



CADENCE
HOMES



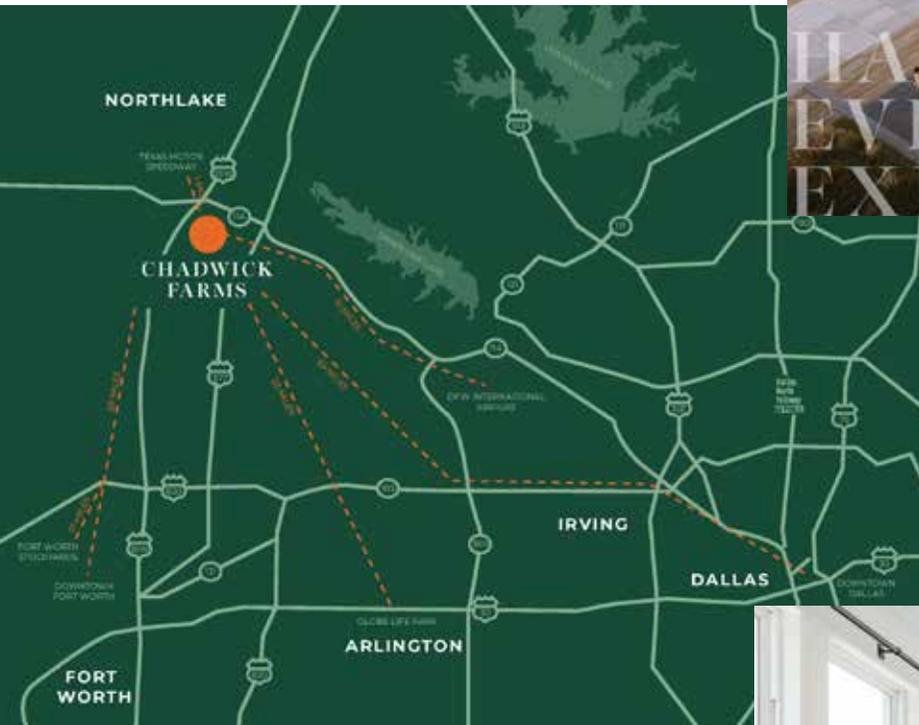
Enclave at Chadwick Farms
Northlake, TX

Start Exploring ▼

ENCLAVE AT CHADWICK FARMS

Northlake, TX

The Enclave at Chadwick Farms offers an exceptional opportunity for new townhomes in Northlake TX! This intimate community offers thoughtfully designed two-story townhomes with private fenced backyards, providing both comfort and low-maintenance living in a serene, connected setting.



Sought Out
Northwest ISD

CONVENIENTLY LOCATED NEAR
everything

Just minutes away, the highly anticipated StarCenter Multisport Northlake—a 225,000-square-foot athletic facility developed in partnership with the Dallas Stars and the Town of Northlake—will soon open its doors. Featuring two NHL regulation ice rinks and eight basketball courts (convertible to 16 volleyball courts), it's poised to become a major hub for sports and recreation.



