



Rivers Bend at Pecan Park is ideally situated on the banks of the Colorado River. Enjoy hiking trails, a 4-acre community park, walking to Downtown Bastrop and everything a big city has to offer. The community is located within 40 minutes from Austin, 45 minutes from San Antonio, and two hours from Houston. Scott Felder Homes welcomes you to your new home at Rivers Bend at Pecan Park.

Pecan Park

- 65' Home Sites
- Priced from the \$230's
- American Classic Features or Upgrade to Regency Features

Schools

Bastrop Independent School District www.bisdtx.org	512-772-7100
Mina Elementary School 1203 Hill Street, Bastrop, 78602	512-772-7640
Bastrop Intermediate School 509 Old Austin Highway, Bastrop, 78602	512-772-7450
Bastrop Middle School 725 Old Austin Highway, Bastrop, 78602	512-772-7400
Bastrop High School 1614 Chambers Street, Bastrop, 78602	512-772-7200

Utilities

Bluebonnet Electric Coop	888-842-7708
City of Bastrop Water and Wastewater	512-332-8830
City of Bastrop Trash Collection/Recycling	512-332-8830
AT&T Telephone	512-360-3030
Cable TV Time Warner	512-308-1041
Cable TV AT&T Uverse	512-360-3030
City of Bastrop Post Office	512-303-1014
Center Point Energy (Gas)	800-427-7142

Taxes

City	0.5640
County	0.6290
School	1.4410
Road District	0.1134
Total Estimated Tax Rate	2.7474

Model Home

103 Headwaters Drive, Bastrop, TX 78602 Office 512-580-5688
Rhonda Hogue | rhogue@sfhtx.com Cell 512-745-0007

Homeowner's Association

River's Bend at Pecan Park Community Association, Inc.
Dues: \$35/Month, Collected Quarterly

Preferred Lender - Southern Lending Services, LTD.

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

Proposed Neighborhood Features

- 4 Acre Amenity Center
- Parks
- Hike and Bike Trails
- Easy access to Downtown Bastrop
- Large Areas of Greenbelts
- Colorado River Frontage
- Public Utilities

Attractions

- Main Street Historic District
- Fisherman's Park
- Bastrop Opera House
- Lost Pines Art Bazaar
- North Shore Park on Lake Bastrop
- Museum and Visitor Center of Bastrop County Historical Society
- Golf: Pine Forest, ColoVista Golf Club, Lost Pines Golf Course
- Bastrop State Park
- Lake Bastrop
- Texas Reptile Zoo
- Bastrop Fine Arts Guild

Shopping

- Downtown Bastrop, 2 miles
- Financial Institutions, 1 mile
- Medical Facilities, 1.5 miles
- HEB Grocery, 1.5 miles
- Post Office, 2 miles
- Walmart, 3 blocks
- Home Depot/Lowe's/McCoy's, 2 miles
- Academy Sports & Outdoors, 2 miles
- Best Buy/Sears/Specs/Petco, 2 miles
- Walgreens/CVS Pharmacy, 1 mile
- Restaurants/Fast Food, 1 mile
- Austin-Bergstrom International Airport, 22 miles
- Downtown Austin, 30 miles
- Formula One Facilities, 20 miles
- Green Corp Center/Centex Airport, 10 miles
- Hyatt Lost Pines Resort, 9 miles

Bastrop County Fairs

- Smithville Jamboree
- Salinas Art Festival
- Western Days
- Sherwood Forest Faire
- Bastrop Home Coming
- Elgin Hog Eye Festival
- Watermelon Festival



www.ScottFelderHomes.com



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