

# DOUBLE EAGLE RANCH



**D**ouble Eagle Ranch features one acre homesites with breathtaking views. With quick and easy access to downtown Bastrop, this is a scenic neighborhood that offers tranquility and convenience simultaneously. Enjoy the nearby Colorado River and historic downtown Bastrop with friends and family. Located only 20 miles from downtown Austin and 20 minutes from the Austin-Bergstrom International Airport, Double Eagle Ranch is a peaceful retreat with the luxuries of big-city life.

## 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

Electric: Bluebonnet Electric	800-842-7708
Water: Aqua Water Supply	512-303-3943
Gas/Propane: garnettspropane.com	512-894-4480
Trash: Lone Star Disposal	512-321-3211
Trash: AW Waste	512-223-8095
Trash: Shamrock Disposal	512-321-2255
AT&T Telephone	512-360-3030
Cable TV: Spectrum	512-308-1041
Cable TV: AT&T Uverse	512-360-3030
City of Bastrop Post Office	512-303-1014

## Taxes

Bastrop City	0.4816
Bastrop ISD	1.4410
County Road	0.1081
Bastrop City Emergency Service Dist. #1	0.0900
Total Estimated Tax Rate	2.1207

## Homeowners Association

Estimated Dues: \$350 Annually  
Preferred Association Management Company (PAMco)  
www.pamcotx.com  
Jonathan Klonower / jonathan@pamcotx.com / 512-918-8100

## Preferred Lender – Southern Lending Services, LTD

NMLS# 342900 PH 512-293-1855  
Teena Machado, RML0 NMLS# 513314  
tmachado@southernlendingservices.com

## Directions

From Austin: Follow TX-71 E to Old 71 in Bastrop County. Continue on Old 71 to Double Eagle Ranch Drive.

## 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

## Sales Associate

Christine Reyes  
512-796-9043 cell  
creyes@sfhtx.com



www.ScottFelderHomes.com



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