

# Welcome To

## BLUFFS AT NORTHPOINTE



**HISTORYMAKER  
HOMES**

BUILDING TRUST SINCE 1949

### SINGLE FAMILY HOMES

3440 MACROSTIE WAY  
FORT WORTH, TX 76179



# LIVE IN FORT WORTH, TX

Welcome to Bluffs at Northpointe, a Fort Worth community designed for modern living. Featuring spacious homes and resort-style amenities including pools, amenity centers, sports courts, and hike-and-bike trails, this neighborhood offers plenty of opportunities for relaxation, recreation, and connection. Residents can enjoy convenient access to major highways, making commutes to downtown Fort Worth, shopping, dining, and nearby employers efficient, while also being just minutes from Eagle Mountain Lake for boating, fishing, and outdoor recreation. Zoned to the highly regarded Eagle Mountain–Saginaw ISD, with the new Eagle Mountain High School nearby, this community combines comfort, convenience, and an active lifestyle in one desirable location.



**TAX RATE** | 2.42%



**HOMEOWNERS ASSOCIATION** | \$625/Annually



**EAGLE MOUNTAIN-SAGINAW INDEPENDENT SCHOOL DISTRICT**

Eagle Mountain Elementary

Wayside Middle School

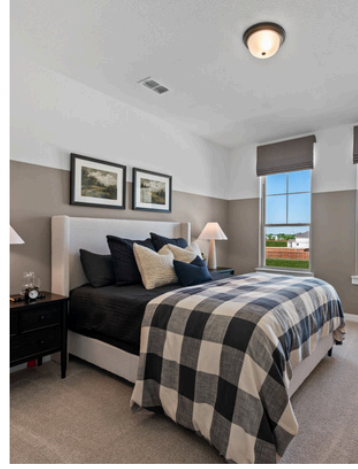
Eagle Mountain High School



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# GROW IN BLUFFS AT NORTHPOINTE



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# BUILD YOUR DREAM HOME

**BEGIN YOUR HOMEBUILDING JOURNEY WITH OUR PERSONALIZED DESIGN STUDIO EXPERIENCE** — an immersive process that puts you at the heart of every design decision. From the comfort of your couch, explore and select finishes, flooring, cabinetry, and color palettes tailored to your lifestyle and vision.

Once your initial selections are complete, you'll step into our Design Center, where one of our seasoned, award-winning design professionals will work closely with you to finalize every detail. With expert guidance and cutting-edge visualization tools, we'll help bring your dream home to life — beautifully and effortlessly.



SCAN TO TAKE A VIRTUAL TOUR  
OF OUR DESIGN CENTER



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# FEATURED FLOORPLANS



**HILL COUNTRY**  
4 BED | 3 BATH | ONE STORY  
2,723 SQ FT



**ALAMO**  
3 BED | 2 BATH | 1 STORY  
2,453-2,800 SQ FT



**ALPINE**  
5 BED | 4 BATH | 2 STORY  
3,308 SQ FT



**CYPRESS II**  
5 BED | 2-4 BATH | 1 HALF BATH | 2 STORY  
2,973 SQ FT



**ROWAN**  
3-4 BED | 2-3 BATH | ONE STORY  
2,187SQ FT



**BASSWOOD II**  
3 BED | 2 BATH | ONE STORY  
1,824 SQ FT







# AROUND THE AREA

Discover the ideal blend of comfort and convenience at Bluffs at Northpointe in Fort Worth, TX. This thoughtfully planned community features resort-style amenities, including an amenity center with pool, kids' pool, playground, sports courts, picnic areas, and scenic trails—perfect for outdoor fun and connection. Ideally located off Boat Club Road, residents enjoy quick access to major highways, downtown Fort Worth, shopping, dining, and entertainment, while Eagle Mountain Lake is just minutes away for boating, fishing, and waterfront recreation. With a welcoming atmosphere and beautifully designed homes, it's a place you'll love to call home.



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# BLUFFS AT NORTHPOINTE COMMUNITY MAP



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## OUR PROMISE

At HistoryMaker Homes, we believe a home is more than just a place—it's the heart of your story where life's most precious moments unfold, and we're honored to build the foundation for those moments with our customers. For over 75 years, our Texas roots and fifth-generation family-owned values have inspired us to build homes that embody comfort, integrity, and quality. As Texas' oldest volume homebuilder, we honor our legacy by blending tradition with expertise while prioritizing customer satisfaction and true Texas hospitality. From our humble beginnings to our position as an industry leader, our unwavering commitment to excellence and establishing trust with our customers sets us apart. When you choose HistoryMaker Homes, you're not just buying a house; you're trusting in a longstanding tradition that celebrates family. Welcome Home!





