



## Location

1960 PLEASANT HILL RD  
LEANDER, TX 78641

## Leander ISD

- ★ North Elementary School... **ONSITE**
- ★ Danielson Middle School... **3 MILES**
- ★ Tom Glenn High School... **3 MILES**

## Community INFORMATION

- ★ 530 acres
- ★ Over 1,500 homes planned
- ★ Farmhouse, Craftsman and Traditional Architectural Styles
- ★ 1,600 SF-over 4,000 SF
- ★ HOA Fee \$75/month

## TAX RATE

★ City of Leander .....	0.43233
★ Williamson County .....	0.37561
★ Austin Community College .....	0.0987
★ Leander ISD .....	1.2746
★ MUD .....	0.35
<b>TOTAL .....</b>	<b>2.53</b>

## Utilities

- ★ Phone | Cable | Internet  
AT&T..... 855.562.1208
- ★ Phone | Cable | Internet | Security  
SuddenLink..... 877.694.9474

- ★ Phone | Cable | Internet | Security  
Spectrum ..... 855.855.4575
- ★ Gas | Atmos ..... 888.286.6700
- ★ Electric | PEC ..... 888.554.4732
- ★ Water/Wastewater/Garbage  
City of Leander ..... 512.259.1142



## HOMEBUILDERS

- ★ **CHESMAR HOMES**  
50', 60' & 70' Homesites
- ★ **LENNAR HOMES**  
50' Homesites
- ★ **PERRY HOMES**  
50', 60' & 70' Homesites
- ★ **HIGHLAND HOMES**  
70' Homesites
- ★ **TRI POINTE HOMES**  
45' Homesites

## THE

## Backyard AMENITY CENTER

- ★ Family-friendly Resort-Style Pool and Splash Pad, Pavilion and Galley Outdoor Bar, Lawn Games, Fireside Gathering, and Play Area
- ★ Full-time Director of Fun!



## Monthly EVENTS

- ★ FLICK & FLOAT MOVIE SERIES
- ★ OUTDOOR FITNESS CLASSES
- ★ HAPPY HOURS ★ COMMUNITY OUTINGS ★ AND MORE!

## ADDITIONAL Amenities!

- ★ Tower Park
- ★ Catch and Release Fishing Pond
- ★ The Overlook
- ★ River Splash Pad
- ★ 3.2 mile loop trail with future trails planned
- ★ Leander MetroRail just 2 minutes away
- ★ Dogwood Park  
*Coming Spring '23*

