

OAKS AT SAN GABRIEL



Oaks at San Gabriel, nestled along the San Gabriel River, is a beautiful 400-acre community which will bring you closer to nature while giving you access to world-class amenities and resources. In addition to all that is offered at The Oaks, the neighborhood is in close proximity to large employers, shopping centers, and numerous recreational areas.

Oaks at San Gabriel

- Homes from 1,600 to 3,000 square feet
- Priced from the \$295's
- American Classic Collection Features

Schools

Liberty Hill Independent School District http://www.libertyhill.txed.net/	512-260-5580
Liberty Hill Elementary School (PK-1) 1400 Loop 332, 78642	512-515-5571
Bill Burden Elementary School (2-4) 315 Stonewall Pkwy, 78642	512-260-4400
Liberty Hill Intermediate School (5-6) 101 Loop 332, 78642	512-379-3200
Liberty Hill Junior High School (7-8) 13125 W State Highway 29, 78642	512-379-3300
Liberty Hill High School (9-12) 16500 W State Highway 29, 78642	512-260-5500

Utilities

Suddenlink: Internet, TV, Phone	877-694-9474
Propane: Garnett	512-894-4480
Electric: Pedernales Electric Cooperative	888-554-4732
Water: Chisholm Trail Special Utility District	254-793-3103
Sewer: City of Georgetown	512-930-3555
Trash: City of Georgetown	512-930-3640
Georgetown Post Office 2300 Scenic Drive, Georgetown, TX 78626	512-930-0346
Sheriff: Williamson County Sheriff's Office	512-943-1300

Homeowners Association

Estimated dues are \$250 per year

Tax Information

Liberty Hill ISD	1.540000
Williamson ESD #4	0.100000
Williamson CO	0.449029
Williamson CO FM/RD	0.040000
Williamson County MUD #1	0.900000
Total Estimated Tax Rate	3.03

Preferred Lender - Southern Lending Services, LTD.

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

Amenities and Proposed Future Amenities

- Swimming Pool
- Outdoor Living Areas
- Picnic Areas
- Playground
- Large Pavilion
- Hiking Trails

Area Attractions

- Historic Downtown Georgetown
- Fountainwood Observatory
- Georgetown Farmers Market
- Lady Bird Johnson Wildflower Center
- San Gabriel Park
- Lake Georgetown
- Dell Diamond
- Inner Space Caverns

Shopping

- Ikea
- Round Rock Outlet Mall
- Home Depot
- Wolf Ranch Town Center
- HEB
- Target
- Walmart
- Best Buy

Sales Associate

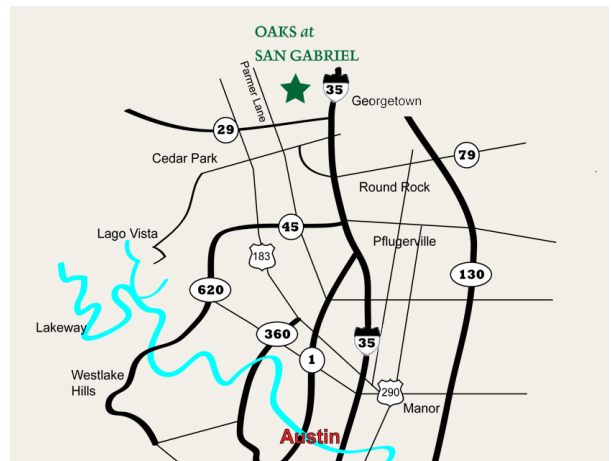
Please call for an appointment.
Dan Day, (512) 917-0790 cell
dday@sfhtx.com

Model Home

1209 Terrace View Drive, Georgetown, TX 78628

Directions

From Austin, travel north on I-35. Take exit 261 for Hwy 29. Turn left on Hwy 29. The Oaks at San Gabriel is located 5.2 miles west of I-35 on Hwy 29.



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HOMES**

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