



**BERKSHIRE
HATHAWAY**
HOMESERVICES
PENFED REALTY
TEXAS

**THE
RHODES
TEAM**

MASTER PLANNED CANYON FALLS COMMUNITY AMENITIES SHOWCASE

Canyon Falls is a nearly 1,200 acre master planned community in Denton County combining state-of-the-art new construction homes with the beauty of nature. In addition to being located in a landscape of mature native trees & stunning creek views, Canyon Falls also offers its residents a myriad of community amenities & highly-ranked educational programs as well as front yard maintenance & internet included in the HOA fees for all residents.

Canyon Falls Club - The residents-only Canyon Falls Club is the hub for the community to come together & enjoy social activities. The club includes café style sitting areas to catch up with friends, enjoy gorgeous sunsets or just sit back & relax. In addition, the Club also features meeting rooms & a fully equipped fitness center on site complete with a wide variety of weight & cardio machines, plus free weights.

Pools - Canyon Falls offers multiple swimming opportunities to its residents. The Canyon Falls Club Pool offers a scenic view of the rolling hills while including space to grill & a nearby splash pad. The second, more secluded pool is the Westbridge Pool & provides a quieter setting perfect for a more relaxed swim on a summer afternoon.

The Hay Barn & Porch - As one of the event spaces offered by Canyon Falls, the Hay Barn & Porch is a great option for birthdays or events & includes a shade pavilion as well.

Event Lawn - Canyon Falls showcases a community gathering space known as the event lawn where residents can enjoy concerts & community events on a regular basis.

Dog Park - Residents with four-legged family members can take advantage of Canyon Falls dog park aptly named the Pooch Park! The space is made up of 2 off-leash areas suitable for both large & small dog breeds.

Exploration - One of Canyon Falls greatest attractions is the natural beauty it resides in. With 200 acres of multi-use trails & green space there is tons to see & do. Trails are also being finalized to connect the community to areas like Graham Branch Creek & more.

Schools - Canyon Falls is separated into 2 school districts depending on where the home is located. The western neighborhoods feed into Northwest ISD which is one of the fastest growing districts in Texas & boasts exemplary Elementary, Middle & High Schools. The remaining residents are located in the Argyle ISD, a premier district including the high ranking Argyle High School recognized as one of the "Best High Schools" nationwide by US News & World Report!

Great Location! - The location of Canyon Falls is a great marriage of breathable country living with connected convenience. Shopping opportunities at both Southlake Town Square & the Shops at Highland Village are less than a 20 minute drive & traveling from DFW Airport is only 30 minutes away.

Canyon Falls unique combination of location, amenities & quality construction, makes it one of the most sought-after communities in the Dallas / Fort Worth Metroplex!