EXPLORE

Enclave at Chadwick Farms

FLOORPLANS



Manor

3 Beds | 2.5 Baths | 1,644 SQ FT

\$374,990

Estate

3 Beds | 2.5 Baths | 1,863 SQ FT

\$393,990

Homestead

3 Beds | 2.5 Baths | 1,987 SQ FT

\$407,990

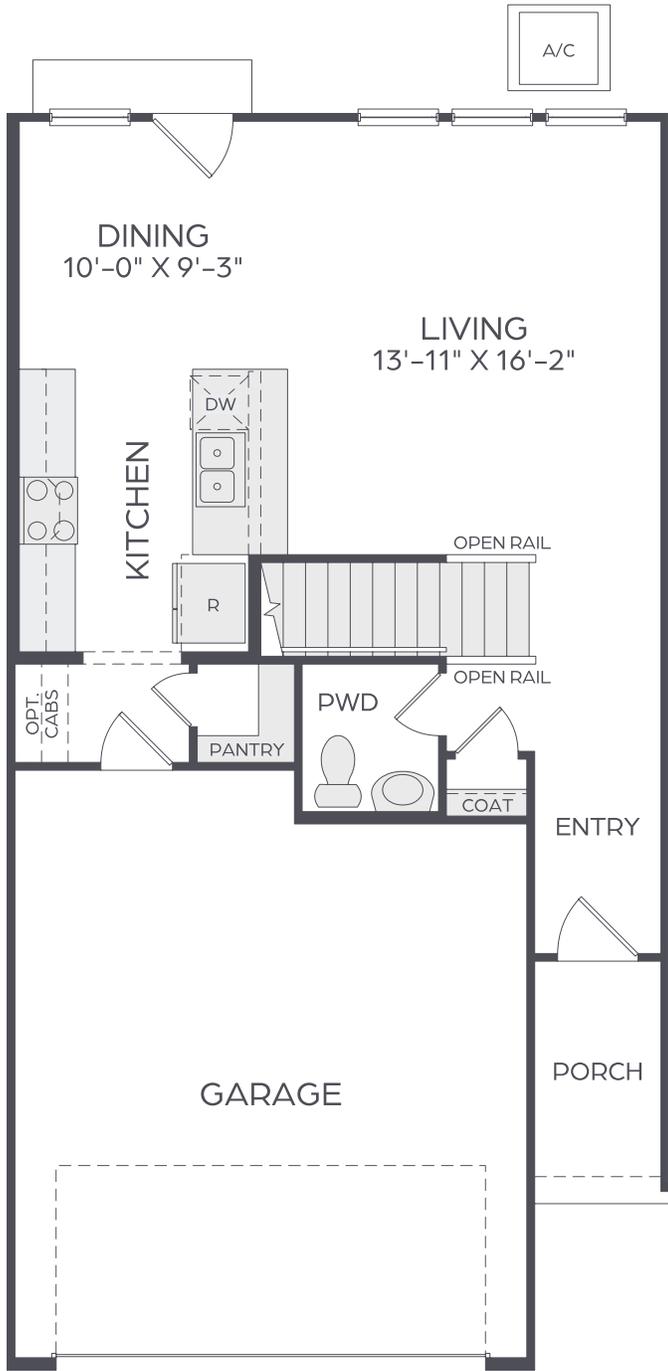
Monthly HOA Fee \$440 for calendar year 2025. Homesite Premiums May Apply.

