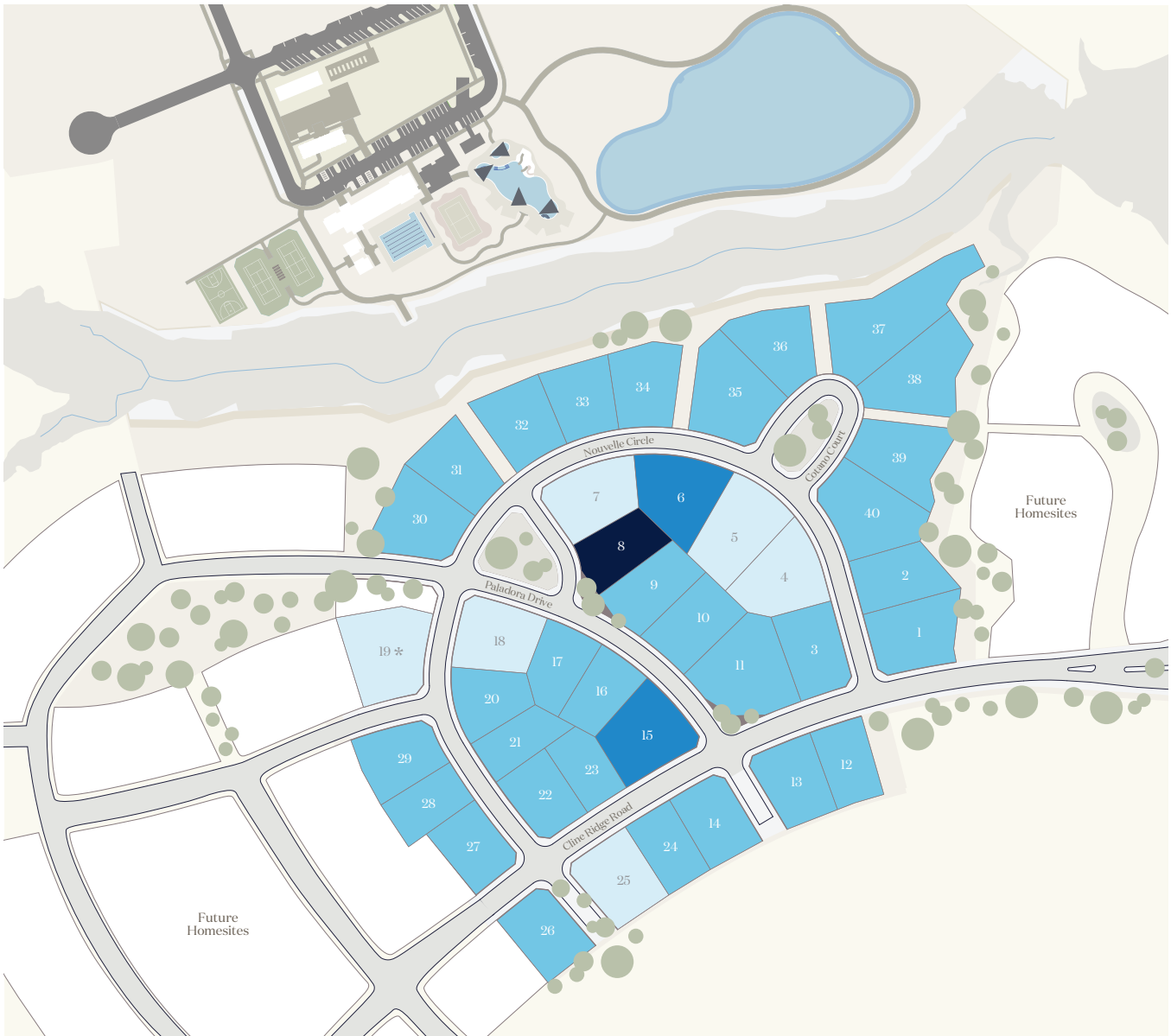


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CUSTOM HOMESITES IN  
Cline Park



With access to all that Walsh has to offer, the homesites in the Cline Park neighborhood afford you the opportunity to build a fully custom home. Homesites in Cline Park range from 13,000 - 24,000 square feet and include access to premier, custom builders who are ready to bring your vision to life.

