



Timberbrook 4B

206 Oakcrest Drive
Justin, TX 76247

MODELS

206 Oakcrest Drive, Justin, TX 76247
208 Oakcrest Drive, Justin, TX 76247
1006 Longbow Trail, Justin, TX 76247

PRICED FROM

\$451,990–\$705,574

1,840 – 4,226
SQUARE FEET

3 – 5
BEDROOMS

2 – 5.5
BATHROOMS

2 – 3
CAR GARAGE



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!

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Community Amenities

- Playgrounds
- Park
- Dog Park
- Pool & Pool House
- Trails
- Pavilion*
- 2nd Pool*
- Pool House*
- Pickleball Courts*
- Basketball Court*
- Amphitheater*
- Elementary School in the Community

** 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: Spectrum 855.860.9068

Police & Fire

Police 940.648.2541

Fire 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

District	Northwest ISD
Elementary	Justin Elementary School
Middle	Gene Pike Middle School
High	Northwest High School