



# Sonoma Verde

**1,840 – 4,226**  
SQUARE FEET

**3 – 6**  
BEDROOMS

**2 – 5.5**  
BATHROOMS

**2 – 3**  
CAR GARAGE

**MODEL**

1136 Via Toscana Lane, Rockwall, TX 75032 | **Magnolia II**



Discover endless entertainment and outdoor fun just minutes away from Lake Ray Hubbard at Sonoma Verde!

With fishing, waterfront shopping, and dining at Rockwall Harbor, you'll treasure the time spent here. There are parks, beaches, picnic areas, and opportunities to ski, sail, kayak, or paddleboat. The community's picturesque trails are perfect for leisurely walks, while the clubhouse is the ideal meeting spot for friendly gatherings.

Play a quick game of tennis or sweat it out with your pals on one of the many sports courts. When you need to unwind, nothing beats the relaxing atmosphere of the community's resort-style pool.

Come and visit Sonoma Verde today!



# Sonoma Verde

## Community Amenities

- Pool
- Pavilion
- Clubhouse
- 30+ Acres of Recreational Open Space
- Lake/Pond
- Planned Community Events and Activities
- Tennis Court
- Basketball Court
- Sand Volleyball Court
- Playground
- Soccer Field
- Baseball Field
- Trails
- Pocket Parks

## Local Area Amenities

- Harry Myers Park
- Shores Park
- The Harbor Rockwall
- Lake Ray Hubbard
- Blase Family Farm

## Utilities

- Electric: Farmers Electric & Co-Op 903.455.1715
- Gas: ATMOS 972.485.6226
- Internet Provider: AT&T 800.288.2020
- Water: RCH 972.722.3203
- Trash & Recycling: CWD 972.392.9300

## Police & Fire

Police 972.771.7717

Fire 972.771.7774

## HOA

\$936/year

CCMC

(972) 626-1541

## Tax

### Rate Per \$100

1.49

### PID

Sonoma Public Improvement District. Contact Community manager for more details.

## Schools

<b>District</b>	Rockwall ISD
<b>Elementary</b>	K-6 Shannon Elementary School
<b>Middle</b>	Ursula Rakow Middle School
<b>High</b>	Rockwall-Heath High School

## Driving Directions

From I-30 Take the exit to State Hwy 205/South Goliad St. In about 6 miles, turn left on Via Toscana Lane. The model is on the Left- 1136 Via Toscana Lane.