MANOR

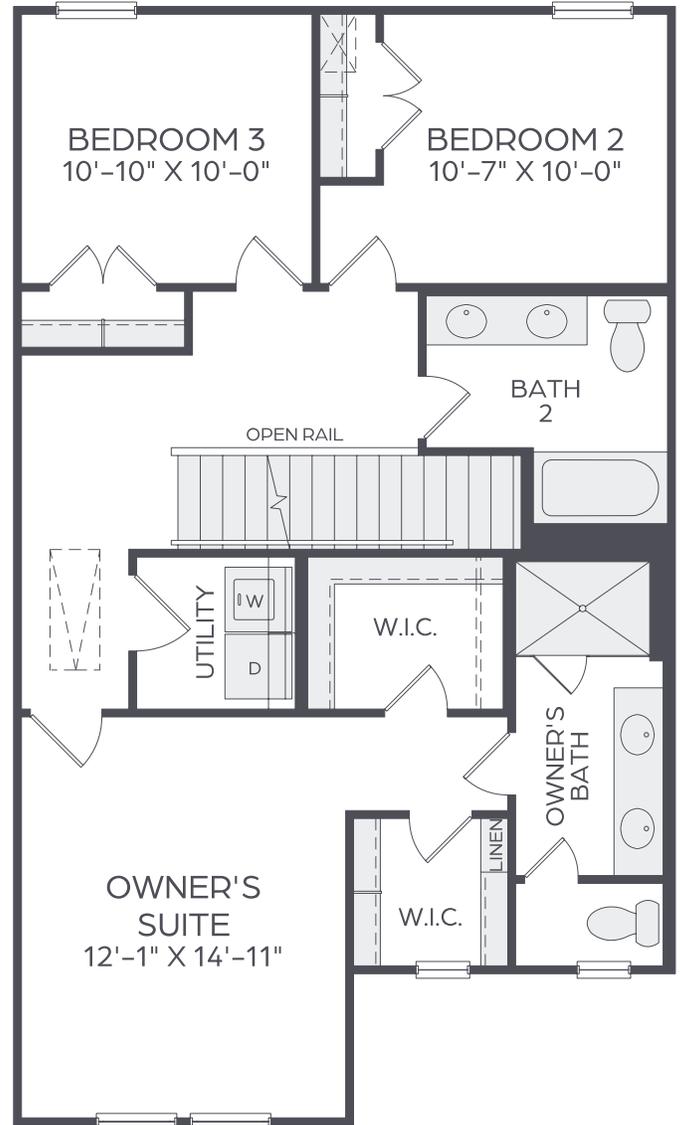
1,644 SQ FT | 2 STORY

3 BED | 2.5 BATH

2 CAR GARAGE



MAIN FLOOR



UPPER FLOOR

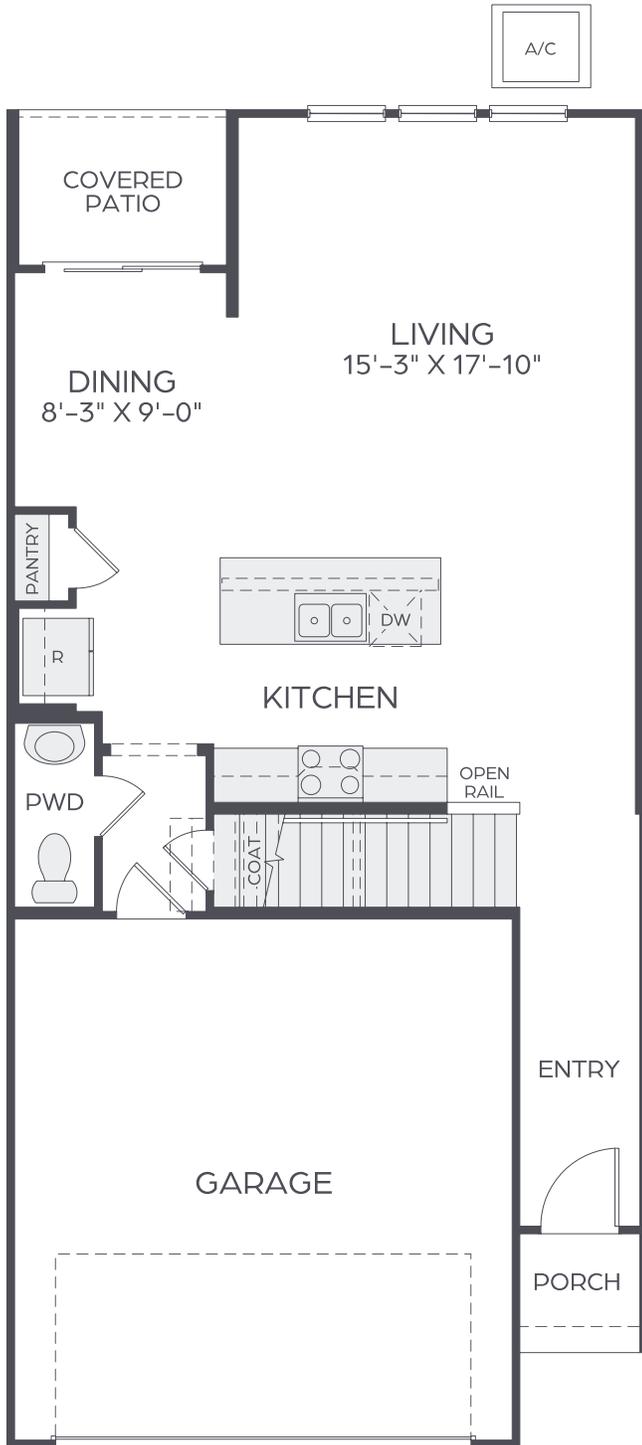


All dimensions and square footage are approximate at Enclave at Chadwick Farms and subject to change. Illustrations are artist's conception and not reproductions of original plans. The Cadence Homes policy of continual attention to design and construction requires that specifications, equipment, and dimensions be subject to change without notice. Certain options can change room counts. Please consult Community Sales Manager for details.

