

Caballo Ranch



Caballo Ranch, nestled between two natural creeks is located just minutes north of Hwy 1431 near Parmer Lane. The community features spacious homesites, some with greenbelt views, and Hill Country living with the privacy and quiet searched for in a community.

Located in Cedar Park, you are only minutes from the best shopping, recreation and employers Central Texas has to offer. Cedar Park's popularity as a place to live, work and raise families comes as no surprise to the citizens who helped the town grow. Cedar Park offers all of the amenities of a major metropolitan area while keeping the relaxed lifestyle representative of the Hill Country atmosphere. Amenities for Caballo Ranch include a swimming pool with bathhouse, park area and creek side hiking trail.

Schools

Leander Independent School District www.leanderisd.org	512-434-5000
Parkside Elementary School 301 Garner Park Drive., Georgetown 78628	512-570-7100
Wiley Middle School 1701 CR 271, Leander 78641	512-435-4850
Rouse High School 1501 CR 271, Leander 78641	512-570-2000

Utilities

Pedernales Electric Co.	512-219-2628
ATMOS	888-286-6700
ST Environmental (Water)	800-336-2146
Travis Co. Water Control	512-401-5300
Trash Collection	512-401-5300
AT&T Telephone	800-464-7928
Time Warner Cable	512-485-6000
Post Office	512-259-0010

Shopping

- Lakeline Mall
- HEB
- IKEA
- Home Depot
- Prime Outlet
- La Frontera

Employers

- Dell
- State Farm
- 3M company
- Freescale
- IBM
- Austin Diagnostic

Taxes

Leander ISD	1.423
City of Cedar Park	.489
Williamson County ACC	.0946
Upper Brushy Creek WCID	.020
Williamson County	.490
Total Estimated Tax Rate	2.52

Homeowner's Association

HOA Fees	\$25/Month
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Sales Associate

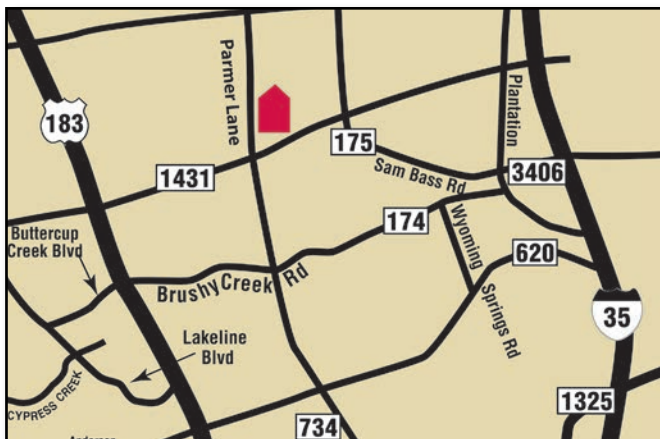
Loyal Helmuth
(512) 663-1464

Model Home

3109 Caballo Ranch Blvd.
Cedar Park, TX 78613
(512) 259-5745

Driving Directions

Travel north on IH-35 to Cedar Park. Take 1431 west to Parmer Lane. Turn right on Parmer Lane and travel north approximately half a mile. Turn right into Caballo Ranch.



Scott Felder Homes

www.ScottFelderHomes.com



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