

**CLOSEOUT**

Triple Diamond Ranch

**Signature Series | Final Opportunities, No MUD/PID,
Estate-sized Lots!**

SELLING FROM ROCKWOOD

3,536 SQUARE FEET	4 BEDROOMS	3.5 BATHROOMS	3 CAR GARAGE
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MODEL2407 Royal Dove Ln, Mansfield, TX 76063 | **Primrose VI**

Experience Triple Diamond Ranch, a luxurious living community located in Mansfield offering a piece of privacy from the outside world.

This beautiful community is situated off Main Street with easy access to major highways for work or leisure. Students will attend the highly regarded Mansfield ISD schools, rated "A" by the Texas Education Agency.

Triple Diamond is conveniently close to Joe Pool Lake, Six Flags over Texas, several major sports teams, shopping, museums, and other wonderful attractions.

At Triple Diamond Ranch, you can enjoy our Classic Series floor plans with Signature finishes, such as an 8' front door and deluxe kitchen, included in the base price. You can also enjoy more spacious homes with large lot sizes, allowing your family plenty of room to move both indoors and outdoors.

Come and enjoy the Triple Diamond Ranch experience today!



Triple Diamond Ranch

Signature Series Community

- 8' Front Door
- Fully Bricked Front Porch
- Cedar Garage Doors
- Wood Flooring in Entryways
- Deluxe Signature Series Kitchen
- Upgraded Built-In Appliances
- Upgraded 5" Baseboards on All Floors
- Fireplace with Stone to the Mantel
- Tiled Bathroom Tub Surround
- Deck Mount Tub
- Upper Cabinets in the Laundry Room

Community Amenities

- Dog Park

Local area Amenities

- Town Park
- Donald R. Bard Park
- Mansfield Activities Center
- Hawaiian Falls Mansfield
- Sunset Winery
- The Man House Museum

Utilities

- Electric: Reliant 866.222.7100
- Gas: Atmos 888.286.6700
- Water: City of Mansfield 817.276.4230
- Trash & Recycling: City of Mansfield
- Post Office: 800.275.8777
- Internet Providers:
 - Spectrum 855.860.9068
 - AT&T 800.288.2020

Police & Fire

Police 817.473.0211

Fire 817.804.5772

HOA

\$450/year

The Property Center
(817) 350-6305

Tax

Rate Per \$100

2.26

Schools

District	Mansfield ISD
Elementary	Mary Jo Sheppard Elementary School
Middle	Linda Jobe Middle School
High	Legacy High School

Driving Directions

From I20: Take US-287 S to the exit for Turner/Warnell/Callender Rd. Turn Right on Turner/Callender Rd then Left onto Gertie Barrett. Turn Right on Jackie Lane to enter Triple Diamond Ranch.