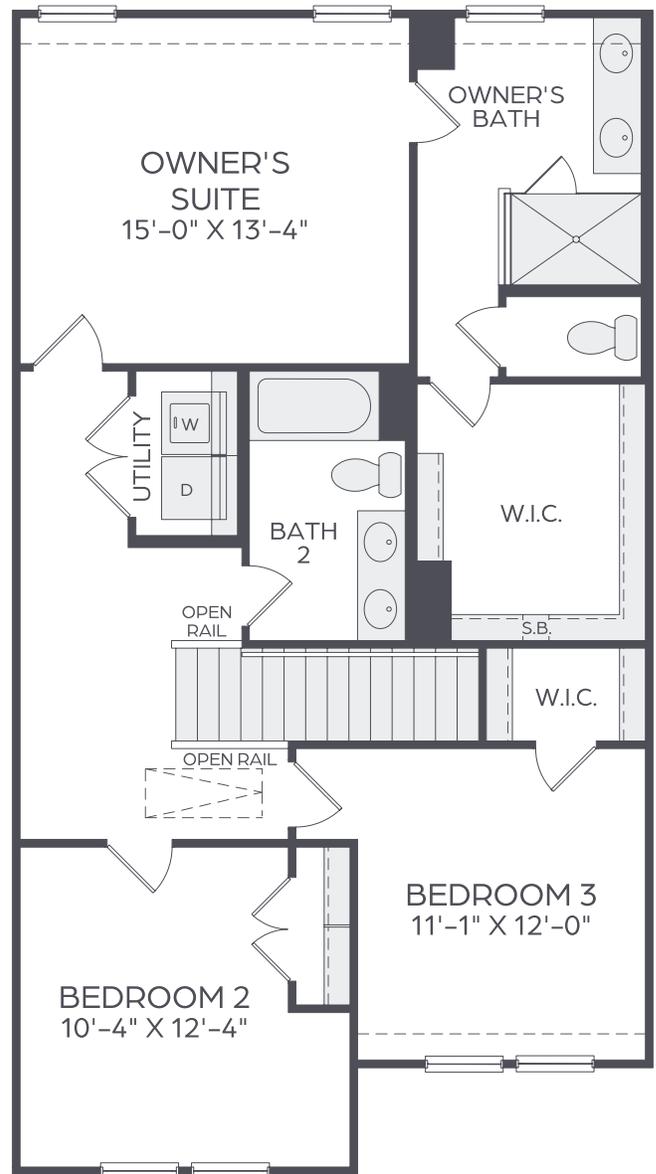
03.24

ESTATE

1,863 SQ FT | 2 STORY
3 BED | 2.5 BATH
2 CAR GARAGE



MAIN FLOOR



UPPER FLOOR

