

Inside Flower Mound?s New 16 Story Jewel: 3111 Sunset Lake Grapevine Apartments Now Open for Tours with Larry McFarlan

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Larry McFarlin, a respected local Realtor with 24:15 Realty, is now offering exclusive buyer representation for Thirty-One Eleven Sunset?a newly opened luxury residential tower in Flower Mound?s Lakeside Village. The 16-story high-rise offers resort-style amenities, lakefront views, and a rare mix of penthouses, townhomes, and modern residences. Located on the scenic shores of Lake Grapevine, this is where upscale living meets everyday convenience.

Thirty-One Eleven Sunset (also called 3111 Sunset) is more than just a place to live?it?s an experience. Featuring concierge services, a state-of-the-art fitness center, a sixth-floor fire pit lounge, and a lush pool deck, the tower is already drawing attention from buyers across North Texas. Each home features high-end finishes, spacious layouts, and oversized windows framing the lake.

?There?s something special about waking up to lake views and ending the day with a walk through Lakeside

Village,? said McFarlin. ?3111 Sunset blends luxury, comfort, and community in a way that feels effortless. It?s like being on vacation every day?but you?re home.?

The building offers just 207 residences, making every unit feel private and exclusive. Options range from one-bedroom homes to expansive three-bedroom penthouses. A handful of townhomes are also available for buyers looking for a more residential, ground-level feel.

?Living here isn?t about showing off?it?s about feeling good where you live,? McFarlin added. ?My goal is to guide buyers through every step. I help them explore floor plans, compare options, and negotiate pricing and incentives. With inventory tightening and the best units moving quickly, it pays to have someone in your corner.?

As part of the Lakeside Village development, 3111 Sunset is surrounded by over 40 boutique shops, restaurants, and walking paths. Residents also enjoy exclusive access to Club Eden Roc and the neighboring Hotel Miramar, including spa services and room service options.

With walkable trails, weekly events, and seasonal markets planned for the Lakeside Village area, residents at 3111 Sunset will enjoy more than a view?they?ll be immersed in a thriving, year-round experience. ?There?s an energy to this area that?s hard to describe until you spend time here,? McFarlin said. ?It?s where people gather, explore, and unwind?all within minutes of their front door.? Demand has already surged since the tower?s opening, and several floor plans are approaching limited availability. Prospective buyers are encouraged to connect early to secure their ideal unit before premium layouts are spoken for.

The location is not only scenic?it?s smart. Flower Mound sits in Denton County, one of the fastest-growing areas in North Texas. The local population has surged past 1 million residents, with Flower Mound itself home to just under 80,000 people. Demand for luxury housing in walkable communities like Lakeside Village has increased steadily year over year.

For families, the property is zoned to some of the highest-rated schools in the area, including: Bluebonnet Elementary School (8/10 ? GreatSchools), Shadow Ridge Middle School (9/10 ? GreatSchools) , Flower Mound High School (8/10 ? GreatSchools)

That educational appeal, combined with lakefront views and proximity to DFW Airport (just 10 miles away), makes 3111 Sunset a compelling option for both full-time residents and those seeking a lock-and-leave lifestyle.

?This isn?t just a building?it?s a lifestyle choice,? McFarlin explained. ?People are rethinking what home should feel like. For many of my clients, this community checks all the boxes: quality, beauty, and

convenience.?

For more information or to schedule a private tour, buyers can visit https://3111sunset.dfwreducednewhomes.com/

About Larry McFarlin & 24:15 Realty
Larry McFarlin has proudly served as a licensed Realtor in Texas since 2006 and is a valued member of 24:15 Realty. His team is known for its integrity, thoughtful service, and unmatched expertise. At 24:15 Realty, the mission is simple: deliver an exceptional client experience through insight, professionalism, and heart.

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