



## COMMUNITY SALES MANAGER Indy Ibarra

CELL: (682) 800-6672 SALES OFFICE: (972) 872-8376



## **North Grove**

1735 Upland Road Waxahachie, TX 75165

MODEL

1735 Upland Road, Waxahachie, TX 75165

**PRICED FROM** 

\$374,990-\$547,990

2,038 - 3,754

RE FEET BEDROOMS

3 – 6 2 -

**Z** – **S** 

**2 – 3**CAR GARAGE











Welcome to The Estates of North Grove, nestled in Waxahachie, one of the most historically and culturally rich cities in Texas.

This charming community will transport you to a simpler time while offering an assortment of entertainment and shopping options. Waxahachie is one of three to receive the First Lady's Texas Treasure Award, and it's not hard to see why. The city hosts an array of attractions and festivals year-round, including the renowned Crepe Myrtle and Victorian Christmas Festival, and the very popular Scarborough Fair.

North Grove is just a short drive south of the Dallas Metroplex on I-35E and located off Highways 287 and 77.

You'll be thrilled to call this family-friendly community your forever home, with nearby schools and plenty of shopping options!







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### **North Grove**

#### **Amenities:**

- Playground
- Park
- Community Center
- Pool
- Basketball Court
- Splash Park
- Open Pavilion with Bathroom Facility
- Walking/Bike Trails

#### **Local Area Amenities:**

- Waxahachie Historic Districts
- Webb Gallery
- Waxahachie Creek Hike & Bike Trail
- Lake Waxahachie
- Waxahachie Wildlife Rehabilitators

#### **Utilities:**

- Electric: Reliant 866.222.7100
- Water: City of Waxahachie 469-309-4170
- Police Department: 469.309.4400
- Fire Department: 469.309.4200

**PID -** North Grove Public Improvement District \* Contact Community manager for more details.

#### **HOA**

\$500/year Goodwin & Company 214-445-2742

# **Tax Rate Per \$100**2.03

#### **Schools**

District	Waxahachie ISD
Elementary	Max Simpson Elementary School
Middle	Finley Junior High School
High	Waxahachie High School