# THE HISTORYMAKER ADVANTAGES™



LIFESTYLE  
ADVANTAGES™

## Homebuilding at its Best with **Lifestyle Advantages™**

Lifestyle Advantages™ creates homes that fit the way you live, going beyond just function and style.

- Personalize your floor plan and selections, view transparent pricing, and work with our expert design team to bring your vision to life
- Enjoy maximized functional space, expert construction, energy efficiency, and integrated technology, using advanced methods such as precision roof trusses and open-web floor joists to ensure quality and stability
- Your new home is more than just a place to live - it's a place to thrive, built for today and ready for tomorrow



SUITE OF SERVICES  
ADVANTAGES™

## A Seamless Homebuying Journey with **Suite of Services Advantages™**

Our comprehensive Suite of Services Advantages™ program ensures a smooth and enjoyable homebuying experience from start to finish. With our trusted network of partners, you can:

- Secure financing through Lifestyle Home Lending
- Enjoy a seamless closing process with Trinity Title
- Protect your new home and save with Hotchkiss Insurance, covering home, auto, and more



HOME WARRANTY  
ADVANTAGES™

## Take Comfort in our **Home Warranty Advantages™**

The HistoryMaker Homes Home Warranty Advantages™ is designed to elevate your homeownership experience, offering comprehensive protection and exceptional service to ensure your home remains a source of comfort and pride for years. Our unique 10-year warranty provides peace of mind, with robust coverage and unmatched support to safeguard your investment against unexpected issues. With this warranty program, you can rest easy knowing your home is protected







# THE HISTORYMAKER DIFFERENTIATORS

## + OUR LEGACY

### A Foundation Built on Generations

With over 75 years of experience and five generations of family ownership, we've proudly earned our reputation as Texas' oldest and most trusted volume homebuilder. Our legacy is more than just a timeline – it's a story of adaptability, and a relentless commitment to quality. At HistoryMaker, we honor the traditions that have shaped who we are today, while focusing on building homes that meet the needs of tomorrow.



## + OUR EXPERTISE & OUR PEOPLE

### Expertise Driven by Passion

At HistoryMaker Homes, we don't just follow trends - we set them. Our team of industry-leading experts is at the heart of everything we do, driven by a passion for constructing quality homes and creating communities that truly enrich the lives of those who live in them. For over 75 years, we've refined the art of delivering hospitable service at every step of the journey. From the moment you walk through our doors, you'll find a team of passionate professionals, each committed to exceeding your expectations. It's this combination of seasoned expertise, unwavering dedication, and heartfelt hospitality that sets us apart – delivering not just a home, but an experience that is personalized, memorable, and built on trust.



## + OUR DESIGN & CONSTRUCTION

### Where Quality Meets Innovation

A home is more than just walls; it's where memories are made, milestones are celebrated, and families' stories unfold. Our thoughtfully designed homes adapt to the evolving needs of growing families, balancing both style and quality. With expert construction, energy-efficient features, and integrated technology, our homes are built to enhance everyday life and provide lasting value, creating a place for comfort, connection, and lasting memories for your family.



## + YOUR EXPERIENCE

### Partnering with a Leading Homebuilder

You're about to embark on one of the most exhilarating journeys, and we're thrilled to be part of it. With our extensive industry expertise, you can trust that when you choose HistoryMaker, you're partnering with a leader who understands your needs and is committed to fulfilling them with unmatched dedication, care, and excellence. Our customers rave about their exceptional homebuying experience, and our 94% overall GuildQuality™ rating speaks for itself.



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# HISTORYMAKER HOMES SPECIAL OFFERS

## NEIGHBORHOOD HEROES PROGRAM EXTENDING HOME SAVINGS TO LOCAL HEROES

WE'RE OFFERING  
AN EXTRA

# \$1,000

TO HELP PERSONALIZE  
YOUR HOME\*



From teachers, doctors, and first responders to soldiers and veterans, we're grateful for the local heroes that work every day to make our communities better. To say thanks, HistoryMaker Homes is welcoming heroes to the neighborhood with an additional \$1,000 towards personalizing your home.\*

## HOMEOWNER REFERRAL PROGRAM TREAT YOURSELF - REFER ONE, EARN ONE

When it comes to your friends and family members, you want their homebuying experience to be as smooth as possible. As a HistoryMaker homeowner you can refer them to HistoryMaker Homes, and earn a referral fee. We'll be honored to take care of them as they become a member of our #HMHFAMILY.

EARN

# \$500

FOR EVERY REFERRAL TO  
HISTORYMAKER HOMES\*



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