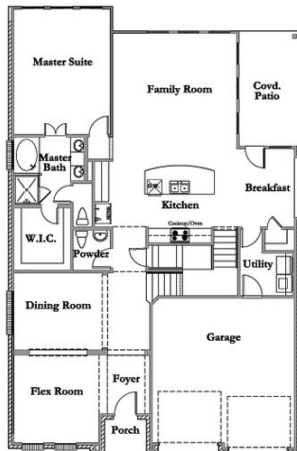


**RIGHT SIZE** *your life* to the **NEW MERCEDES**  
 YOU CAN HAVE THE RIGHT HOME... AT THE RIGHT PRICE... RIGHT NOW!

# The Ranch at Brushy Creek



~~\$389,918~~ **NOW \$349,990**  
 222 Shorthorn  
 3,086 Sq. Ft., 4 Bedrooms / 3.5 Bath  
*Exclusive Features Included:*  
 Media Room, Game Room, Iron Baluster Staircase, Bow Bay Window at Master and Much More!  
**Ready NOW ~ Alexia**



1st Floor



2nd Floor



*The Ranch at Brushy Creek in Cedar Park is one of the North Austin's area's finest communities. Community pool, park, hike & bike trails and outstanding RRISD makes this the perfect place to call home.*

**Contact: Jeff Apra, Sales Counselor**  
 512-248-8125 or 512-745-3856  
[japra@merhomes.com](mailto:japra@merhomes.com)



We reserve the right to make changes to these floor plans, specifications, dimensions, and elevations without prior notice. State dimensions and square footages are approximate and should not be used as exact representation to the home's size. Photos are for illustration purposes only; they may be of model or showcase versions of a similar home.