



# <u>COMMUNITY SALES MANAGER</u> Patrick Tague

CELL: (469) 451-7323 SALES OFFICE: (817) 865-3853



# **Godley Ranch**

621 Godley Ranch Godley, TX 76044

MODEL

621 Godley Ranch, Godley, TX 76044

**PRICED FROM** 

\$364,990-\$389,990

2,333 - 2,673
SQUARE FEET

BEDROOMS

2.5 – 3

RATHROOMS

**2** CAR GARAGE











Introducing Godley Ranch Estates!

Located in beautiful Godley, TX, Godley Ranch offers residents that classic, small-town country feel, with access to downtown Fort Worth via the Chisholm Trail Parkway. Families can discover the incredible Benbrook Lake and Lake Granbury or explore Burleson's shopping and dining scene. Students experience an impressive low student-to-teacher ratio in Godley ISD.

Get ready to fall in love with Godley, TX today!







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# **Godley Ranch**

## **Community Amenities:**

- Open-Air Pavilion with Picnic Tables
- Playground
- Sand Pit & Fossil Dig
- Rope Climbing Structure
- Swing Set
- Dog Park
- Open Lawn Space
- Viewing Deck
- Pathways
- Labyrinth

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

- Parks and Recreation
- C.P. Hadley Park
- Godey historic Downtown District
- Cleburne State Park
- Lost Oak Winery

#### **Utilities:**

- Electric: United Co-op 817.447.9292
- Gas: Atmos Energy 888.286.6700
- Water: Johnson County SUD 817.760.5200
- Internet Providers:
  - -United Co-op 817.447.9292
  - -Windstream 866.445.8084
- Police Department 817.389.2500
- Fire Department 817.389.3539

### **HOA**

\$350/year Secure Association Management (940) 497-7328

# Tax Rate Per \$100

2.26

## **Schools**

District	Godley ISD
Elementary	Legacy Elementary School
6th Grade Center	Godley 6th Grade Campus
Middle	Godley Middle School
High	Godley High School

