BLOOMFIELD HOMES




COMMUNITY SALES MANAGER
Michael Guirguis
CELL: (682) 436-3926
SALES OFFICE: (682) 214-4690


# Sable Creek

**No MUD or PID | 2.0% Total Tax Rate**

| 1,840 – 3,754 | 3 – 6 | 2 – 5 | 2 – 3 |
|---|---|---|---|
| SQUARE FEET | BEDROOMS | BATHROOMS | CAR GARAGE |

## MODEL

120 Creekside Drive, Sanger, TX 76266 | **Cypress II**












Bloomfield Homes is excited to offer new homes at Sable Creek in Sanger, TX!

A friendly community in the heart of Denton County located 10 minutes from Denton, 20 minutes from Winstar World Casino, 25 minutes from Tanger Outlet Mall, and just 45 minutes from downtown Fort Worth or Dallas. With its unbeatable location and affordable prices, there's something for everyone here.

Enjoy Downtown Sanger's quaint atmosphere, indulge in a delicious meal at the beloved Babe's Chicken Dinner House, or venture just a short drive to Denton where you'll find museums, libraries, and a thriving nightlife. Those who love adventure can take advantage of outdoor activities like horseback riding, running trails at several nearby parks, golfing, or boating and fishing at nearby Lake Ray Roberts.

Sable Creek will feature Bloomfield's Classic Series floor plans and students will love the proximity to Butterfield Elementary and Sanger High School.

Come see why everyone is moving to Sable Creek!

Learn more about living in Sanger on our **new homes in Sanger, TX** page, or browse **quick move-in homes in Sanger** that are ready now or within weeks.


EQUAL HOUSING OPPORTUNITY

*Document generated Nov 20, 2026. Prices, plans, square footage, features, amenities and materials are subject to change at any time without notice and vary among communities. Listed prices are for informational purposes only, are not binding, and do not create any contractual obligation(s). The price of any home is dependent on numerous factors, all of which are unique to a specific home, and is not guaranteed until specified in a binding contract. Pricing of elevations and additional optional beds/baths varies per plan. Some plans require a premium homesite. Renderings of homes are artist concepts and may not reflect exact colors and materials. Verify current tax rates & jurisdictions with the appropriate taxing authority.*

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# Sable Creek

**Local Area Amenities**

- Parks and Recreation
- Downtown Park & Veterans Memorial
- Historic Downtown Sanger
- Ray Roberts Lake State Park
- Texas Motor Speedway

**Utilities**

- Electric: CoServ 940-321-7800
- Gas: Atmos Energy 888-286-6700
- Water: City of Sanger 940-458-2571
- Internet Provider: Optimum Cable 469.558.4739

**Police & Fire**

Police 940.458.7444

Fire 940.458.7595

## HOA

$150/year
Junction Property Management
972-484-2060

## Tax

**Rate Per $100**
2.02

## Schools

| | |
|---|---|
| **District** | Sanger ISD |
| **Elementary** | Butterfield Elementary School |
| **Middle** | Sanger Middle School |
| **High** | Sanger High School |

## Driving Directions

From I-35 N, take exit 478 to merge onto I-35 Frontage Rd/S Stemmons Service. Turn right onto W Chapman Dr/Farm to Market 455 W. Continue for about a mile then turn right onto Sable Creek Blvd then another right onto Creekside Dr.

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