



AMBERLIN

AT THE STATION

Brand New One & Two Bedroom
Apartment Homes for 55+ Active Adults

AmberlinAtTheStation.com

*Treat
Yourself to
Happiness*



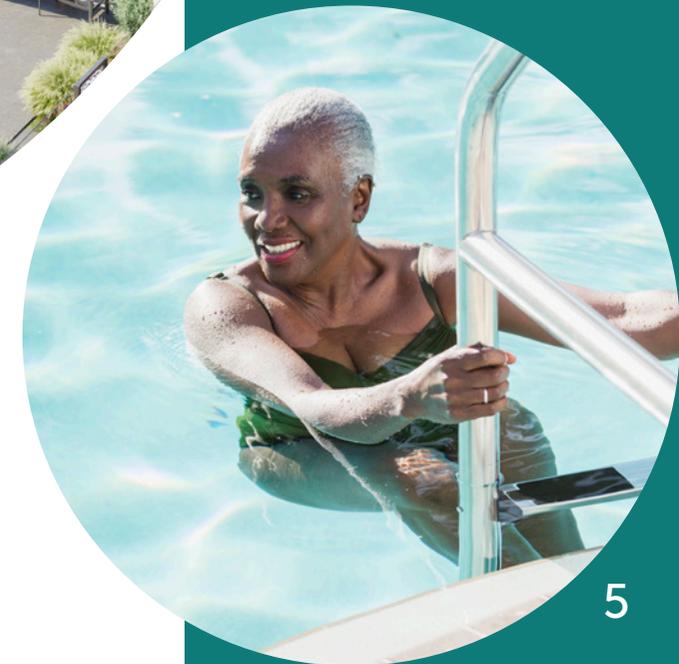
A VIBRANT COMMUNITY FOR ACTIVE ADULTS

Amberlin at The Station is a resort-style, 55+ active adult community in Sachse, TX just northeast of Dallas. This brand new community brings a maintenance-free lifestyle opportunity for those who are ready to live actively and without the everyday stresses of owning a home. Every corner of Amberlin, from the luxurious apartment home interiors to the vibrant community event spaces, was designed to foster comfort, convenience, and connection for every resident. Attend daily social events, reinvigorate in stylish surroundings, or discover shopping and entertainment in Sachse and the larger Dallas community. No matter what you love, Amberlin empowers you to pursue it—while we worry about the rest.

COMMUNITY AMENITIES

Every single amenity at Amberlin was designed to help you pursue your passions. Whether you're embracing adventure, enjoying a serene moment, or exploring your creative streak, there's something here for you.

- Resort-style Pool with Sun Deck
- Manicured Courtyard
- Pickle Ball Court
- Bocce Court
- Event Lawn
- Courtyard Firepit
- Community Garden with Raised Garden Beds
- Pet Friendly
- Dog Park
- Outdoor Kitchen and Grilling Stations
- Outdoor Covered Patio
- Outdoor Bike Rack Storage
- 9,000 sq. ft. two story Community Clubhouse
- 24-Hour Wellness and Fitness Studios
- Weekly Fitness Classes
- Social Events Calendar
- Elevator Service
- Clubroom Lounge and Community Kitchen with Coffee Bar and Wine Fridge
- Library
- Media Room
- Game Room
- Craft Room
- Business Center with Wi-Fi Access
- Controlled Access Gates
- Detached Garages and Carports
- Additional Storage Units
- Smoke Free Community
- Climate Controlled Interior Corridors



OUR COMMUNITY

- A1 - Amber
- A3 - Topaz
- A5TH - Quartz
- B2 - Jasper
- A2 - Jade
- A4 - Opal
- B1 - Onyx
- B3 - Garnet
- B4 - Amethyst

CLUBHOUSE LEVEL 1 AMENITIES

- LOBBY
- CLUB LOUNGE
- KITCHEN/DINING LOUNGE
- MAIL ROOM
- HOSPITALITY BAR
- LEASING CENTER
- FITNESS CENTER
- DISCOVERY ROOM
- MEETING ROOM

