

**DIRECTIONS:**

Take Texas Highway 71 West through Bee Cave to Bee Creek Road (light). Turn right onto Bee Creek Road and proceed north for 1 9/10 miles to Lakehurst Road. Turn right onto Lakehurst Road and proceed north for 7/10 mile. Follow the signs to The Vistas at Lake Travis.

THE VISTAS  
 at  
 LAKE TRAVIS

Lakehurst Drive  
 Spicewood, TX 78669

512-328-5550

VistasAtLakeTravis.com

TollBrothers.com

THE VISTAS  
*at*  
LAKE TRAVIS



*Toll Brothers*  
America's Luxury Home Builder™



THE VISTAS  
*at*  
LAKE TRAVIS

If you take a few minutes to read this brochure, you will find that the time was well spent. This brochure is filled with facts . . . facts you should know when considering a place to live.

The Vistas at Lake Travis offers an elegant Hill Country lifestyle amid enchanting views of beautiful Lake Travis. Offering the best of both worlds, The Vistas provides the feeling of wide open spaces within minutes of all the sophistication and excitement of the city.

## *A Convenient Place to Live*

In The Vistas, you will enjoy the relaxed atmosphere of lake living with superior schools, excellent shopping, and a wide choice of cultural events close to home. The Vistas is conveniently located along Lakehurst Road, just north of Bee Creek Road and 2 minutes from Texas Highway 71. Downtown Austin is 30 minutes away, while the Austin-Bergstrom International Airport is a 35-minute drive.

# A Focus on Education

As a homeowner at The Vistas at Lake Travis, you will join a community where education is given the highest priority. The Lake Travis Independent School District was recently rated one of the top school districts in the Austin metropolitan area. Gifted programs are available at all grade levels, and college advanced placement courses are offered at the high school level. Lake Travis High School produced 5 National Merit finalists and 18 Commended Scholars in recent years. Complementing the academics are many extracurricular activities, including more than 35 student clubs and organizations. In addition, a strong interscholastic athletic program offers 12 competitive sports.

Superb private schools, including St. Stephen's Episcopal School, Regents School of Austin, St. Michael's Catholic Academy, and Kirby Hall School, are all within 20 minutes of The Vistas.

The largest public university in the United States, The University of Texas at Austin, is located just 30 minutes away in downtown Austin. Nearby Austin Community College offers continuing adult education with a wide diversity of day and evening courses. In addition, many excellent academic institutions, including St. Edward's and Texas State Universities, are within a 1-hour drive.





## *World-Class Shopping at Your Doorstep*

The Vistas at Lake Travis is close to all types of shopping, from quaint antique and specialty boutiques to modern malls. For convenient one-stop shopping, the Vista Ridge and Lohmans Crossing shopping centers, as well as The Shops at the Galleria and Hill County Galleria, are just minutes away. In the charming towns of Lakeway, Bee Cave, and Marble Falls, you will discover unique stores where you can count on receiving personalized service from shopkeepers who remember you by name. The fabulous Barton Creek Square and Lakeline Malls are just 20 and 30 minutes away, respectively, with Nordstrom, Foley's, Dillard's, and over 150 fine specialty shops.

## *The Best in Community Services*

Excellent medical facilities are comfortably close to The Vistas at Lake Travis. Seton Southwest Medical Center, only 20 minutes from your new home, offers a complete range of medical services. In addition, the hospitals and medical care facilities of Austin, acclaimed worldwide for research and treatment, are very accessible from The Vistas.

Also serving the community of The Vistas are houses of worship representing almost all faiths.





If you are a bicycling enthusiast, you will enjoy the wide bike lanes on Texas Highway 71, where you may see seven-time Tour de France champion Lance Armstrong among the scores of cyclists who ride in the Hill Country. Several fitness and exercise clubs, as well as the Stableford Courts and the World of Tennis Resort, are within minutes.

The Travis County area offers a broad variety of cultural diversions. You can explore the State Capitol, the LBJ Presidential Library and Museum, the Bob Bullock Texas State History Museum, the Blanton Museum of Art, and the Austin Museum of Art, or enjoy a performance at One World Theatre or the Zachary Scott Theatre Center. Austin has its own professional symphony, ballet, and opera companies; dozens of theaters featuring old favorites or groundbreaking new dramas; and dance companies, vocal ensembles, and orchestras producing events year-round.

