



## COMMUNITY SALES MANAGER Jeff Seaton

CELL: (940) 365-6323 SALES OFFICE: (972) 347-2028



### **ArrowBrooke**

2200 Broken Arrow Drive Aubrey, TX 76227

**MODELS** 

2200 Broken Arrow Drive, Aubrey, TX 76227 2204 Broken Arrow Drive, Aubrey, TX 76227 **PRICED FROM** 

\$420,990-\$678,990

1,672 - 4,226

2 - 6
BEDROOMS

2 - 5.5

**2 – 3**CAR GARAGE











Welcome to ArrowBrooke, the perfect master-planned community with over 410 acres brimming with exciting amenities.

Experience the two resort-style pools, grilling stations, playground, and four community lakes - every fisherman's paradise! Get lost in endless adventures along the hike and bike trails.

Located just north of Highway 380, off FM 1385, ArrowBrooke delivers small-town charm while being easily accessible to major corporations.

Come experience Arrowbrooke: the perfect place to call home!







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### **ArrowBrooke**

#### **Community Amenities:**

- Amenity Center
- Club House
- Resort-style pool
- Sports Fields
- Playground
- Park
- Hike and Bike Trails
- Four Community Lakes
- Ponds

#### **Local Area Amenities:**

- Parks And Recreation
- TX-Ture Farm
- Fortuna Winery
- Ray Roberts Lake State Park

#### **Utilities:**

- Electric & Gas: CoServ 940.321.7800
- Water: Mustang SUD 940.440.9561
- Internet Providers:
  - -AT&T U-Verse 800.288.2020
  - -Optimum Internet 469.558.4739
- Trash & Recycling: Mustang 940.440.9561
- Police Department: 469.481.6433
- Fire Department: 940.365.9785

PID - Kaufman Public Improvement District No.1

#### HOA

\$1,000/year CCMC (214) 548-2616

#### Tax Rate Per \$100

2.27

#### **Schools**

District	Denton ISD
Elementary	Paloma Creek Elementary
Middle	Pat Cheek Middle School
High	Braswell High School



<sup>\*</sup> Contact Community manager for more details.