



North Grove

MODEL

NO MUD/PID on select homesites. Reach out for more info!

1735 Upland Road, Waxahachie, TX 75165 | **Magnolia II**



Welcome to 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
- Internet Providers: AT&T 800.288.2020

Police & Fire:

- 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

PID

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

Schools

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

Driving Directions

North Grove is located off of FM 813. From Dallas Hwy/US 77, exit North Grove Boulevard/FM 813. Follow the curve until you reach the community of North Grove. The model address is 1735 Upland Road.