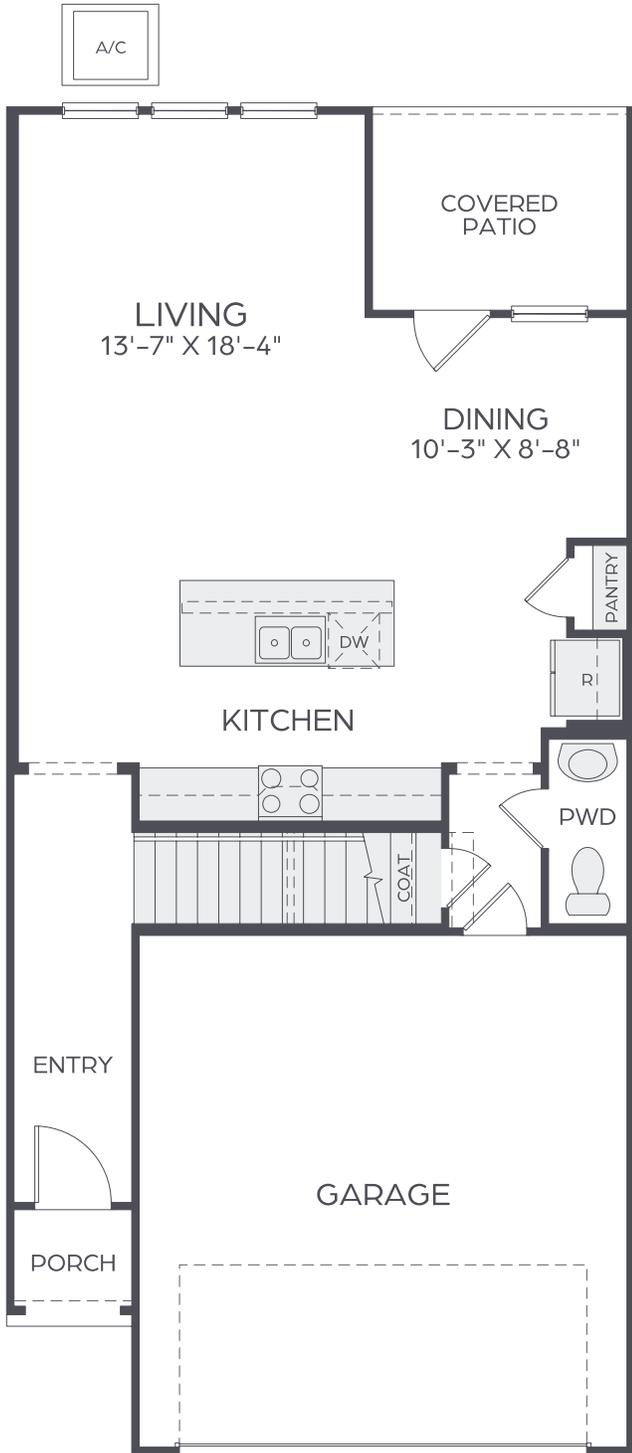
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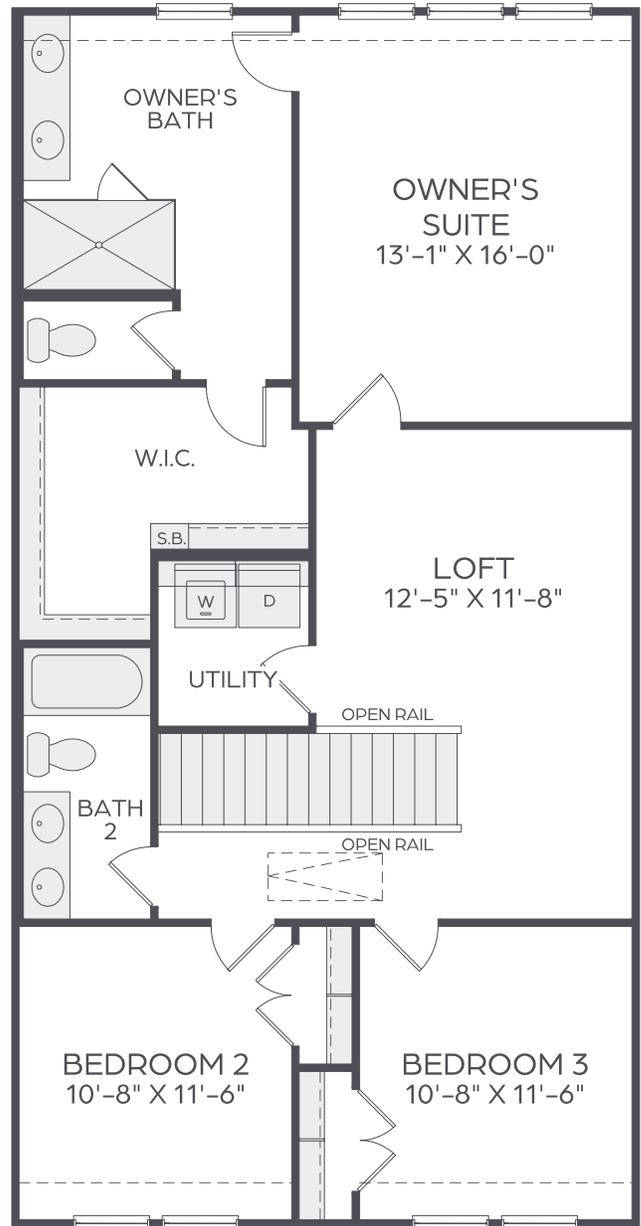
EQUAL HOUSING OPPORTUNITY

