

Estates of Bear Creek



Estates of Bear Creek features estate-size homesites in a beautiful Hill Country atmosphere. With an ideal location near Mopac and Brodie Lane, home buyers have the privacy they desire in a location convenient to all that downtown Austin has to offer.

Estates of Bear Creek

- Estate-size home sites
- Homes from 3,267 to 3,953 square feet
- Priced from the \$425's
- Prestige Features

Schools

Austin Independent School District www.austinisd.org	512-414-1700
Baranoff Elementary School 12009 Buckingham Gate, Austin 78748	512-841-7100
Bailey Middle School 4020 Lost Oasis Hollow, Austin 78739	512-414-4990
Bowie High School 4103 Slaughter Ln. West, Austin 78749	512-414-5247

Utilities

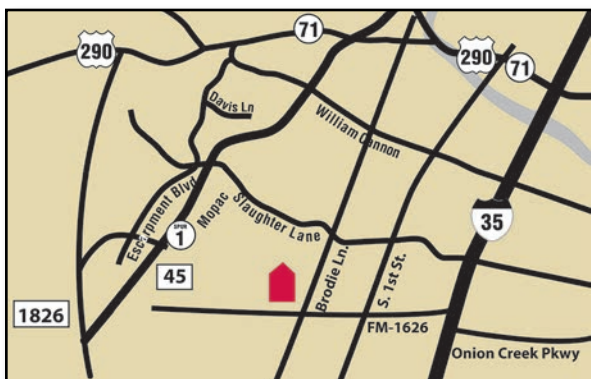
City of Austin (water/wastewater)	512-494-9400
Texas Gas Service	800-700-2443
Time Warner Cable	512-485-5555
AT&T	800-264-0002
Pedernales Electric	888-554-4732

Taxes

Austin ISD	1.22700
City of Austin	0.45710
Travis County	0.46580
Travis County Health Care	0.07190
ACC	0.09510
Total Estimated Tax Rate	2.32

Homeowner's Association

Buffington Capital Holdings, LLC \$1,200/Annually



Area Attractions

- Barton Creek Mall
- Southpark Meadows Shopping Center
- Escarpment Village
- Sunset Valley Market Fair
- Onion Creek Country Club and Golf Course
- Grey Rock Country Club and Golf Course
- Barton Creek Country Club and Golf Course
- Barton Creek Greenbelt
- Zilker Park & Botanical Gardens
- Lady Bird Lake
- Texas State History Museum
- Austin Children's Museum
- LBJ Library and Museum
- Circle C Veloway & Swim Center
- Lady Bird Johnson Wildflower Center
- Dick Nichols District Park
- Slaughter Creek Metropolitan Park

Hospitals

Seton Southwest 7900 FM 1826, Austin, 78737	512-324-9000
St. David's South Austin 901 W. Ben White Blvd., Austin 78704	512-447-2211
Seton Medical Center Hays FM 1626 and IH-35 South, Kyle 78640	

Sales Associate

Charles Stovall 512-517-0818

Model Home - Meridian

12104 Cherisse Drive, Austin 78739 512-394-0748

Driving Directions

To Estates of Bear Creek

Travel South on Mopac. Turn Left on Slaughter Lane. Turn Right on Brodie Lane. Turn Right on Bear Springs Trail.

To Meridian (model)

Travel south on Mopac which changes to SH-45. Turn left (u-turn) on FM-1826. Turn right on Meridian Park Blvd. Turn right on Wisteria Valley Dr. Turn left on Cherisse. Model is on the right hand side.

Scott Felder Homes

www.ScottFelderHomes.com



All information provided here is from sources deemed reliable. However, the builder assumes no responsibility or warranty for the presented information including any errors, changes, omissions, or other conditions due to unforeseen or changing circumstances.