



E-BOOK
ROLLING
RIDGE



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.

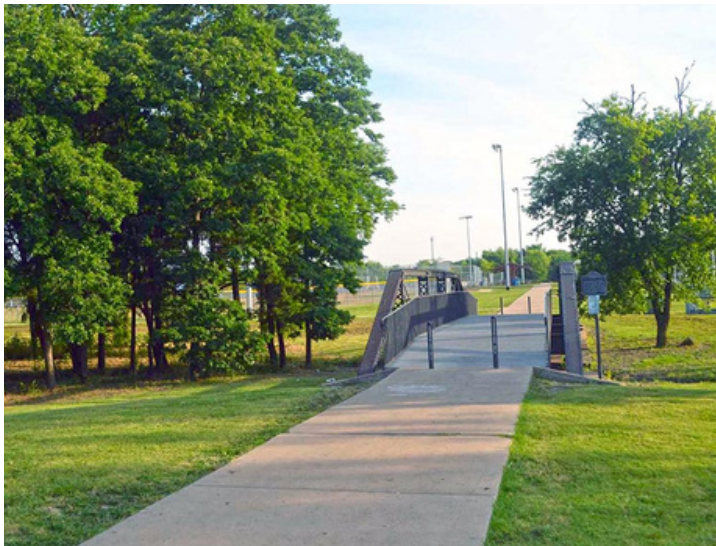
Van Alstyne, like many other towns on Hwy 75, is seeing rapid growth and is benefiting from it. We are looking forward to bringing new opportunities to this area and would love to help you find your dream home in Rolling Ridge.

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)
\$700

TAX RATE
2.426
(Per \$100 Valuation)



