

# GREATWOOD



**G**reatwood is a scenic neighborhood that defines chic living with acre home sites and breathtaking views. Begin and end your days with tranquil sunrises and sunsets among the rolling hills. Centrally located near employment centers, shopping, restaurants, and fantastic schools, Greatwood is a peaceful retreat where you can also enjoy the luxuries of big-city life. The rustic charm of the country life combined with the prestige of homes built in Greatwood makes this the most desirable address in the Texas Hill Country.

## Schools

Leander Independent School District www.leanderisd.org	512-570-0000
Bagdad Elementary School 800 Deercreek Lane, 78641	512-570-5900
Leander Middle School 410 S. West Drive, 78641	512-570-3200
Tom Glenn High School, Grades 9-10 1320 Collaborative Way, 78641	512-570-1405
Rouse High School, Grades 11-12 1222 Raider Way, 78641	512-570-2000

## Utilities

Internet/Cable: Suddenlink Communications http://www.suddenlink.com	888-822-5151
AT&T http://www.att.com	800-288-2020
Garnett's Propane http://www.garnettspropane.com	512-894-4480
Electric: PEC http://www.pec.coop	512-778-5470
Water: City of Leander http://www.leandertx.gov/utilities	512-259-1142
Trash Disposal: Clawson Disposal http://www.clawsondisposal.com/	512-930-5490

## Tax Information

City of Leander	0.652920
Williamson County GWI	0.446529
Austin Community College	0.094200
Williamson CO FM/RD	0.040000
Leander ISD	1.511870
Upper Brushy Creek WCID	0.020000
Total Estimated Tax Rate	2.677066

## Homeowners Association

Estimated Dues: \$450 Annually / Working Capital Fee: \$250  
Transfer Fee: \$200 / Resale Certificate: \$100  
Preferred Association Management  
Sara Huff / sara@pamcotx.com / 512-918-8100

## Preferred Lender – Southern Lending Services, LTD

NMLS# 342900 PH 512-420-7354  
David Perez, RML0 NMLS# 224827  
dperez@southernlendingservices.com

## Shopping and Area Attractions

- 1890 Ranch
- Target
- Costco
- Lowe's
- Southwest Williamson County Regional Park
- Quarry Splash Pad
- Lake Travis Zipline Adventures
- Doghouse Drinkery Dog Park
- HEB Plus
- Kohls
- Home Depot
- Leander MetroRail

## Sales Associate

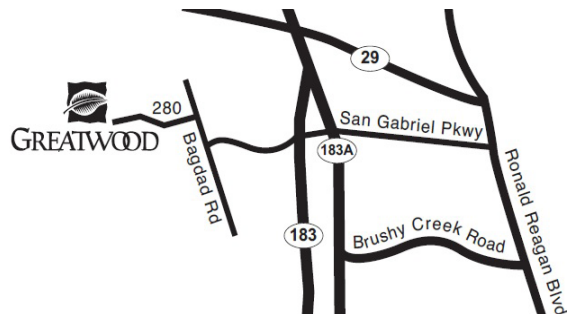
Loyal Helmuth  
(512) 663-1464 cell • (512) 308-6333 office  
lhelmuth@sfhtx.com

## Model Home

2400 Greatwood Trail  
Leander, TX 78641

## Directions

Travel on 183/183A north to San Gabriel Parkway. Turn left on San Gabriel Parkway and remain on the same road until reaching Bagdad Rd. Turn right on Bagdad Rd. In half a mile, turn left on CR 280. Greatwood is on the right.



# SCOTT FELDER HOMES

www.ScottFelderHomes.com

