



E-BOOK

TINSLEY

MEADOWS



ABOUT VAN ALSTYNE



Van Alstyne is a small Texas town located in Grayson County. It offers a classic, Texas small-town feel with easy access to big city amenities. If you are looking to get out of the city into a town with a true community feel, this is the community for you. Sitting a short 15 minutes out of McKinney, TX, Van Alstyne's tight-knit, community makes Friday Night Lights for the Championship-winning Van Alstyne Panthers even more fun. The people in this city truly value this community and it is evident with every wave, handshake, and smile passing by.

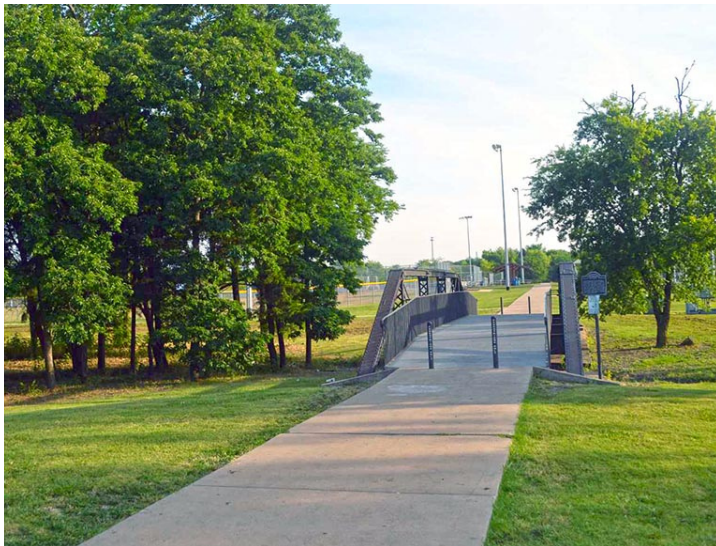
Van Alstyne, like many other towns on Hwy 75, is seeing rapid growth and is benefiting from it. We are looking forward to bringing new opportunities to this area and would love to help you find your dream home in Rolling Ridge.

LOCAL TAXES

Property Taxing Entities

Central Appraisal District (CAD)	0.000000
City of Van Alstyne (CVA)	0.563713
Grayson County (GRA)	0.305100
Jr College (JRC)	0.146704
Van Alstyne School District (SVA)	1.410500

Source From <https://x.us/departments/finance/local-taxes/>



Forrest Moore Park Walking Trail

CITY
VAN ALSTYNE

COUNTY
GRAYSON

HOA (ANNUALLY)
\$900

TAX RATE
2.426
(Per \$100 Valuation)



