



2836 Wedgescale Pass | Leander, Texas 78681

512-259-1110 | 30.577257, -97.803174



Directions

Traveling north on the 183A Toll Road: Exit at Crystal Falls Parkway. Turn right onto E. Crystal Falls Parkway. Continue for 2.3 miles, then turn left onto Ronald Reagan Boulevard and travel .5 mile. The community's main entrance will be on the right. Turn right onto Sarita Drive and then right onto Wedgescale Pass. The Toll Brothers model home will be on the left immediately after the community pool.



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Welcome Home to . . .



Please take a few minutes to read through this brochure. Inside you will find helpful facts about our beautiful community which are all essential to one of life's most important decisions—considering a place to live.

Sarita Valley sits amid a pristine natural setting off Brushy Creek with over 40 acres of dedicated parkland. Sarita Valley is a Hillwood® Communities boutique master planned community located in Williamson County less than 10 miles north of Austin. Nestled in a charming suburban country setting, this intimate community is just minutes from any convenience you may need.

A Convenient Place to Live

In Sarita Valley, you will enjoy the relaxed atmosphere of suburban living with superior schools, excellent shopping, and a wide choice of cultural events close to home. Located near Austin's high-tech employment center, Sarita Valley is off Ronald Reagan Boulevard. The community has easy access to FM 1431, FM 2243, and the 183-A Tollway, and 15 minutes from Interstate 35 and Highway 45, giving residents a convenient location close to major employers in downtown Austin and the tech corridor. Cedar Park and Round Rock can be reached in 10 and 20 minutes, respectively. Commuting by train to downtown Austin is an easy ride on Capital MetroRail from the Lakeline station located 15 minutes away. Austin-Bergstrom International Airport is just 45 minutes from your new home.



A Focus on Education

As a Sarita Valley homeowner, you will join a community where education is given the highest priority. Students will attend Parkside Elementary School, Stiles Middle School, and Rouse High School.* Over 85% of Leander Independent School District high school students continue their education after graduation at institutions that include some of the finest colleges nationwide. Gifted programs are available at all grade levels, and the high school offers college Advanced Placement courses. Students in the district consistently earn many awards and scholarships for high levels of achievement in mathematics, science, history, and music.

Superb public charter schools and private schools, including Meridian School, Chaparral Star Academy, Harmony School of Science, and Cedar Park Montessori School, are within 25 minutes of Sarita Valley. Southwestern University and the University of Texas are both less than 30 minutes away. Nearby, Austin Community College's Cypress Creek campus and South University offer continuing adult education with a wide diversity of day and evening courses.



*Schools subject to reassignment by governing authorities.

World-Class Shopping at Your Doorstep!

Sarita Valley is close to all types of shopping, from quaint antique and specialty boutiques to modern malls. For convenient one-stop shopping, 1890 Ranch Shopping Center is less than 10 minutes away and Wolf Ranch Town Center is less than 15 minutes from your home. Lakeline Mall is just 15 minutes from Sarita Valley, while The Arboretum and Round Rock Premium Outlets are less than 20 minutes away. The fabulous Domain is also 25 minutes away with Austin's only Neiman Marcus, in addition to Tiffany & Co., Ralph Lauren, Michael Kors, Louis Vuitton, Apple, Macy's, Dillard's, and other upscale stores. In charming Georgetown and in the historic day-trip destinations of Fredericksburg and Gruene, you will discover unique stores where you can count on receiving personal service from shopkeepers who remember you by name.



A Cultural and Recreational Paradise

Sarita Valley has exceptional opportunities to connect with nature among the acres of dedicated parkland, with over a mile of hike and bike trails and a connection to the 6.75 miles of the Brushy Creek Trail system. Boasting extensive landscaping and scenic views, this regional trail meanders along Brushy Creek from Great Oaks Drive to US 183 in Cedar Park. Residents can also cool off the Texas heat and gather with friends and neighbors in the private community pool.

Several local parks are within 15 minutes, including Brushy Creek Lake Park, Southwest Williamson County Regional Park and Veterans Memorial Park. At these parks you and your family can enjoy multiple types of sport courts, fishing, canoeing, hiking, and picnicking. Several challenging private and semiprivate golf courses and country clubs are nearby, including Twin Creeks Country Club. Crystal Falls Golf Club, one of the most scenic public golf courses in Central Texas, as well as Avery Ranch Golf Club, Teravista Golf Club, and Cimarron Hills Golf & Country Club are within 20 minutes. Boat enthusiasts will find multiple opportunities for water-sport fun at the beautiful Lake Travis, located 20 minutes away via Jonestown, Lake Georgetown, and Lake LBJ.



The Cedar Park–Leander area offers a broad variety of cultural diversions. The City of Leander has annual events such as the Suddenlink Bluegrass Festival and the Devine Lake Kite Festival as well as holiday celebrations such as the Fourth of July Liberty Fest and the Christmas Parade and Tree Lighting. The neighboring City of Cedar Park has many special events including seasonal craft fairs, the annual Heritage Festival, and the Veterans Memorial Parade and Ceremony. Cedar Park Center, 5 minutes away, boasts headlining concerts and performances and serves as the home of the AHL's Texas Stars, an affiliate of the NHL's Dallas Stars, and the Austin Toros, defending NBA D-League affiliate for the San Antonio Spurs.

In the Austin metropolitan area, "The Live Music Capital of the World," you can enjoy a fabulous range of cultural and recreational activities and explore an eclectic array of international dining, world-class entertainment, museums, and art galleries. Austin, one of the trendiest destinations on the culinary map, is the ultimate epicurean paradise and foodie hub. Many popular districts showcase local restaurants and food truck parks offering award-winning cuisine. These districts are also peppered with live music, coffee shops, eccentric stores, and festivals. You can discover history and art at the Texas Memorial Museum, the Blanton Museum of Art, Bullock Texas State History Museum, and The Contemporary Austin or enjoy a theatrical presentation at the Long Center and Bass Concert Hall. Downtown Austin is also the host of the renowned annual Austin City Limits Music Festival at Zilker Park and South by Southwest Music, Film, and Interactive Festival (SXSW). Many Austinites support the Texas Longhorns, the football team of the University of Texas at Austin. These die-hard fans look forward to multiple home games against the best of the best football teams the Big 12 Conference has to offer.

The Best in Community Services

Excellent medical facilities are comfortably close to Sarita Valley. Cedar Park Regional Medical Center is less than 10 minutes away, while Scott & White Memorial Hospital, less than 20 minutes from your new home, offers a complete range of medical services. In addition, the hospitals and medical care facilities of the Austin metropolitan area, acclaimed for research and treatment, are very accessible.

Also serving the community of Sarita Valley are houses of worship representing almost all faiths.



An Area of Unequaled Beauty

In Sarita Valley 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 Sarita Valley.

