

BLACKHAWK



Blackhawk is a terrific place to live, laugh, grow and connect. Located in the city of Pflugerville, Blackhawk features an incredible Amenity Center with 3 water features, party room and kitchen, exercise room, staff, sand volleyball and more. Golf, lake activities, and great, convenient shopping are minutes away. Whether it's award-winning schools, fantastic amenities, or connectivity to employment centers and shopping you're looking for, Blackhawk has it. Come see what we mean when we say that Blackhawk is more of a great thing.

Blackhawk - Park 65' Home Sites

- Homes from 1,800 to 3,400 square feet
- Priced from the \$280's

Blackhawk - Lakeside 70' Home Sites

- Homes from 2,500 to 4,200 square feet
- Priced from the \$330's

Blackhawk - Lakeside 80' Home Sites

- Homes from 2,700 to 4,200 square feet
- Priced from the \$380's

Schools - One of Texas' Top Rated Elementary Schools

Pflugerville Independent School District
<http://cms.pflugervilleisd.net/Page/1> 512-594-0000

Rowe Lane Elementary School
 3112 Speidel Drive, Pflugerville 78660 512-594-6600

Kelly Lane Middle School
 18900 Falcon Pointe Blvd, Pflugerville 78660 512-594-2800

Cele Middle School
 6000 Cele Road, Pflugerville 78660 512-594-3000

Hendrickson High School
 2905 FM 685, Pflugerville 78660 512-594-1100

Utilities

Water/Waste Water/Trash: City of Pflugerville 512-251-3076

Natural Gas: Atmos Energy
www.atmosenergy.com 888-286-6700

Electric: Several options available, please visit
www.powertochoose.com 866-797-4839

Internet / Television
 Suddenlink / www.suddenlink.com 512-566-0094
 AT&T U-verse / www.att.com/u-verse 800-288-2020

HomeTeam Pest Defense 512-491-7475

Post Offices
 301 S. Heatherwilde Blvd 512-251-1184
 2250 Double Creek Drive 512-244-6432

Pflugerville Police Department (Non-Emergency) 512-251-4004

Pflugerville Fire Department (Non-Emergency) 512-251-2801

Poison Control 800-746-7661

Community and Area Features

- Amenity Center with 3 water features, party room and kitchen, exercise room, sand volleyball
- Sports fields, hike and bike trails, greenbelt areas
- Lake Pflugerville
- Blackhawk Golf Course
- Round Rock Outlets
- Ikea
- Stone Hill Center: Super Target, Best Buy, Home Depot, and more...

Homeowner's Association

HOA Fees • \$483/Year
 Goodwin Property Management • 512-502-7500

Model Home

20517 Martin Lane
 Pflugerville, TX 78660

Sales Associate

Mike Ormiston • 512-762-8348 cell
mormiston@sfhtx.com

Directions

From Austin, travel north on IH-35. Take TX 45 east and exit Kelly Lane. 3rd light will be Kennemer. Turn left on Kennemer. Take Kennemer to Spidel and turn right. Left on Jackies Ranch Blvd then right on Martin lane. Model is on the left.



Property Tax Rates per \$100 of taxable assessed value

Total Estimated Tax Rate 3.19%

Preferred Lender - Southern Lending Services, LTD.

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



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