HOMESTEAD

1,987 SQ FT | 2 STORY
3 BED | 2.5 BATH
2 CAR GARAGE



MAIN FLOOR



UPPER FLOOR

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ENCLAVE AT CHADWICK FARMS

INCLUDED FEATURES



Interior Features

- Satin nickel finish lighting fixtures
- Schlage satin nickel doorknobs
- Luxury Engineered flooring on the first floor except powder bath
- Hand-laid ceramic tile in the utility room and all baths
- Rounded Sheetrock corners (with the exception of windows)
- Ceiling fans in master bedroom and family room
- Dramatic ceiling heights (per plan)
- Open spindles at staircase (per plan)

Deluxe Kitchens

- Polished and sealed granite countertops
- Double bowl stainless steel undermount sink
- Hand-laid ceramic tile backsplash
- 42" upper cabinets with staggered projections, hidden hinges, full extension drawer glides and soft close doors and drawers
- Stainless steel GE® appliances
- Five-burner gas range including integrated griddle at center burner and one-touch self-clean
- Microwave oven vented to the exterior
- Delta pullout single-handle faucet in chrome

Luxurious Bathrooms

- Custom 36" cabinet vanity heights in master and secondary bathrooms
- Solid Surface countertops with porcelain rectangle undermount sinks in master and secondary baths
- Double vanities in master bath and secondary baths (per plan)
- Over-sized shower in master with semi-frameless glass enclosure, ceramic tile walls and a back-to-back pull-handle
- Oval pedestal sink in the powder bath
- High 42" mirrors in master and secondary baths
- Elongated commodes in all baths
- Vented exhaust fans in all bathrooms
- Delta chrome faucets in all baths

Electrical

- Two outdoor waterproof electrical outlets
- Smoke detectors
- GFCI outlets in kitchen, bathrooms, garage and exterior
- Carbon monoxide detector (per city code)
- Disk lighting in kitchen, utility, pantry, garage and master closet (per plan)
- Ceiling fans in master and family room
- Secondary bedrooms and game room are blocked and wired for ceiling fans
- Decora Rocker switches

Exterior Features

- Kwikset handleset in black on front entry door
- Front-entry garages with steel-insulated garage doors
- Garage door opener with two remotes
- Seamless metal gutter system, including downspouts
- Sprinkler system maintained by the HOA (per plan)
- One frost-proof hose bib
- HardiePlank® siding, trim and vented soffit panels with 30-year manufacturer warranty (per plan)

