



ROUGH HOLLOW® LAKEWAY



Situated in the middle of it all, nestled on the shores of Lake Travis in the city of Lakeway, sits Rough Hollow – a master planned community of stunning vistas, exquisite shorelines and classically-constructed homes. With waterfront amenities, award-winning golf courses, and hundreds of shops, restaurants and events within minutes, it's easy to see how roughing it here means having it all!

Rough Hollow's new water-themed amenity, Highland Village, raised the neighborhood's amenity offerings to soaring new heights. With the Laziest River, splash pads, a children's pool, adult pool with swim-up bar, all-season pavilion with a demonstration kitchen, a village green and an open-air marketplace, Highland Village gives residents a place to socialize, dine, play and relax.

Schools

Lake Travis Independent School District www.ltisdschools.org	
Serene Hills Elementary School 3301 Serene Hills Drive, Austin TX 78738	512-533-7400
Lake Travis Middle School 4932 Highlands Blvd., Spicewood TX 78669	512-533-6200
Lake Travis High School 3322 Ranch Road 620 S, Austin TX 78738	512-533-6100

Utilities and Services

Pedernales Electric www.pec.coop	888-554-4732
Propane: Direct Propane	512-276-7800
Water/Sewer: Crossroads MUD #12	512-246-1400
Trash Pick-up: City of Lakeway	512-314-7514
Phone, Internet and TV: AT&T	877-910-0501
Post Office: 2110 RR 620 S.	512-263-2458
Lakeway Regional Hospital: 3100 RR 620 S. www.lakewayregional.com	512-206-8100
St. David's Emergency Center: Hill Country Galleria www.stdavids.com	512-816-2100
Rough Hollow Yacht Club www.roughhollowyachtclubandmarina.com	512-261-2288
Lakeway Police Department Non-Emergency	911 512-314-7590
Travis County Sheriff Department Non-Emergency	911 512-974-0845
Travis County Animal Control	512-972-6060
Fire: Travis County ESD #6	911

Taxes

Travis County	0.4563
Lake Travis ISD	1.4075
Travis Co Healthcare Dist	0.1264
City of Lakeway	0.1700
Travis Co ESD No. 6	0.1000
Travis Co Mud No # 12	0.7725
Total Estimated Tax Rate	3.0327

Resident Member Advantages

- Private Yacht Club and a 290 wet-slip full service marina
- Patio sun deck with lounge
- Water theme community center with lazy river, splash pads
- All season event pavilion
- Planned year round activities for both adults and little ones
- Fitness center/cardio studio
- Resort-style, infinity edge swimming pool
- The Grille at Rough Hollow
- Miles of hike and bike trails
- Texas Hill Country Views
- Fully stocked ship store
- Amphitheatre
- Tram System to Marina

Nearby Attractions

- The World of Tennis Sports Complex
- The Hills Country Golf Club
- Lakeway Country Club
- The Lakeway Resort and Spa
- Hamilton Pool
- Hill Country Galleria
- Whole Foods Market
- Cinemark Movie

Homeowners Association

Southwest Management Services
512-266-6791
www.southwestmanagement.net

- Yacht Club \$75/month
- HOA \$111/month

Preferred Lender - Southern Lending Services, LTD.

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

Sales Associate

Keith Johnson • (512) 468-7459 cell • (512) 608-9304 office
kjohnson@sfhtx.com

Model Home

203 Enchanted Hilltop Way, Lakeway, TX 78738

Directions (from North Austin)

- Take Hwy 620 to Lakeway Blvd.
- Turn on Lakeway Blvd. and continue to Highlands Blvd.
- Turn left on Highlands Blvd.
- Turn right on Peninsula Way
- Turn left on Native Madrone Pass
- Turn right on Enchanted Hilltop Way



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