VAN ALSTYNE ISD

ELEMENTARY SCHOOL
**BOB AND LOLA
SANFORD**

MIDDLE SCHOOL
VAN ALSTYNE

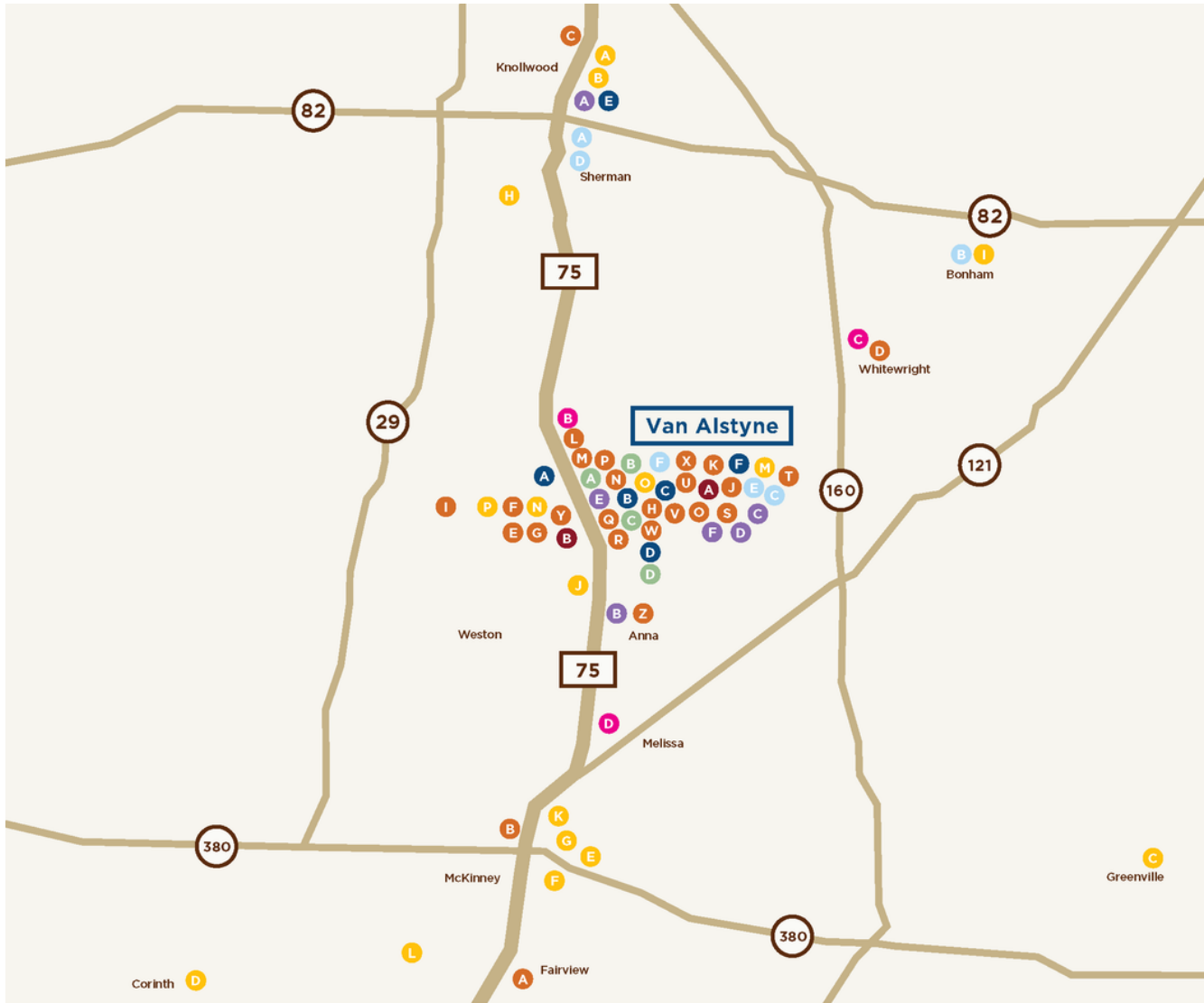
HIGH SCHOOL
VAN ALSTYNE

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 or Sanford 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.



ROLLING RIDGE 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



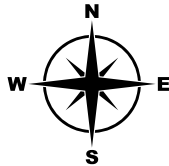


ROLLING RIDGE HOMESITE MAP



AVAILABLE LOTS ARE POSTED ON OUR WEBSITE

[LEARN MORE](#)



ROLLING RIDGE *CHARACTERISTICS*

FEATURES & HIGHLIGHTS



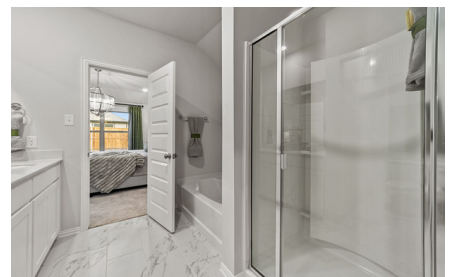
- 6'8" interior door with 2-1/4 casing
- Shelf and hanging rod over washer and dryer
- Designer ceramic tile in kitchen/nook, Owner's Bath, secondary baths, and utility in a variety of colors and styles in entry
- 36" tall cabinets in Owner's Suite
- Upper cabinets with hidden adjustable hinges in Kitchen
- 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



ROLLING RIDGE *INTERIORS*



ROLLING RIDGE · 469-782-9190 · 508 HICKORY RIDGE DR. VAN ALSTYNE, TX 75495
WWW.CAMBRIDGEHOMES.COM

ROLLING RIDGE *FLOOR PLANS*

Cardinal Series

LEARN MORE

KNOLLWOOD

From 1,800 SQFT
1 Story, 4 bed, 2 Bath | 2 Car Garage

LEARN MORE

GRIER

From 2,000 SQFT
1 Story, 4 bed, 2 Bath | 2 Car Garage

LEARN MORE

BARRINGTON

From 2,213 SQFT
1 Story, 4 bed, 2 Bath | 2 Car Garage

LEARN MORE

HEATHBROOK

From 2,274 SQFT
1 Story, 4 bed, 3 Bath | 2 Car Garage

LEARN MORE

KINSLEY

From 2,483 SQFT
2 Story, 5 bed, 3 Bath | 2 Car Garage

LEARN MORE

PROVIDENCE

From 2,572 SQFT
2 Story, 4 bed, 3 Bath | 2 Car Garage





ROLLING RIDGE *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.

Rolling Ridge at *Van Alstyne*

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*NAVIGATE TO
SALES CENTER*