- Available - No Designated Builder (1-3, 9-14, 16, 17, 20-24, 26-40)  
*Choose your builder from our approved builder list or apply with a custom builder of your choice*
- Available - Designated Builder (6, 15)
- Spec Homes (8)
- Sold (4, 5, 7, 18, 19, 25)
- \* 2019 Fort Worth Magazine Dream Home

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# Custom Homesites

HOMESITE	ADDRESS	SQ FT	PRICE
1	13500 Nouvelle Circle	20,114	\$250,000
2	13508 Nouvelle Circle	16,716	\$195,000
3	13600 Cline Ridge Road	14,185	\$195,000
9	2617 Paladora Drive	16,865	\$180,000
10	2625 Paladora Drive	17,793	\$185,000
11	2633 Paladora Drive	25,717	\$225,000
12	13601 Cline Ridge Road	14,350	\$185,000
13	13609 Cline Ridge Road	17,214	\$215,000
14	13617 Cline Ridge Road	16,343	\$195,000
16	2624 Paladora Drive	14,151	\$185,000
17	2616 Paladora Drive	14,552	\$185,000
20	13717 Nouvelle Circle	15,016	\$180,000
21	13725 Nouvelle Circle	12,771	\$175,000
22	13733 Cline Ridge Road	14,971	\$185,000
23	13636 Cline Ridge Road	12,316	\$175,000
24	13625 Cline Ridge Road	13,970	\$180,000
26	13701 Cline Ridge Road	16,453	\$185,000
27	13700 Cline Ridge Road	15,105	\$185,000
28	13724 Nouvelle Circle	13,141	\$180,000
29	13716 Nouvelle Circle	16,738	\$215,000
30	13640 Nouvelle Circle	20,733	\$250,000
31	13632 Nouvelle Circle	16,491	\$250,000
32	13624 Nouvelle Circle	18,061	\$225,000
33	13616 Nouvelle Circle	16,030	\$225,000
34	13608 Nouvelle Circle	18,027	\$225,000
35	2501 Cotano Court	24,058	\$275,000
36	2509 Cotano Court	18,358	\$275,000
37	2517 Cotano Court	32,162	\$450,000
38	2525 Cotano Court	23,858	\$300,000
39	2533 Cotano Court	20,231	\$250,000
40	2541 Cotano Court	23,120	\$250,000

CUSTOM HOME	ADDRESS	SQ FT	PRICE
6	13601 Nouvelle Circle	15,289	Contact Sean Knight
8	2509 Baltazar Way	15,735	\$1,250,000
15	2632 Paladora Drive	14,960	Contact Sean Knight

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Here at Walsh, as in Texas, we believe anything is possible. Like the many pioneering Texans and Fort Worthians who came before us, we continue to push the boundaries of convention as we grow. Focusing on education, technology, wellness and nature, we will work together to create a harmoniously balanced lifestyle as we become the best place to live and grow up in our great state.

#### WHERE IS CLINE PARK LOCATED?

Cline Park sits atop a vista along the southern edge of the initial development phase overlooking Walsh Village with views of the downtown Fort Worth skyline.

#### WHAT IS THE STARTING PRICE POINT FOR CLINE PARK?

The custom homesites in Cline Park range in size from 13,000 to 24,000 square feet with home prices expected to start in the \$800,000s and go into the millions.

#### WHO ARE THE BUILDERS IN CLINE PARK?

We have partnered with a number of local and national custom builders, including Glendarroch Homes, High Street Homes, John Askew Custom Homes, MK Homes, Parkhill Homes, Sean Knight Custom Homes, Village Homes and Westford Builders.

However, additional builders are welcome. A new builder may be approved once a qualification review is conducted and the builder agrees to abide by the architectural guidelines of the neighborhood. Please contact us to submit a new builder request.

#### WHAT ARE THE AMENITIES OFFERED IN CLINE PARK?

Cline Park residents enjoy access to all the amenities at Walsh including a state of the art athletic club, resort style pools, sport courts, a Makerspace, Walsh Village Market, filling station, Walsh Workspace, miles of hike and bike trails, and a recreational lagoon. Homes at Walsh are wired with the nation's fastest residential internet speeds and residents have access to a telemedicine program that allows for phone and video consultations with Texas board-certified physicians 24 hours a day, seven days a week.

