


COMMUNITY SALES MANAGER

Matt Conedera

CELL: (682) 318-4026

SALES OFFICE: 972-223-2230



# Addison Hills Classic 80s

1706 Baldwin Drive  
Cedar Hill, TX 75104

**2,098 – 4,226** | **3 – 5** BEDROOMS | **2 – 5.5** BATHROOMS | **2 – 2.5** CAR GARAGE  
SQUARE FEET

**MODELS**

1702 Baldwin Drive, Cedar Hill, TX 75104  
1706 Baldwin Drive, Cedar Hill, TX 75104


Addison Hills is set in one of the most naturally striking parts of Cedar Hill. Here, the land rises gently, the trees have been growing for decades, and the surroundings feel quieter than you'd expect. It may sit within reach of the Metroplex, but it offers a welcome break from everything that comes with it.

The neighborhood is close to some of Cedar Hill's best outdoor spaces. Residents can spend their weekends at Joe Pool Lake, Cedar Hill State Park, or the Dogwood Canyon Audubon Center. For errands or evenings out, shopping and dining are just minutes away. Highway 67, Interstate 35E and Interstate 20 keep the rest of the Metroplex well within reach while preserving a strong sense of separation.

Bloomfield Homes is offering a tailored collection of our Classic Series floor plans in Addison Hills, with home sizes ranging from comfortable single stories to expansive two-story layouts over 4,200 square feet. Each floor plan was thoughtfully selected to suit the land, the setting, and the needs of today's homebuyers. Homes sit on wide 60- and 80-foot lots, offering spacious yards and a strong street presence. Brick and stone exteriors create a finished look from the curb, and every home includes gas utilities and our well-rounded list of included features that deliver lasting value.

Addison Hills is a smaller, thoughtfully planned community with fewer homes, larger lots, and direct access to some of Cedar Hill's best amenities. If you're looking for new homes for sale in Cedar Hill, TX, this neighborhood is worth a closer look.



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## Addison Hills Classic 8os

### Community Amenities:

- Playground
- Trails
- Pond

### Local Area Amenities:

- Cedar Hill State Park
- Dogwood Canyon Audubon Center
- Multiple Parks - Visit Parks & Recreation Department  
| Cedar Hill, TX - Official Website

### Utilities:

- Electric: Reliant | 866.222.7100
- Gas: Atmos | 888.286.6700
- Internet Provider: AT&T Fiber Optic | 800.288.2020
- Water: City of Cedar Hill | 469-272-2931
- Trash & Recycling: Waste Management | 972.315.5400
- Police Department: 972.291.5181
- Fire Department: 972.291.1011

### HOA

\$999/year

Legacy SW Management  
979-966-7963

### Tax

**Rate Per \$100**

2.30

### Schools

<b>District</b>	Cedar Hill ISD
<b>Elementary</b>	Plummer Elementary
<b>Middle</b>	W.S. Permenter Middle School
<b>High</b>	Cedar Hill High School

### Driving Directions

Whether traveling from Dallas or Fort Worth on I-20, take 67 South to N. Duncanville Rd. Turn onto N. Duncanville Rd and travel 5 miles south on N. Duncanville Rd to the community. The community will be on your left.



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