Price, features, floor plans, availability, and promotions are subject to change or termination at any time without notice. Photography and renderings are for illustrative purposes only. All square footages are approximate and may vary. Lot premiums per select homesites. See Community Sales Manager for complete details. 12.16.24



ENCLAVE AT CHADWICK FARMS

INCLUDED FEATURES



Quality Construction Features

- Quality kiln-dried lumber throughout
- On-site construction
- Borate treatment at base plates
- Taexx pest defense system in the walls
- Interior fire sprinkler system with cabinet cover (location per plan per code)
- ZipWall system
- AdvanTech™ flooring on second floor
- Assistance from professional interior decorator for standard and optional selections at a state-of-the-art design studio

Optional Features

- Additional phone and television pre-wiring
- Floor covering upgrades
- Cabinet upgrades
- Countertop upgrades
- Appliance upgrades
- Faucet and lighting upgrades
- Interior painted garage

Energy Saving Features

- R-38 blown in ceiling insulation*
- R-13 exterior wall insulation*
- R-22 in sloped ceilings*
- R-15 in shared party walls (double insulation)*
- DensGlass® shaftliner in party wall, providing a two-hour firewall and noise resistance
- 16 SEER performance Armstrong (Lennox International company) HVAC System
- Rheem tankless hot water heater
- Radiant barrier roof decking (per specs)
- Polyseal™ on all base plates and rough openings
- Low-E double-pane insulated vinyl frame windows
- Zip Wall system
- Insulated garage door
- Programmable thermostat with smartphone access
- Cost-effective natural gas heating

**R-value means resistance to heat flow. The higher the R-value, the greater the insulating power.*

Due to supply chain disruptions, Cadence Homes reserves the right to substitute products and brand names as needed. Any substitution, if necessary, will not impact the overall function of the home and will not impact the energy efficiency of the home.

We appreciate your understanding in this ever-changing market.

We have many other features to select from. Please see your Community Sales Manager for additional information.

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ENCLAVE AT CHADWICK FARMS

HOA DUES



Homeowners Association Dues:

- \$440.00 due monthly on the 1st of each month to HOA

Closing Fees:

- \$900.00 Working Capital
- \$250 Transfer Fee
- \$375 Basic Resale Package (options and additional cost can be found on the CondoCerts website)

Included with Dues: All common area maintenance, common elements insurance coverage, front yard maintenance, accounting and management of the Association.

Management Company- Neighborhood Management, Inc.

Manager- Amber Sluder

Phone- (972) 359-1548 Ext. 142

Email- customercare@nmitx.com

Resale Certificate (governing documents) – Ordered through NeighborhoodManagement.CondoCerts.com.

Note: Assessments and closing fees are subject to change. All information should be verified through the closing process.

ENCLAVE AT CHADWICK FARMS COMMUNITY INFO



HOA & TAX RATE

HOA
Neighborhood
Management, Inc
(972) 359-1548

Tax Rate
The total tax rate is
1.72% per \$100

UTILITY PROVIDERS

Electric
CoServ - (940) 321-7800

Gas
Atmos - (88) 286-6700

Water & Sewer
City of Northlake
(940) 648-3290

Cable & Internet
AT&T U-verse - (877) 913-5446
Spectrum - (972) 913-5446
Time Warner Cable - (888) 211-5802

SCHOOL INFORMATION

Northwest ISD
<https://www.nisdtx.org/>
(817) 215-0000

Elementary School
Roanoke Elementary
1401 Lancelot
(817) 215-0650

Middle School
Medlin Middle School
601 Parkview Drive
(817) 215-0500

High School
Bryson Nelson High
2775 Bobcat Blvd.
(817) 698-5600

ENCLAVE AT CHADWICK FARMS

SITEMAP



Model Home Address:
3100 Rustic Creek Dr, Northlake, TX 76262
CadenceHomesTx.com