CLUBHOUSE LEVEL 2 AMENITIES

- LIBRARY
- BUSINESS CENTER
- WELLNESS STUDIO
- GAME ROOM
- CRAFT ROOM
- MEDIA ROOM

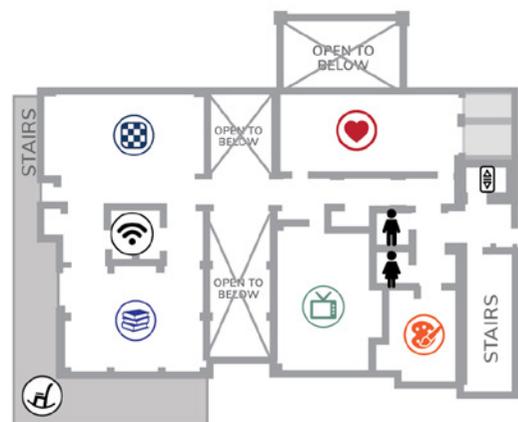
OUTDOOR AMENITIES

- DOG PARK
- OUTDOOR KITCHEN
- BOCCIE BALL COURT
- PORCH
- FIREPIT
- EVENT LAWN
- POOL CABANAS
- PICKLEBALL COURT
- COMMUNITY GARDEN
- BICYCLE RACK
- RESTROOM
- ELEVATOR
- CARPORT
- TRASH/RECYCLING
- STORAGE
- GARAGE

CLUBHOUSE LEVEL 1



CLUBHOUSE LEVEL 2



APARTMENT HOME AMENITIES

Your home is the hub from which you'll build your future adventures; it should empower you to dream big. Our apartment homes are thoughtfully crafted to help you get energized and inspired.

- Open Concept Floor Plan Design
- Walk-In Closets
- 9' Ceilings
- Private Yards with Direct Gate Access*
- Private Terrace/Balconies
- Walk in Showers*
- Granite Countertops
- Dual Vanities*
- Stainless Steel Appliances
- Vinyl Plank Flooring in Living Areas
- Carpet in Bedrooms
- Side by Side Washer-Dryer

* Available in select units



A1

Amber

1 Bedroom
1 Bathroom
615 Sq Ft



A3

Topaz

1 Bedroom
1 Bathroom
678 Sq Ft



A4

Opal

1 Bedroom + Study
1 Bathroom
893 Sq Ft



**A5
TH**

Quartz

1 Bedroom Loft
1.5 Bathroom
1,061 Sq Ft



B1

Onyx

2 Bedroom
2 Bathroom
917 Sq Ft



B2

Jasper

2 Bedroom
2 Bathroom
933 Sq Ft



B3

Garnet

2 Bedroom
2 Bathroom
1,031 Sq Ft



B4

Amethyst

2 Bedroom + Study
2 Bathroom
1,285 Sq Ft

LIFESTYLE & ENGAGEMENT

THROUGH ACTIVE PARTICIPATION

Our Lifestyle & Engagement (L&E) program was designed to elevate the community living experience for our residents, extending far beyond the walls of their homes. It's our commitment to support a balanced lifestyle while fostering a sense of belonging in your community through social events, lifestyle programming and wellness classes.