VAN ALSTYNE ISD

ELEMENTARY SCHOOL

JOHN AND NELDA
PARTIN

MIDDLE SCHOOL

VAN ALSTYNE

HIGH SCHOOL

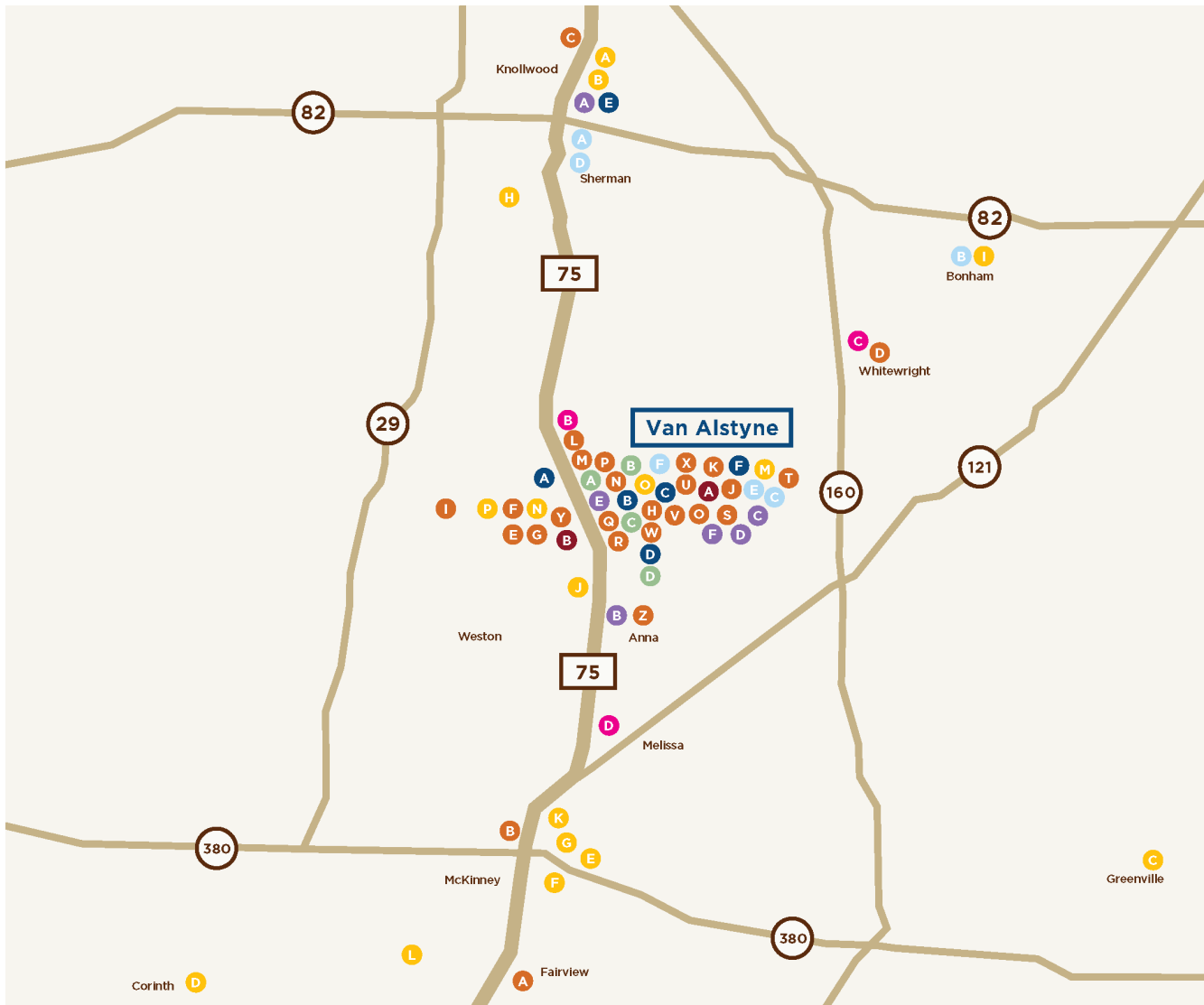
VAN ALSTYNE

The Van Alstyne Independent School District serves a growing suburban community located between McKinney and Sherman on the I-75 corridor. Van Alstyne ISD is a fast-growing district that serves over 2,000 students in K-12. Currently, students attend Partin elementary (K-5), Van Alstyne Middle School (6-8), and Van Alstyne High School (9-12), and the District plans on opening a new high school facility at the beginning of the 2024-2025 school year.

The goal of Van Alstyne ISD is to be PREMIER. As a premier school district, we want our students and staff to be Prepared while making learning Relevant. We also look for ways to keep our students Engaged and Motivated through Innovative strategies to meet all student's needs. We take pride in our ability to be Encouraging while fostering positive Relationships.



TINSLEY MEADOWS POINT OF INTEREST MAP



ENTERTAINMENT

- A. Mr B's Pro-Putt
- B. Lunar Mini Golf
- C. Putter's Paradise Mini-Golf & Game
- D. NTK
- E. Anthurium Art Gallery
- F. Garret Art Gallery
- G. Shooters Photography
- H. Fun Country Bowling Center
- I. Bonham Bowling Lanes
- J. Hurricane Creek Country Club
- K. Oak Hollow Golf Course
- L. Tournament Players Club at Craig Ranch
- M. Dorothy Fielder Park
- N. Lift Dance and Fitness
- O. Anytime Fitness
- P. Rustic Grace Estate

SCHOOLS

- A. Bob and Lola Sanford Elementary
- B. Van Alstyne Middle School
- C. Van Alstyne High School
- D. John & Nelda Partin Elementary School

