



# SANDLIN

SIGNATURE

## 2608 SOUTHBAY CIRCLE

HAWTHORNE ESTATES | NORTHLAKE, TX 76226

NOW AVAILABLE

# \$1,575,000

3,975

SQ.FT

4

BEDROOMS

5.5

BATHROOMS

4-CAR

GARAGE

~1

ACRE LOT

### HOME FEATURES

- Full brick & board and batten exterior
- Standing seam metal roof accents
- 4-car oversized garage
- ~1 acre lot in Hawthorne Estates
- Argyle ISD
- Large bonus/game room
- Spacious covered outdoor living
- Dedicated utility with master closet access
- Oversized hidden pantry
- Split bedroom plan
- Large walk-in attics

### INTERIOR FINISHES

- Custom-built cabinetry throughout
- Natural stone countertops
- Solid wood interior doors
- Hardwood flooring in living areas
- Chef's kitchen with 2 large islands
- Designer lighting package
- Tile to ceiling in wet areas
- Custom trim and millwork
- Dedicated office/study
- High ceilings throughout
- Andersen windows
- Kitchenaid appliance package

### LOCATION & COMMUNITY

- Hawthorne Estates — Estate lots in the heart of the Northlake/Argyle corridor
- Argyle ISD — One of the top-rated school districts in DFW
- Minutes from I-35W and Hwy 114 — Easy access to Fort Worth, Denton, & DFW Airport
- Easy access to shopping and dining on 407 to south with a new Tom Thumb and to the north on Robson Ranch with the new HEB under construction!

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817-808-2568 | sandlinsignature.com

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## FLOOR PLAN

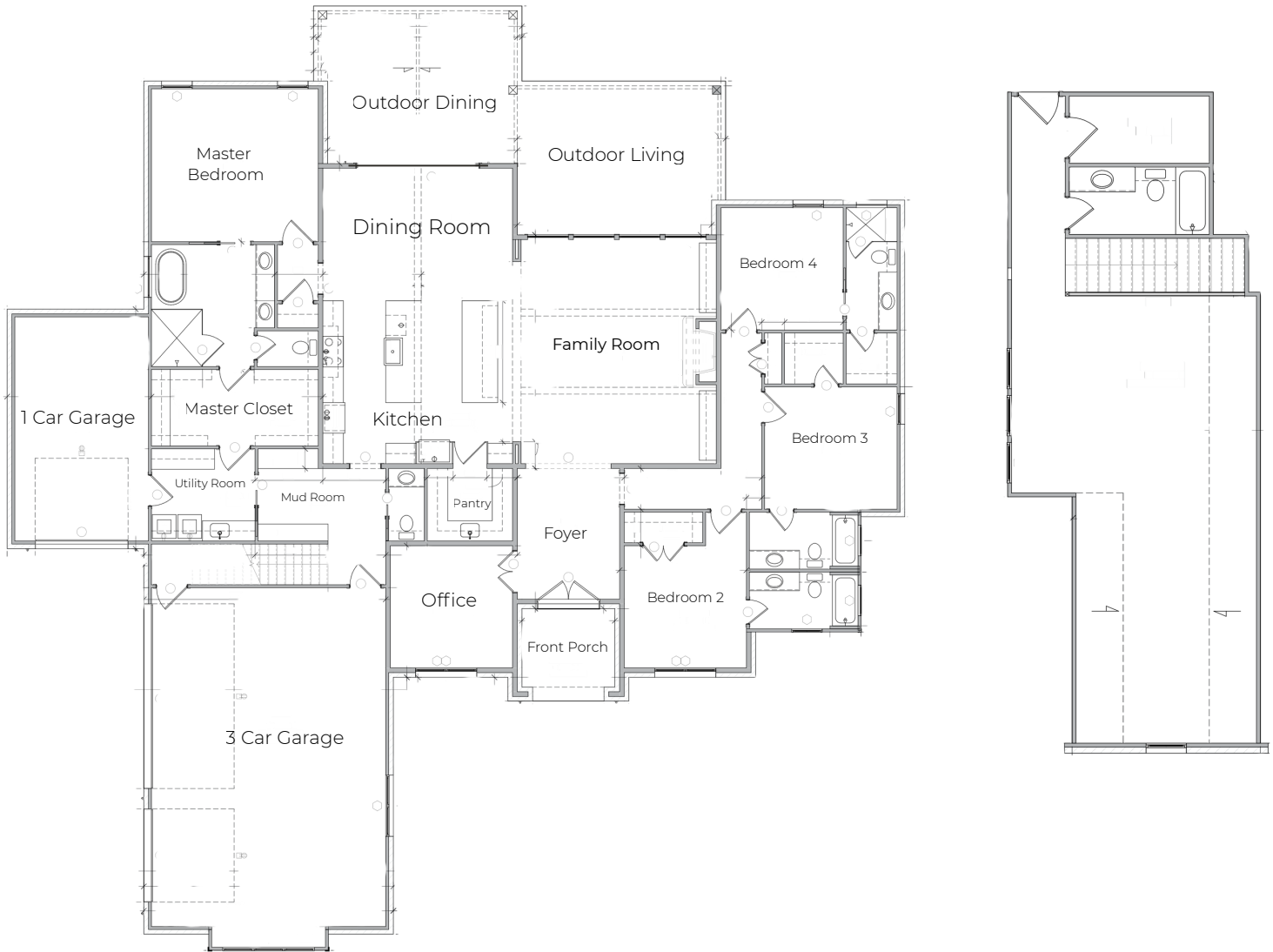
2608 southbay circle | Hawthorne estates

### FIRST FLOOR

3,245 SQ FT

### SECOND FLOOR

720 SQ FT | BONUS ROOM + FULL BATH



Total Living Area: 3,975 sq ft | Total Slab: 5,182 sq ft

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