

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

## Exclusive Hill Country Living, **Grand Mesa at Crystal Falls!**



~~\$535,000~~ **NOW \$487,990**

**1104 Lions Lair**

3,339 Sq. Ft., 4 Bedroom / 3.5 Baths / 1-Story Home

*A Mercedes Homes top selling, open concept plan! This 1-level home features amazing hill country views, mother in-law suite, oil rubbed bronze fixtures, tray ceilings and MUCH MORE!*



**View Virtual Tour!**



**Grand Mesa at Crystal Falls is breathtakingly beautiful. Situated at the foothills of the Texas Hill Country in Leander Texas, this private, gated community features Mercedes Homes luxury line of thoughtfully planned upscale homes ranging from 2,900 to 4,200 square feet and beginning in the \$400's.**

Directions: From 183A North exit Crystal Falls Parkway; Left on Lakeline Blvd., Right on Osage into community.

**Contact: Mike Flanagan, Sales Counselor (512) 528-9911 or [mflanagan@merhomes.com](mailto:mflanagan@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.