


COMMUNITY SALES MANAGER
**Mandy Anderson**

CELL: (972) 977-2769

SALES OFFICE: (940) 464-0052



# Country Lakes

301 River Meadows Lane  
Denton, TX 76226

**MODEL**

301 River Meadows Lane, Denton, TX 76226

**1,840 – 4,233** | **3 – 6**  
SQUARE FEET | BEDROOMS | **2 – 5.5**  
BATHROOMS | **2 – 3**  
CAR GARAGE



Welcome to Country Lakes — a master-planned community where you can enjoy over 640 acres of idyllic countryside.

With amenities like two sparkling pools, a kiddie pool, Bocce Ball, putting green, playground, a dog park, and hike and bike trails — you'll never run out of fun things to do. Feel right at home as you drive up to the tree-lined entrances and take in the stunning views of the picturesque lakes.

Plus, the ideal location just minutes from the lively city of Denton, and accessibility to major highways make Country Lakes the perfect haven for anyone looking for their dream home. Students will attend the highly acclaimed Denton ISD.

Come explore all that Country Lakes has to offer!



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## Country Lakes

### Community Amenities:

- Playground
- Park
- Clubhouse
- Pond
- Pool
- Trails
- Soccer
- Lake

### Local Area Amenities:

- Clear Creek Natural Heritage Center
- Parks and Recreation
- Ray Roberts Lake State Park
- Bayless-Shelby House Museum

### Utilities:

- Electric: Denton Municipal Electric 940.387.1312
- Gas: CoServ Gas 940.321.7800
- Water: City of Denton 940.349.8700
- Internet Provider: Spectrum 855.860.9068
- Police Department 940.349.8181
- Fire Department 940.464.7102

### HOA

\$900/year

Insight Association Management  
(940) 489-4243

### Tax

**Rate Per \$100**

1.86

### Schools

<b>District</b>	Denton ISD
<b>Elementary</b>	EP Rayzor Elementary School
<b>Middle</b>	Harpool Middle School
<b>High</b>	John H. Guyer High School

### Driving Directions

From I-35W North, take Exit 79 for Robson Ranch Rd/Crawford Rd. Turn east onto Crawford Rd. Take a left onto Country Lakes Blvd.



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