



# Wildflower Ranch

16333 Boston Ivy Drive  
Justin, TX 76247

## MODELS

16333 Boston Ivy Dr, Justin, TX 76247

16401 Boston Ivy Dr, Justin, TX 76247

**1,840 – 4,226**  
SQUARE FEET

**3 – 6**  
BEDROOMS

**2 – 5.5**  
BATHROOMS

**2 – 3**  
CAR GARAGE



Welcome home to Wildflower Ranch, conveniently located just outside the bustling city of Fort Worth with the perfect touch of country life.

Float around the resort-style lazy river, explore the Texas landscape on over 4 miles of trails, spend time on the custom playground, or grab a snack from the concession stand - Wildflower Ranch has it all. Here you can have the life you always wanted without leaving your comfortable modern conveniences behind.

A booming job market, a highly desired school district, and family-friendly amenities welcome you with open arms and make you proud to call Wildflower Ranch home.





## Wildflower Ranch

### Community Amenities:

- Resort-style Lazy River with Open-Air Pavilion
- Concession Stand
- Community Trails with natural scenery along Harriet Creek
- Playground for all ages
- Field of Wildflowers
- Clubhouse\*
- Resort-Style Pool\*
- Pavilion\*
- Dog Park\*
- Event Lawn for Outdoor Events\*
- HOA Manager and Lifestyle Coordinator\*

*\* 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: CoServ 940.321.7800
- Gas: Atmos Energy 888.286.6700
- Water: Fort Worth MUD 817.392.7844
- Trash and Recycling: Waste Connections  
844 708 7774

### HOA

\$825/year

Vision Community Management  
(972) 612-2303 Ext.3212

### Tax

#### Rate Per \$100

2.29

### PID

Tradition Municipal Utility District No. 1 - See Community Manager for details

### Schools

<b>District</b>	Northwest ISD
<b>Elementary</b>	Perrin Elementary School
<b>Middle</b>	Chisholm Trail Middle School
<b>High</b>	Northwest High School

### Driving Directions

Located on Hwy 114, just 2.5 miles west of FM156. Continue West on Hwy 114 approximately 4 miles. Turn north on Winding Meadow Drive. Proceed north to turn left on Goldflame Drive. Turn left on Purple Dome Drive and left on Boston Ivy Drive. Our model homes are on your left.

