

INDEPENDENCE

Urbanized Contemporary Bungalows

Independence is the most unique and finest new home community in South Austin. This quaint community is conveniently located just 5 miles south of exciting, downtown Austin. With Garrison City Park located right across the street, major bus routes right outside of the community, city schools, and ACC Campus within walking distance, and Westgate Shopping Center just around the corner, there is no other location that can compare for a place to call home. For more information, please visit our website, www.scottfelderhomes.com and select Independence.

INDEPENDENCE

- Homes from 1,260 to 2,245 square feet
- Craftsman Inspired Exterior Architecture
- American Classic-Independence Features

Schools

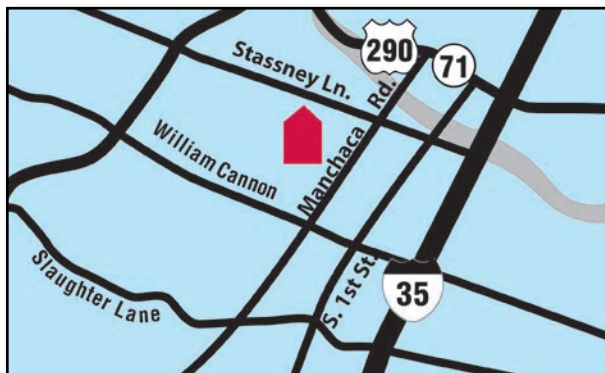
Austin Independent School District www.austinisd.org	512-414-1700
Cunningham Elementary School 2200 Berkley Avenue., Austin 78745	512-414-2067
Covington Middle School 3700 Convict Hill Rd., Austin 78749	512-414-3276
Crockett High School 5601 Manchaca Road, Austin 78745	512-414-2532
Austin Community College-South Austin Branch 1820 W. Stassney Ln., Austin 78745	512-223-4222

Utilities

Austin Energy	512-494-9400
City of Austin (water/waste water)	512-494-9000
AT&T Telephone	800-464-7928
Time Warner Cable	512-485-5555
Texas Gas Services	800-700-2443
Trash/Recycling Bins (dial from cell or land line)	311
Post Office, 7310 Manchaca Rd., 78745	800-ASK-USPS

Homeowner's Association

HOA Fees \$80/month
Low maintenance lifestyle with front and side yards fully maintained.
All homes come with landscaping and sprinkler system at front and side yards.



Community and Area Features

- Granite Walking Trails within Community
- Westgate Market
- South Park Meadows Shopping Center
- Dittmar Recreation Center
- Garrison City Park
- Barton Creek Greenbelt
- Walking Distance to ACC Campus
- Walking distance to Austin Public Library Manchaca Branch
- Entrance and Exits at Manchaca and Westgate

Taxes

Austin ISD	1.2420%
City of Austin	0.4811%
Travis County	0.4855%
Travis County Hospital District	0.0789%
ACC	0.0948%
Total Estimated Tax Rate	2.3823%

Sales Associates

Rhonda Alexander	512-738-1388
Kyle Brouillette	512-845-9214

Model Home

6012 Wilcott Court, Austin 78745	512-462-0981
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Driving Directions

From IH-35 traveling south, exit 290 west.
From 290W, exit Manchaca and travel south.
Independence is located just past Stassney on the westside of Manchaca.

Scott Felder Homes

www.ScottFelderHomes.com



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