

ENCLAVE OF THE SPRINGS



The Enclave of the Springs is set in a beautiful wooded area. Homes being built in the Enclave will feature professionally manicured front and side lawns, as they are single-family detached condominiums. This low maintenance neighborhood will be perfect for busy families and professionals on the go.

These bungalow-style homes display excellent craftsmanship. The style is similar to homes built in the 1950's, with a flare for contemporary aesthetics. As always Scott Felder Homes has continued with an emphasis on great design and attention to detail.

Enclave of the Springs

- Priced from the \$280's
- Bungalow collection features
- Single-family detached condominiums

Schools

Pflugerville Independent School District www.pflugervilleisd.net	(512) 594-0000
Copperfield Elementary School 12135 Thompkins Drive, Austin 78753	(512) 594-5800
Westview Middle School 1805 Scofield Lane, Austin 78727	(512) 594-2200
John B. Connally High School 13212 N. Lamar, Austin 78753	(512) 594-0800

Shopping

- HEB / 500 Canyon Ridge Drive / 512-973-8143
- Super Target / 12901 North IH-35 / 512-651-0608
- Wal-Mart Supercenter / 12900 North IH-35 / 512-837-9886
- Home Depot / 13309 IH-35 / 512-989-6550
- Petco / 500 Canyon Ridge Drive / 512-491-0651
- Oriental Grocery & Bakery / 707 E. Braker Lane / 512-833-9420
- Round Rock Premium Outlets / 4401 N. IH-35 / 512-863-6688
- Lakeline Mall / Hwy 183 and 620 / 512-257-7467
- The Arboretum / Hwy 183 and Great Hills / 512-338-4437
- The Domain / Mopac and Braker / 512-873-8099

Taxes

Travis County	0.50010
Pflugerville ISD	1.54000
City of Austin	0.50290
Travis County - ACC	0.09510
Travis County Hospital	0.07890
Total Estimated Tax Rate	2.71700

Homeowner's Association

Southwest Management Services	\$145/Monthly
www.southwestmanagement.net	
Special Assessment Fee - \$270	

Preferred Lender - Southern Lending Services, LTD.

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

Neighborhood Features

- Short commute to major employers
- Low maintenance lifestyle
- Professionally maintained front and side lawns
- Home sites backing to a greenbelt
- Creek runs through community

Major Employers

- Freescale
- Applied Materials
- DELL
- Samsung

Recreational Attractions

- Walnut Creek Metropolitan Park
- Gracywoods Park
- Connally Stadium
- Quail Creek Park

Utilities

Electric - City of Austin	(512) 494-9400
Gas - Texas Gas Service	(800) 700-2443
Phone - AT&T	(800) 288-2020
Water / Wastewater - City of Austin	(512) 322-0101
Cable TV - Time Warner Cable	(512) 485-5555
Post Office - CPU Parmer	(800) 275-8777

Sales Associate

Allie Wasilko • (512) 308-6826 cell
awasilko@sftx.com

Model Home

12221 Cottage Promenade Court
Austin, TX 78753

Driving Directions

From Austin - Travel north on IH-35. Exit Yager Lane. Turn right onto Tech Ridge Blvd/W Yager Lane. Take the first right onto E Yager Lane. The community is located on the right.



ScottFelderHomes.com



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