



# Marine Creek Ranch

## Marine Creek Ranch 50' Homesites

From the \$340's

**Phone:** (972)371-0645

5665 Salt Springs Dr  
Fort Worth, TX 76179

## Sales Office Hours

Open By Appointment Only

## Driving Directions

### From I-820 West:

Take exit 12A toward Marine Creek Parkway,  
Turn right onto Marine Creek Parkway,  
Continue straight at the first traffic circle,  
At the second traffic circle, take the 3rd exit onto  
Cromwell-Marine Creek Road,  
Turn left onto Rockhaven Drive,  
Model home is on the left.

## Tax Information

Estimated Tax Rate: \$3.06 per \$100 of appraised  
valuation

## Home Owners Association

Marine Creek Ranch East Homeowners Association  
Estimated HOA Dues: \$360 per year

## Schools

Eagle Mountain Saginaw ISD

- Dozier Elementary School (Elementary School)
- Ed Willkie Middle School (Middle School)
- Chisholm Trail High School (High School)

## Community Details

Just minutes away from Downtown Fort Worth, Marine Creek Ranch offers family-friendly residencies close to the city.

The 1,000-acre master-planned community features a swimming pool, and residents can also enjoy fishing, boating, and walking trails at Marine Creek Lake.

The community is located on North Loop 820, making it easy to enjoy an afternoon or evening in Fort Worth's Historic Stockyards, Sundance Square, or various museums, music venues, and restaurants.

Morning commutes are a snap from Marine Creek Ranch, as the community is located near office buildings and employment centers such as Alliance Corridor and Lockheed Martin.

New homes in the community are zoned for the Eagle Mountain-Saginaw ISD.

Learn more by visiting Marine Creek Ranch today.

## Amenities

- Marine Creek Ranch, a 1,000 acre master-planned community, located on North Loop 820, is just minutes from downtown Ft. Worth
- Conveniently located near the historic Stockyards, Sundance Square, the cultural district and employment centers of downtown, Lockheed Martin and the Alliance Corridor
- Residents will enjoy the advantages of Marine Creek Lake, walking trails, boating, fishing and swimming pool located at the amenity center
- Children will attend the acclaimed Eagle Mountain-Saginaw Independent School District

## Available Homes

Listed below are homes for sale in the community that are already under construction or ready for immediate move-in.

| Address/Plan                              | ~Sq.ft. | Strs | Bdrms | Mst | Bth | Grg | Price     | Stage                         |
|---|---------|------|-------|-----|-----|-----|-----------|-------------------------------|
| 6137 Cobbetts Pond Ln 2092 D / Christoval | 2124    | 1.0  | 3     | D   | 2/0 | 2.0 | \$398,990 | Estimated Completion Sep 2021 |
| 5705 Broad Bay Ln 1843 A / Ackerly        | 1867    | 1.0  | 4     | D   | 2/0 | 2.0 | \$382,921 | Estimated Completion Dec 2021 |

## Community Plans

These are the floor plans that we build in this community.



### Disclaimers, Terms and Conditions of Use.

Plans, specifications, community amenities, standard features, availability and prices are subject to change without notice. Calculations for square footage of these plans were made from exterior dimensions less attached garage, if appropriate. A/C square footage is the same area less thickness of exterior walls of the same area. Square footage calculations are made based on plan dimensions only and may vary from finished square footage of the home as built. The accuracy of property tax rates, homeowners' association fees, and school district information displayed on this web site is not guaranteed by MHI or any affiliated companies. This information has been provided by third parties and is subject to change without notice. It is recommended that you ascertain the correct property tax rates, homeowners' association fees, and school district information from the appropriate authorities before you make a decision to purchase. © 2006 - 2021 Coventry Homes, All Rights Reserved.9/18/2021

## Standard

| Plan                 | ~Sq.ft. | Strs | Bdrms | Mst | Bth | Grg | Price     |
|----------------------|---------|------|-------|-----|-----|-----|-----------|
| 1843 / Ackerly       | 1843    | 1.0  | 4     | D   | 2/0 | 2.0 | \$343,990 |
| 1902 / San Juan      | 1896    | 1.0  | 3     | D   | 2/0 | 2.0 | \$350,990 |
| 2092 / Christoval    | 2090    | 1.0  | 3     | D   | 2/0 | 2.0 | \$359,990 |
| 2139 / Manvel        | 2138    | 1.0  | 3     | D   | 2/0 | 2.0 | \$373,990 |
| 2526 / Wellington    | 2525    | 2.0  | 3     | D   | 2/1 | 2.0 | \$394,990 |
| 2511 / San Augustine | 2503    | 2.0  | 4     | D   | 3/0 | 2.0 | \$396,990 |
| 2836 / Cleveland     | 2836    | 2.0  | 3     | D   | 2/1 | 2.0 | \$408,990 |
| 3095 / Benbrook      | 3109    | 2.0  | 5     | D   | 3/0 | 2.0 | \$426,990 |
| 3276 / Jourdanton    | 3290    | 2.0  | 4     | D   | 4/0 | 2.0 | \$436,990 |
| 3324 / Grandfalls    | 3338    | 2.0  | 5     | D   | 4/0 | 2.0 | \$438,990 |



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