

ABRANTES



Welcome to Abrantes, an intimate gated residential neighborhood of luxury homes, located on the bluffs above Spanish Oak Creek. The all-weather creek, which runs through the middle of the community, is the backdrop for the Abrantes greenbelt and trail system, creating a natural oasis for residents. Abrantes features the best of everything – a location within minutes of shopping, restaurants, movies, concerts and events, hospital, highly rated schools, and major highways and toll roads; yet it's estate-size home sites and outstanding natural areas make you feel miles away from the frenetic pace of urban life.

Abrantes

- Homes from 2,500 to over 4,000 square feet
- Priced from the \$470's
- Estate size home sites, including greenbelt home sites
- Executive Collection Features

Schools

Leander Independent School District www.leanderisd.org	512-570-0000
Reagan Elementary School 1700 E Park St., Cedar Park 78613	512-570-7200
Henry Middle School 100 N. Vista Ridge Blvd., Cedar Park 78613	512-570-3400
Vista Ridge High School 200 S. Vista Ridge Blvd., Cedar Park 78613	512-570-1800

Utilities and Services

Pedernales Electric Co.	512-219-2628
ATMOS Gas	888-286-6700
City of Cedar Park, Water and Wastewater	512-401-5300
City of Cedar Park, Trash Collection	512-401-5300
AT&T Telephone	800-464-7928
Time Warner Cable	512-485-5555
U.S. Post Office 500 E. Whitestone Blvd., Cedar Park	512-260-7585
Cedar Park Regional Medical Center 1401 Medical Pkwy, Cedar Park	512-528-7000
Cedar Park Police Department Emergency, Dial 911	512-260-4600

Homeowners Association

Estimated dues are \$900 per year
Community Association Management, Inc.
melissa@camanagers.com / 512-288-2376 office

Tax Information

Property Tax Rates per \$100 of taxable assessed value
Total Estimated Tax Rate 2.59%

Preferred Lender - Southern Lending Services, LTD.

RMLO NMLS#280093 / Misty Lynch / 512-762-2930
NMLS #342900 / mlynch@southernlendingservices.com

Neighborhood Features

- Fantastic LISD schools
- Acres of Greenbelt & Creekside Walking Trails
- Huge Home Sites (some over 1/2 acre)
- 30 minute commute to downtown

Shopping and Entertainment

- 1890 Ranch Shopping Center
- Cedar Park Center
- Lakeline Mall
- Numerous Grocery Stores (including HEB, Super Target, & Super Walmart)
- Home Depot & Lowe's
- Round Rock Premium Outlet Mall
- IKEA
- Hundreds of Restaurants

Sales Associate

Dan Eagan
512-820-5087 cell
deagan@sftx.com

Model Home

713 Glacial Stream Lane
Cedar Park, TX 78613

Directions (from North Austin)

Take Hwy 183A to Whitestone Blvd. (1431) exit • Turn right (east) on Whitestone Blvd. (1431) and continue 1 mile to Arrow Point Dr. (next to Serrano's Restaurant) • Turn right on Arrow Point Dr. • Community is straight ahead



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