Austin is hailed as the “Live Music Capital of the World,” with hundreds of venues offering music of all genres and tempos along famous 6<sup>th</sup> Street. In the spring, Austin is awash in festivals celebrating music, food, the great outdoors, and all facets of the arts. Austin cuisine melds flavors from throughout the world, served in some of the friendliest restaurants around.

For sports fans, the University of Texas, a member of the Big 12 Conference, provides nationally ranked programs in football, men’s and women’s basketball, softball, and baseball.

## *An Area of Unequaled Beauty*

In The Vistas, your home is a private haven just minutes from any convenience you may need. In addition, the homes afford an uncommon standard of excellence due to their superior design and quality craftsmanship. You will live and entertain with pride in The Vistas at Lake Travis.

## *A Cultural & Recreational Paradise*

The Vistas, offering you both an exclusive neighborhood and a classic lifestyle, is an ideal place for you and your family to make new friends. It is a tranquil place to live with almost every type of recreational activity close at hand. The beautiful 1,400-acre Pace Bend Park is just 5 minutes from The Vistas. Excellent for camping, horseback riding, bicycling, hiking, picnicking, fishing, or nature study, the park features 9 miles of shoreline and two boat ramps.

Hamilton Pool Preserve, located 10 minutes from The Vistas, consists of 232 acres of protected natural habitat showcasing a jade green pool into which a 50-foot waterfall flows. Formed long ago by the collapse of a large grotto into Hamilton Creek, the pool is surrounded by huge slabs of limestone that rest by the water’s edge.

Beautiful Lake Travis, just minutes from The Vistas, is the largest recreational lake in Texas. Its clean waters are ideal for swimmers, skiers, and jet skiers, and its steady breezes provide excellent conditions for sailing and windsurfing. Dotting the Lake Travis shoreline are many restaurants and shoreside facilities with beautiful views, such as the Commanders Point Yacht Basin, Lakeway Inn and Marina, and Hurst Harbor Marina. Boaters can take advantage of one of the lake’s various marinas or use a day launch.

Several private country clubs are nearby, including Austin Golf Club, The Hills of Lakeway, Lost Creek Country Club, Austin Country Club, and Barton Creek Resort & Spa. Lakeway’s challenging public golf courses of Live Oak, Falconhead, and Yaupon are within 10 minutes of The Vistas.



At Toll Brothers, we build more than homes; we build *communities*. For nearly 40 years we've been building communities in picturesque settings where luxury meets convenience, and where neighbors become lifelong friends. Toll Brothers is there — in the smallest finishing details of your home, in the setting that makes your home part of a neighborhood, and in the neighborhoods that create your community.

When you choose Toll Brothers, you choose our unwavering commitment to quality and customer service. We are honored to have won the three most coveted awards in the home building industry: **America's Best Builder**, **National Builder of the Year**, and the **National Housing Quality Award**. In addition, we have recently been chosen as the First Place Winner for Innovative Product Design in the Big Builder Apex Awards — where we were also recognized for Leadership and Management, and Operational Excellence, and named as one of the Most Admired Big Builders of the Year.

But our greatest reward comes from the recognition we receive from our homeowners. As the nation's leading builder of luxury homes, we take pride in creating homes that are as beautiful to look at as they are comfortable to live in. Each Toll Brothers home offers a combination of quality materials and superior design, where every detail is meticulously crafted and every enhancement you select is seamlessly added to create a customized home that is uniquely yours.