FOOD/DRINK

- A. Cold Stone Creamery
- B. Braum's Ice Cream & Dairy Store
- C. Starbucks Coffee
- D. Dairy Queen
- E. McDonalds
- F. Sonic Drive-In
- G. Cooley Bay Winery
- H. El Patio Escondido Mexican Restaurant
- I. La Cima
- J. The Roost Wings & Craft Beer
- K. Romanos
- L. Inside Out TX
- M. Domino's Pizza
- N. HoneyLu's Coffee
- O. Jafar's Mediterranean Grill
- P. Kozan Hibachi & Sushi
- Q. Jalapenos of Van Alstyne
- R. Golden Chick
- S. Van Alstyne Nutrition
- T. Myth & Ember Coffee House
- U. Home Town Donuts
- V. Arroyo's Mexican Restaurant
- W. Mi Taco
- X. Pit Commander Barbeque
- Y. Subway
- Z. Spurlock's Malt Shop

HEALTHCARE

- A. Baylor Scott & White Primary Healthcare
- B. North Texas Family Health
- C. Children's Home Healthcare
- D. Veterinary Clinic
- E. Texas Health Presbyterian
- F. City Drug

SHOPPING

- A. Beall's
- B. WALMART Supercenter
- C. Abby Lane Home Decor a& Gifts
- D. Summit Mercantile
- E. Dollar General
- F. Diamond Food Market IGA

NIGHTLIFE

- A. DJ Karaoke
- B. Cowboy Club
- C. Dusty Saddle Club
- D. The Lonesome Dove

HISTORY/LIBRARY

- A. Old Sherman Public Library
- B. Sam Rayburn Library
- C. Van Alstyne Historical Museum
- D. Red River Historical Museum
- E. Public Library
- F. Van Alstyne Municipal Court

AUTO

- A. The Jolly Good Shop
- B. Kwik Car Lube & Tune

BEAUTY

- A. Visual Effects Salon



TINSLEY MEADOWS HOMESITE MAP

AVAILABLE LOTS ARE POSTED ON OUR WEBSITE

[LEARN MORE](#)



TINSLEY MEADOWS CHARACTERISTICS

FEATURES & HIGHLIGHTS - ADVANTAGE SERIES



- 3-1/4" baseboards throughout
- 2-tone paint color scheme (walls and ceilings one color and one trim color)
- 6'8" interior door with 2-1/4 casing
- Shelf and hanging rod over washer and dryer
- Designer ceramic tile in kitchen/nook, owner's bath, secondary baths, and utility
- Designer series stain-resistant carpet with 5lb 3/8" pad in all living areas and bedrooms

Kitchen Features such as:

- GE, Frigidaire or Whirlpool stainless steel Kitchen appliance package
- 42" upper cabinets with hidden adjustable hinges
- Ceramic tile backsplash
- Chrome faucet
- Stainless steel self rimming double compartment 50/50 sink
- Beautiful 3cm granite countertops with a standard edge
- Walk-in pantry (per plan)

- Wide variety of designer exterior color palettes to choose from
- Beautiful 8' fiberglass entry door with handle set and privacy deadbolt
- 7' or 8' garage door heights vary by plan
- Garage walls and ceilings textured, painted, and trimmed with base moulding
- Professionally landscaped yard with zoned irrigation system
- Full sod and landscaping package
- Programmable sprinkler system
- Low-E2 dual pane vinyl windows
- 16 SEER air conditioning and natural gas heating designed for each home
- Filtered fresh air ventilation system
- PEX plumbing system including fully transferrable 25 year warranty on PEX pipes and fittings



TINSLEY MEADOWS *CHARACTERISTICS*

FEATURES & HIGHLIGHTS - CARDINAL SERIES



- 6'8" interior door with 2-1/4 casing
- Shelf and hanging rod over washer and dryer
- Designer ceramic tile in kitchen/nook, Owner's Bath, secondary baths, and utility in a variety of colors and styles in entry
- 36" tall cabinets in Owner's Suite
- Upper cabinets with hidden adjustable hinges in Kitchen
- Chrome Faucet in Kitchen
- Stainless steel self-rimming double-compartment sink
- Beautiful 3cm granite countertops with a standard edge
- Walk-in pantry (per plan)
- LED Disc Lighting (per plan)
- 30" space saver over-the-range microwave with integral venting system
- 30" slide in range with electric cooktop
- Filtered fresh air ventilation system
- Sill seal gasket below exterior wall plate to reduce air infiltration
- Smoke detectors and carbon monoxide detectors interconnected



