



# Timberbrook

**2,521 – 3,479**  
SQUARE FEET

**3 – 5**  
BEDROOMS

**3 – 4**  
BATHROOMS

**2**  
CAR GARAGE

1006 Longbow Trail  
Justin, TX 76247

**MODELS**

1004 Longbow Trail, Justin, TX 76247 | **Caraway**

1006 Longbow Trail, Justin, TX 76247 | **Primrose FEV**



Welcome to Timberbrook, the ultimate outdoor community!

This master-planned community features miles of walking trails, tree-lined parks, greenspaces, a playground, a community pool, and an onsite Elementary School that's coming soon. That's just the beginning! When you're ready for some excitement, head over to the events at the Texas Motor Speedway, or treat yourself to shopping and dining at the restaurants of Alliance Town Center.

Being near I-35W, you can easily explore Denton, Lewisville, Southlake, Dallas or Fort Worth! Students will attend the award-winning Northwest ISD.

Join the vibrant and dynamic community of Timberbrook today!





# Timberbrook

## Community Amenities

- Playgrounds
- Park
- Dog Park
- Pool & Pool House
- Trails
- Elementary School in the Community

### Peterson Park

- Covered Pavilion
- Pool House
- Pickleball Courts
- Basketball Court
- Game Tables
- All-season lawn with string lights
- Amphitheater\*

\* Future amenities are based on current concepts, which are subject to change without notice. No guarantee is made that the features will be built.

## Local Area Amenities

- Trinity Park Trails
- Peterson Park
- Texas Motor Speedway
- Tanger Outlets
- Alliance Town Center

## Utilities

- Electric: Reliant 866.222.7100
- Gas: Atmos Energy 888.286.6700
- Water: City of Justin Water Dept. 940.648.2541
- Internet Provider: AT&T 800.288.2020

## Police & Fire

- Police Department 940.648.2541
- Fire Department 940.648.2561

## HOA

\$800/year  
First Service Residential  
682-325-5363

## Tax

### Rate Per \$100

1.91

## PID

See Community Manager for details

## Schools

<b>District</b>	Northwest ISD
<b>Elementary</b>	Justin Elementary School
<b>Middle</b>	Gene Pike Middle School
<b>High</b>	Northwest High School

## Driving Directions

Travel north on FM 156, approximately one mile north of FM 407/W. 1st Street, the community will be on your left.

