



Ensenada at Tres Lagos

Included Features

HOME FEATURES

- Spacious floor plans from 2,819 sq. ft. to 4,817 sq. ft.
- 3 - 7 BR, 2 - 4 BA, 2 - 4 Car Garage
- Average homesites of .25 acres on greenbelt sites
- Fiber-to-Home and bundled technology, including Gigabit speed internet - 300x faster than average high speed Internet, community WiFi, and alarm monitoring
- Secured community surveillance cameras and individual monitoring capability
- Smart Home Technology including security systems, lighting controls, garage door monitors, and smartphone apps for remote control

TRES LAGOS COMMUNITY FEATURES

- Tri-level tanning terrace
- Huge swimming pool
- Covered pool decks
- Indoor fitness center
- Large clubhouse with kitchen and common space
- Ample parking

LOCAL AREA FEATURES

- Lake
- 6-minute drive to N. 10th St. & Trenton Restaurants and Shopping Center
- Island town center featuring great restaurants and shops and over 1.5 million sq. ft. of planned retail and commercial
- 12-minute commute to Doctors Hospital at Renaissance
- Close to outstanding healthcare facilities
- Dozens of highly rated restaurants in nearby McAllen
- Close to beautiful McAllen Convention Center with concerts and events

COMMUNITY FEATURES

- Lake
- Playground
- Park
- Walking distance to over 3,000 acres of state, federal, and city parks
- Over 100 acres of lakes for fishing and paddle boarding
- Planned interface with police and fire departments for quicker response times
- First Fiber to the Home Community in South Texas
- Up to Gigabit Speed Internet
- Digital TV
- Monitored security
- Smart Home technology
- Reuse Water - First community in South Texas to offer and ensure no restriction irrigation while also supporting water conservation

HEALTH & FITNESS FEATURES

- Huge swimming pool
- Indoor fitness center
- Over 20 miles of hike and bike trails
- Community water park
- Over 200 acres of public parks including pools, sports fields, playgrounds, picnic area, and fishing
- Accessible to community by hike and bike trails

EDUCATION FEATURES

- Edinburg ISD within the community
- IDEA Public School with grades Pre-K through 2nd and 6th grade levels
- Planned school sites for all levels of public education
- Texas A&M-McAllen now open
- 7 miles from the University of Texas-Rio Grande Valley



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