



# Sable Creek

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

**1,840 – 3,754**  
SQUARE FEET

**3 – 6**  
BEDROOMS

**2 – 5**  
BATHROOMS

**2 – 3**  
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!



## 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

<b>District</b>	Sanger ISD
<b>Elementary</b>	Butterfield Elementary School
<b>Middle</b>	Sanger Middle School
<b>High</b>	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.