*To learn more about Cline Park, please contact us. During this time you can discuss your options, walk through the buying process and available homesites in more detail, and schedule a private tour to learn more about Walsh.*

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#### CONTACT US

clinepark@walshtx.com  
817 583 7905

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# Amenities

## HOME OWNERS ASSOCIATION

The Home Owners Association at Walsh is professionally managed by Insight Association Management and oversees deed restrictions and community maintenance of parks, trails, sports courts, fitness center and pools as well as other services provided to residents. For additional information, contact Dan Estep at [destep@insightam.com](mailto:destep@insightam.com). The HOA Office is located at 13809 Walsh Avenue (across from the Village Market) and hours are 8 a.m. - 5 p.m. Monday - Friday.

Assessments for Custom Homesites in Cline Park are \$231 monthly.



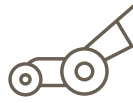
### ATHLETIC CLUB

Personal training and Kid's Club available at an additional cost



### POOLS

Junior Olympic and Resort pool open May - October



### FRONT YARD MAINTENANCE

Backyard maintenance and other services available for an additional charge



### PARKS AND TRAILS

Over 8 miles of walking and biking trails



### INTERNET

2 Gigabit Internet speed in every home

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## COMMUNITY LIFESTYLE

The Community Lifestyle Director curates a full calendar of events each month, provides community updates and secures exclusive benefits for residents from preferred vendors.

Please contact Trish Rodriguez at [trodriguez@insightam.com](mailto:trodriguez@insightam.com) for more information.



### COMMUNITY EVENTS



### COMMUNITY UPDATES



### EXCLUSIVE BENEFITS

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## BUSINESSES

There are several other businesses that residents have access to including the Makerspace, Village Market, Workspace and Frog. Please reach out to the following contacts with questions or for more information:



### MAKERSPACE

Scott Sumner  
[makerspace@walshtx.com](mailto:makerspace@walshtx.com)  
Membership is included for residents, classes and materials may have associated costs



### WORKSPACE

Cameron Cook  
[workspace@walshtx.com](mailto:workspace@walshtx.com)  
Monthly memberships available to residents



### VILLAGE MARKET

Cameron Cook  
[villagemarket@walshtx.com](mailto:villagemarket@walshtx.com)  
Complimentary WiFi, grab & go items and outdoor courtyard



### TELEHEALTH

[walshtelehealth.com](http://walshtelehealth.com)  
Available to residents for nominal fee



### FROG

Chelsea Lang  
[chelsea.lang@frognow.com](mailto:chelsea.lang@frognow.com)  
High-speed Internet, on-site customer support, with additional upgrades available

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# Amenities

## HOME OWNERS ASSOCIATION

The HOA is professionally managed by Insight Association Management. The purpose of the HOA is to oversee community maintenance, deed restrictions, and offer various services to the residents in Walsh.

Every community has its own history, personality, attributes and challenges, but all associations share common characteristics and core principles. Good associations preserve the character of their communities, protect property values and meet the established expectations of homeowners. Great associations also cultivate a true sense of community, promote active homeowner involvement and create a culture of informed consensus. The ideas and guidance conveyed here speak to these core values and can, with commitment, inspire effective, enlightened leadership and responsible, engaged citizenship.

Look for a welcome email from the HOA regarding your assessments, access to the amenities and other important information. The HOA will also provide you with a Walsh Homeowners' Manual that will have detailed information about the community.

## CONNECTING TO THE HOA WEBSITE

The HOA Website was created with you and your family in mind. We've put your association online to provide you with more convenience and a wealth of website services! Once your warranty deed has been received (usually 4 to 6 weeks after closing), you will receive a welcome email from the HOA with instructions on how to access the community website.

- Opportunities to share ideas and information
- Get association news, social announcements and event notices
- Access an online resource center for important association documents and forms
- Connect with your neighbors to share recommendations
- Utilize the member directory (visibility is hidden by default. Owner must change visibility settings in their profile)
- Pay assessments and view account
- Register and pay for events