



# COMMUNITY SALES MANAGER Travis Johannsen

CELL: (682) 328-6791 SALES OFFICE: (817) 779-7541



### Wildflower Ranch

16333 Boston Ivy Drive Justin, TX 76247

**MODELS** 

16333 Boston Ivy Dr, Justin, TX 76247 16401 Boston Ivy Dr, Justin, TX 76247 **PRICED FROM** 

\$411,990-\$649,676

1,840 - 4,226 SQUARE FEET

3 - 6

2 - 5.5

**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.







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### 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\*

#### **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 844.708.7274
- Internet Provider: Spectrum 800.243.8892

#### **HOA**

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

#### **Schools**

District	Northwest ISD
Elementary	Perrin Elementary School
Middle	Chisholm Trail Middle School
High	Northwest High School



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