

Caballo Ranch



Caballo Ranch, nestled between two natural creeks is located just minutes north of Hwy 1431 near Parmer Lane. The community features spacious home sites, some with greenbelt views, and Hill Country living with the privacy and quiet searched for in a community.

Located in Cedar Park, you are only minutes from the best shopping, recreation and employers Central Texas has to offer. Cedar Park's popularity as a place to live, work and raise families comes as no surprise to the citizens who helped the town grow. Cedar Park offers all of the amenities of a major metropolitan area while keeping the relaxed lifestyle representative of the Hill Country atmosphere. Amenities for Caballo Ranch include a swimming pool with bathhouse, park area and creek side hiking trail.

Schools

Leander Independent School District www.leanderisd.org	512-434-5000
Parkside Elementary School 301 Garner Park Drive., Georgetown 78628	512-570-7100
Akin Elementary School 3261 Barley Road, Leander, 78641	512-570-8000
Stiles Middle School 3250 Barley Road, Leander 78641	512-570-3800
Vista Ridge High School (9-10) 200 S. Vista Ridge, Cedar Park 78613	512-570-1800
Rouse High School (11-12) 1501 CR 271, Leander 78641	512-570-2000

Utilities

Pedernales Electric Co.	512-219-2628
ATMOS	888-286-6700
City of Cedar Park (Water and Wastewater)	512-401-5300
Trash Collection	512-401-5300
AT&T Telephone	800-464-7928
AT&T U-verse	844-535-6390
Time Warner Cable	512-485-6000
Post Office	512-259-0010

Employers

- Dell
- State Farm
- 3M
- Apple Computers Inc.
- National Instruments
- IBM

Shopping

- Lakeline Mall
- Whole Foods 365, Cedar Park
- HEB
- Home Depot
- La Frontera
- IKEA
- Prime Outlet

Preferred Lender - Southern Lending Services, LTD.

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

Homeowners Association

HOA Fees - \$100/Quarter

Taxes

Leander ISD	1.511
City of Cedar Park	.493
Williamson County ACC	.095
Upper Brushy Creek WCID	.020
Williamson County	.489
Total Estimated Tax Rate	2.608

Sales Associate

Erin Osborn • (512) 925-6306 cell • eosborn@sftx.com

Model Home

3109 Caballo Ranch Blvd.
Leander, TX 78641
(512) 259-5745

Driving Directions

Travel north on IH-35 to Cedar Park. Take 1431 west to Parmer Lane/Ronald Reagan. Turn right on Ronald Reagan and travel north approximately half a mile. Turn right into Caballo Ranch.



SCOTT FELDER HOMES

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