Recycling: City of Anna 972.485.6226

## Police & Fire

Police 972.942.2848

Fire 972.924.2143

## HOA

\$1,080/year

Essex Association Management

972-428-2030

## Tax

### Rate Per \$100

1.99

### PID

Hurricane Creek Public Improvement District - See Community Manager for details

## Schools

<b>District</b>	Anna ISD
<b>Elementary</b>	Sue Evelyn Rattan Elementary
<b>Middle</b>	Clemons Creek Middle School
<b>High</b>	Anna High School

## Driving Directions

From Hwy 75, take exit 48A. Turn left on W White St, right on S Standridge Blvd, then left on Shadybrook Trail to enter the community.