L&E PILLARS

Sharpen Your Mind

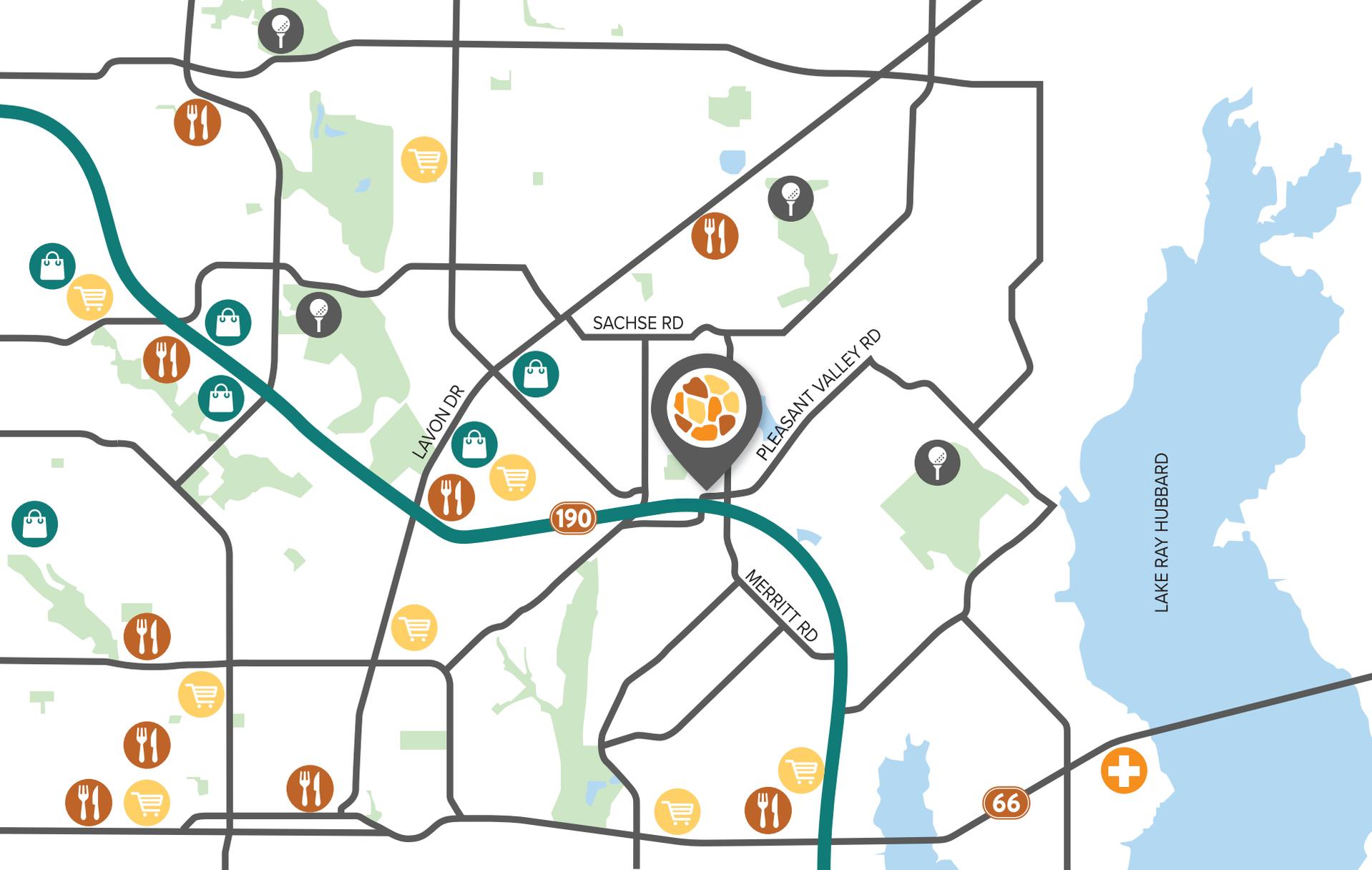
- TRIVIA GAMES
- TECHNOLOGY COURSES
- ARTS & CRAFTS
- SOCIAL HOURS
- LIFELONG LEARNING
- PET EVENTS

Strengthen Your Body

- FITNESS CLASSES
- WALKING GROUPS
- COOKING DEMOS
- HEALTH EDUCATION
- GARDENING
- DANCING

Share Your Gifts

- TEACH
- HOST
- PLAN
- SUPPORT
- SERVE
- VOLUNTEER



THERE'S NO END TO WHAT YOU'LL DISCOVER IN OUR NEIGHBORHOOD!

Amberlin is located within one of Greater Dallas' exclusive communities, Sachse, which offers plenty of shopping, fitness, and entertainment opportunities to explore. You'll also enjoy easy access to local parks when you're craving some time outdoors, while the urban offerings of Dallas, Texas are never out of reach.

- 
GROCERY
- 
DINING
- 
SHOPPING
- 
HOSPITAL
- 
GOLF COURSE





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[AmberlinAtTheStation.com](https://www.AmberlinAtTheStation.com)



 [SparrowLiving.com](https://www.SparrowLiving.com)



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