



Cypress Forest - Live Your Best Life! You'll love being rooted in nature in this beautiful community. Located in Kyle, Cypress Forest is just 20 miles south of downtown Austin and 50 miles from the excitement of San Antonio. With a convenient location south of downtown Austin close to employment, shopping and entertainment centers, Cypress Forest homeowners will learn why Kyle is such a popular place to live. Cypress Forest offers 55', 65' and 80' homesites.

Schools

Hays Consolidated I.S.D. http://www.hayscisid.net/	512-268-2141
Negley Elementary School 5940 McNaughton, Kyle 78640	512-268-8501
Barton Middle School 4950 Jack C. Hays Trail, Buda 78610	512-268-1472
Hays High School 4800 Jack C. Hays Trail, Buda 78610	512-268-2911

Utilities

Electric: Pedernales Electric	512-262-2161
Gas: CenterPoint Energy	800-427-7142
Water/Trash: City of Kyle	512-262-3960
Cable/Internet: Time Warner Cable	855-271-6631
Cable/TV: DIRECTV	800-531-5000
Kyle Post Office	512-268-5541

Shopping

- Target
- HEB Plus
- Wineries
- Grind House Coffee
- San Marcos Premium Outlets
- Tanger Outlets
- Centerfield Sports Bar & Grill
- EVO - Films, Lanes, Games

Tax Information

City of Kyle	0.5848
Hays County ESD #5	0.1000
Hays County	0.4232
Special Road District	0.0438
Hays CISD	1.5377
Austin Community College Dist	0.1000
Total Estimated Tax Rate	2.79%

Community Association

FirstService Residential
Rue Williams, Rue.Williams@fsresidential.com, 512-620-7055
www.fsresidential.com
\$60 Monthly / Transfer fee at closing

Preferred Lender – Southern Lending Services, LTD

NMLS# 342900 PH 512-293-1855
Teena Machado, RMLO NMLS# 513314
tmachado@southernlendingservices.com

Neighborhood Features

- HCISD Schools
- Swimming Pool, Sprayscape and Pavilion
- Dining and Boutique Shopping in Downtown Kyle
- Nearby Recreation at Lake Kyle, City Square Park, Gregg-Clarke Park, Steeplechase Park and Waterleaf Park
- Natural Attractions, Including Historic Jacob's Well Natural Area and Canyon Lake

Sales Associate

Kevin Scawthorn
512-565-6504 cell
512-649-8263 office
kscawthorn@sfhtx.com

Model Home

186 Cypress Forest Drive
Kyle, TX 78640

Directions

From Austin, Take IH-35 South and take Exit 213 toward FM-150 Kyle. Turn right onto Center Street and travel through downtown Kyle. Turn right onto N. Old Stagecoach Road. The community will be ahead on your left.



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