### *Choose the Convenience of One-Stop Shopping!*

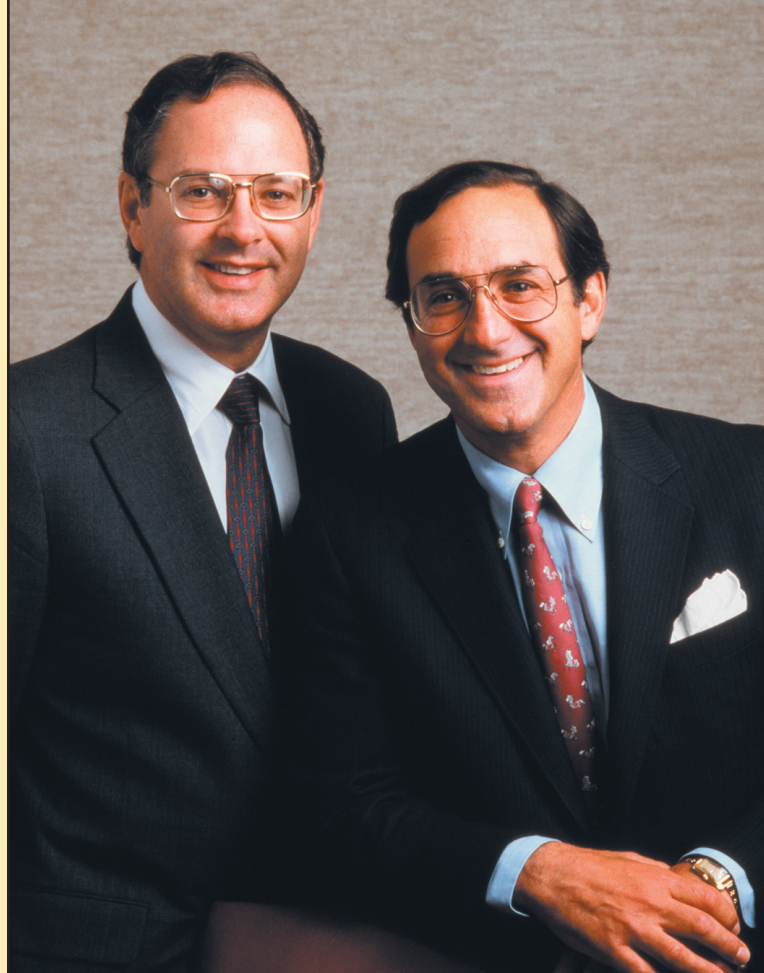
Toll Brothers offers a full range of home services to better serve you and maximize your time:

**TBI Mortgage**, a subsidiary of Toll Brothers, has an understanding of the home buying process that no other lender can match. We have considerable access to a national marketplace for mortgage funds, and can provide flexible terms and alternatives not generally offered by other lenders. We continuously monitor the mortgage market to ensure that the very best programs are available at preferred rates.

**Westminster Security** will provide a home security system as a standard feature in your home, at no cost, with the purchase of a three-year monitoring agreement. Upgraded home security systems are available, with the purchase of a monitoring agreement, at a discounted cost. Ask your salesperson about our competitive rates.

### *The Toll Brothers Buyer Satisfaction Program*

Our ultimate goal is for you to move into a home built to the highest standards. To make sure your home meets your expectations, we offer a unique two-step, pre-settlement orientation program. The first orientation takes place five to seven days before settlement, utilizing Toll Brothers' detailed checklist as a guide. Then, once again prior to settlement, you'll inspect your home to see that every item you noted at the first orientation has been addressed. The result is that you can entertain guests as soon as you move in! To give you lasting peace of mind, we also give you a ten-year limited warranty.



## *Toll Brothers Is Proud to Help Preserve Our Environment*

At Toll Brothers, we believe that preserving the natural environment is an integral part of creating a community you'll be proud to call home. We take our commitment to environmental stewardship seriously.

Nationwide, Toll Brothers encourages environmental awareness and protection by partnering with conservation groups that include:

- The National Wildlife Federation
- The Audubon Society

Through these respected organizations, we've earned community certifications for programs such as Backyard Wildlife

Habitats and Audubon Cooperative Sanctuaries for Golf Courses. These certifications assure our residents that the natural beauty of their communities will remain a proud legacy for generations to come.

The homes we build are specifically designed to harmonize with the scenic beauty of the surrounding landscape. We preserve as much open space as possible, incorporating the existing hills, trees, and ponds.

As part of our award-winning conservation efforts, where possible we:

- Save and transplant thousands of existing trees
- Plant new trees throughout our communities
- Preserve and restore existing waterways
- Maintain designated open space
- Design communities that incorporate and conserve existing landscapes
- Create walking trails dedicated to the enjoyment of these tranquil settings

Toll Brothers, a Fortune 500 company, is the nation's premier builder of luxury homes and is currently building in Arizona, California, Colorado, Connecticut, Delaware, Florida, Illinois, Maryland, Massachusetts, Michigan, Minnesota, Nevada, New Jersey, New York, North Carolina, Pennsylvania, Rhode Island, South Carolina, Texas, Virginia, and West Virginia. With this experience behind us, you can be assured that your new home here in The Vistas at Lake Travis will be a source of pride and satisfaction for many years to come. Toll Brothers, Inc. is the successor to three generations of home builders and is a publicly owned company whose stock is listed on the New York Stock Exchange (NYSE:TOL).

**TOL**  
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