

CUSTOM HOMES



FEATURED COMMUNITY:

The Preserve at La Ventana

Custom Homes from the upper \$600's to \$1M+



FEATURES

- ▶ Gated community
- ▶ Great community recreation / amenities
- ▶ Low tax rate – 1.86% vs. nearby @ 2.9%+
 - Save conservatively @\$600k; save \$500 mo.
 - Gain \$60K buying power
- ▶ No interim financing – one time close
- ▶ Improved build timeframes
- ▶ Parent company / Qualico, 68 years in business - corporate resources / stability
- ▶ Local management with 58 years experience

La Ventana is currently one of the more sought after Hill Country neighborhoods. A meadow filled with longhorn cattle welcomes you into a community offering custom homes on 65 available, secluded 1.5–2.25 acre sites starting in the 600k's. With fantastic amenities it's not surprising why it's so highly regarded. La Ventana is located near the Salt Lick BBQ Restaurant off Elder Hill Road in Driftwood just west of FM 150. It is 22 miles (30 min.) from downtown Austin, 9 miles (13 min.) from Dripping Springs and 12 miles (20 min.) from Buda.

HillCountryArtisan.com

ACREAGE CUSTOM HOME INVENTORY NOW AVAILABLE!

AVAILABLE HOMES

| ADDRESS | SF | PRICE | ACRES | BD/BA/STRY/GAR | AVAILABLE | COMMUNITY |
|---------------------|------|-----------|-------|--|------------|------------|
| 141 Lone Spur Lane | 4317 | \$899,900 | 3.63 | 4/4.5/1.5/3 + Study/Formal/Exercise/Loft | Ready NOW! | La Ventana |
| 200 Rio Ancho Blvd. | 3045 | \$522,900 | 3.63 | 3/3/1/3 + Study/Formal/Workshop | Ready NOW! | Rio Ancho |

Available in...

| LA VENTANA | RIO ANCHO | ABRANTES | TRAVISSO | NORTHGATE RANCH |
|-----------------------------------|--------------------------------------|--------------------------------------|--|--------------------------------------|
| Driftwood from the mid \$600's | Liberty Hill from the low \$400's | Cedar Park from the upper \$400's | Leander – Coming Soon! from the mid \$800's | Liberty Hill from the mid \$400's |

\$\$\$ - Be sure to ask about our **PREFERRED LENDER INCENTIVE** for your buyers – Hill Country Artisan Homes will contribute 1% of the total sales price of the home towards closing costs, owner's title policy or pre-pays when one of our preferred lenders and title company are utilized for home financing.



The Preserve in La Ventana

By appointment only with **Spero Stavros**,
Custom Specialist

512-661-9404

sstavros@hillcountryartisan.com



www.HillCountryArtisan.com

* Real Estate agent must register and accompany clients on their initial visit. 1% advance commission is paid at foundation and remaining 2% commission paid at closing. Subject to change without notice. Contact Sales Specialist for details.