- Beautiful fiberglass entry door with handle set and privacy deadbolt
- Garage walls and ceilings textured and painted
- Landscaped yard with zoned irrigation system
- Full sod package
- Programmable sprinkler system
- Two weatherproof exterior GFCI protected electrical outlets



TINSLEY MEADOWS INTERIORS



Advantage Series - 40's

[LEARN MORE](#)

WADE

From 1,801 SQFT
1 Story, 3 bed, 2 Bath | 2 Car Garage

[LEARN MORE](#)

NASH

From 2,073 SQFT
1 Story, 3 bed, 2 Bath | Study | 2 Car Garage

[LEARN MORE](#)

WHEELER

From 2,779 SQFT
2 Story, 4 bed, 2.5 Bath | Study |
Gamerroom | 2 Car Garage

[LEARN MORE](#)

TYSON

From 2,897 SQFT
2 Story, 4 bed, 2.5 Bath | Study |
Gamerroom | 2 Car Garage

[LEARN MORE](#)

BECKER

From 2,969 SQFT
2 Story, 4 bed, 3 Bath | Study |
Gamerroom | 2 Car Garage



Advantage Series - 50's

[LEARN MORE](#)

BAKER

From 2,200 SQFT
1 Story, 3 bed, 2 Bath | 2 Car Garage

[LEARN MORE](#)

BRIXTON

From 2,218 SQFT
1 Story, 3 bed, 2 Bath | 2 Car Garage

[LEARN MORE](#)

CAMDEN

From 2,332 SQFT
1 Story, 3 bed, 2.5 Bath | 2 Car Garage

[LEARN MORE](#)

KENSINGTON

From 2,695 SQFT
2 Story, 4 bed, 3 Bath | 2 Car Garage

[LEARN MORE](#)

LANCASTER

From 2,944 SQFT
2 Story, 4 bed, 3 Bath | 2 Car Garage



Cardinal Series

[LEARN MORE](#)

CHANDLER

From 2,200 SQFT
1 Story, 3 bed, 2 Bath | 2 Car Garage

[LEARN MORE](#)

KNOLLWOOD

From 2,218 SQFT
1 Story, 3 bed, 2 Bath | 2 Car Garage

[LEARN MORE](#)

GRIER

From 2,332 SQFT
1 Story, 3 bed, 2.5 Bath | 2 Car Garage

[LEARN MORE](#)

BARRINGTON

From 2,695 SQFT
2 Story, 4 bed, 3 Bath | 2 Car Garage

[LEARN MORE](#)

HEATHBROOK

From 2,944 SQFT
2 Story, 4 bed, 3 Bath | 2 Car Garage

[LEARN MORE](#)

KINSLEY

From 2,944 SQFT
2 Story, 4 bed, 3 Bath | 2 Car Garage

[LEARN MORE](#)

PROVIDENCE

From 2,944 SQFT
2 Story, 4 bed, 3 Bath | 2 Car Garage

[LEARN MORE](#)

ELLERDALE

From 2,944 SQFT
2 Story, 4 bed, 3 Bath | 2 Car Garage





TINSLEY MEADOWS CONTACT



ABOUT CAMBRIDGE HOMES

For more than 30 years, our competent, caring professionals are committed to exceptionally high standards of design, construction, and customer service. With a diverse portfolio of designs, Cambridge Homes has a product to suit your lifestyle.

We hold ourselves to the highest of standards. From our craftsmanship to our customer service, nothing gets overlooked. Meticulous attention to detail is one of the hallmarks of Cambridge Homes, and has earned us a reputation as one of the best home builders in Dallas-Fort Worth.

TINSLEY MEADOWS at *Van Alstyne*

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NAVIGATE TO
SALES CENTER

