



# THE RIDGE

AT NORTHLAKE



## Frequently Asked Questions

The Ridge at Northlake is a beautiful and vibrant new home community located near the wonderful town of Northlake, Texas. It is situated in North Texas between Fort Worth and Denton and only 30 miles from the Dallas Fort Worth International Airport. At The Ridge, we challenge the notion of what an active neighborhood can be with innovative amenities for the young and the young-at-heart. We offer amazing homes from the areas' top builders all surrounded by unique lifestyle amenities not found anywhere else.

**#LIFE AT THE NEXT LEVEL**

# COMMUNITY & LOCATION CONVENIENCES

## HOMES:

### What are the home sizes, lot sizes, and pricing?

- Home sizes range from 1,600 sq ft – 4,500 sq ft
- 247 lots in phase 1, 1,000+ in the entire community (varying from: 50', 60', 70')
- Homes from the \$400s

### Who will provide utilities to the community?

#### Water & Sewer

- Town of Northlake - (940) 648-3290

#### Electricity

- CoServ - (940) 321-7800

#### Gas

- CoServ - (940) 321-7800

#### Cable, Internet and Phone

- Grande Communications - (855) 286-6666

### Is there a builder team?

Yes! We have four builders; Highland Homes, Meritage Homes, Coventry Homes and Taylor Morrison.



## LOCATION:

### What city/county is the Ridge at Northlake located in?

Northlake, Texas. Denton County  
2805 Juniper Lane, Northlake, TX 76226

### What school district serves the community?

Argyle ISD\*

### Will there be schools located within The Ridge at Northlake?

There will be no schools within the community.

### What is the tax rate?

Total 2.8333 percent, broken down as follows:

- |                     |        |
|---------------------|--------|
| • Town of Northlake | 0.2950 |
| • Denton ESD 1      | 0.1000 |
| • Denton County     | 0.2253 |
| • Argyle ISD        | 1.5080 |
| • Northlake MMD 2   | 0.7050 |

### Where are the closest fire & police stations?

- There are three fire stations located within close proximity to The Ridge at Northlake.
- Northlake Police Department is located a few miles from the community.

### What are the area services and employment opportunities?

The community is conveniently located just 11 miles from the Shops at Highland Village, home to upscale shopping, restaurants and Whole Foods. The newly opened Tanger Outlet Mall at the SW corner of I-35W and SH 114 is less than nine miles away with an incredible 350,000 square feet of retail space with over 70 big name retailers.

The Ridge at Northlake is situated just 12 miles north of the nearly 10,000-acre Alliance Business Park, home to retail, large-scale distribution, light manufacturing, high-tech, aviation and industrial firms and more. In total, Alliance is home to more than 425 companies.

Additional job centers include Solana Business Park (TB Ameritrade, Sabre Verizon, Fidelity, Charles Schwab and Goosehead Insurance), Burlington Northern and nearby downtown Denton (featuring shops, restaurants, and entertainment). The Fort Worth business district is just 29 miles to the south.

## AMENITIES:

- Amenity Center
- Pool & Pavilion
- Firepit
- Outdoor Grills
- Splash Pad
- Social Building
- Restrooms
- Playground
- Social Lounge
- Outside Seating Area
- Fitness Center
- Altitude Club
- Yoga Lawn
- Outdoor Ninja Course
- Walking Trail System
- Event Lawn

## Amenity Overview

- **4.07 Acre Amenity Complex**
- A 4,440 sq. ft. Social Building with catering kitchen, game room, social lounge, and Little Explorer's Club, a miniature town square, a veterinarian's office, a fire station and more.
- A 4,230 sq. ft. Fitness Building that includes an aerobics room, fitness center, and The Altitude Club, an indoor/outdoor gym.
- An expansive, zero-entry pool and shade pavilions with Splash Pad, grill area, and social seating areas.
- Outdoor Ninja Course featuring climbing walls, traverse ropes, and inclined platforms
- A playground that features varied topography, a mix of surfaces, climbing platforms, rope walls, swing sets, and slides.
- Fire Pit and Event lawn for family and friends to gather for events.

## FUN FACT:

The playground at the Ridge is an ECHO accredited. ECHO stands for Early Childhood Health Outdoors and is a partnership between the National Wildlife Federation, North Carolina State University's Natural Learning Initiative, and Early Childhood Council Leadership Alliance. The program's goal is to provide young children with access to quality outdoor learning environments.



Little Explorer's Club



The Altitude Club

## How much are the monthly Homeowners Association Dues? What do they include?

\$1,400/annually for Master-planned Community Dues. This covers access to all the great amenities, maintenance, and insurance of the common areas, as well as HOA management fees.






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————— 2805 Juniper Lane, Northlake, TX 76226 —————

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