



# North Grove

1735 Upland Road  
Waxahachie, TX 75165

## MODEL

1735 Upland Road, Waxahachie, TX 75165

**2,038 – 3,754**  
SQUARE FEET

**3 – 6**  
BEDROOMS

**2 – 5.5**  
BATHROOMS

**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!





## 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

<b>District</b>	Waxahachie ISD
<b>Elementary</b>	Max Simpson Elementary School
<b>Middle</b>	Finley Junior High School
<b>High</b>	Waxahachie High School

