

Community FACTS



Location

1960 PLEASANT HILL RD
LEANDER, TX 78641



Leander ISD

- ★ North Elementary School... **ONSITE**
- ★ Danielson Middle School... **3 MILES**
- ★ Tom Glenn High School... **3 MILES**

Community INFORMATION

- ★ 530 acres
- ★ Farmhouse, Craftsman and Traditional Architectural Styles
- ★ 1,700 SF-over 5,000 SF
- ★ HOA Fee \$90/month

TAX RATE

★ City of Leander	0.43731
★ Williamson County	0.39557
★ Austin Community College	0.10333
★ Leander ISD	1.16192
★ MUD	0.35
TOTAL	2.45

Utilities

- ★ Phone | Cable | Internet
AT&T..... 855.562.1208
- ★ Phone | Cable | Internet | Security
SuddenLink..... 877.694.9474

- ★ Phone | Cable | Internet | Security
Spectrum 855.855.4575
- ★ Gas | Atmos 888.286.6700
- ★ Electric | PEC 888.554.4732
- ★ Water/Wastewater/Garbage
City of Leander 512.259.1142



HOMEBUILDERS

- ★ **CHESMAR HOMES**
50', 60' & 70' &
1/2 Acre Homesites
- ★ **PERRY HOMES**
50', 60' & 1/2 Acre Homesites
- ★ **HIGHLAND HOMES**
60' & 70' Homesites
- ★ **TRI POINTE HOMES**
45' Homesites

THE

Backyard AMENITY CENTER

- ★ Family-friendly Resort-Style Pool and Splash Pad, Pavilion and Galley Outdoor Bar, Lawn Games, Fireside Gathering, and Play Area
- ★ Full-time Director of Fun!



Monthly EVENTS

- ★ FLICK & FLOAT MOVIE SERIES
- ★ OUTDOOR FITNESS CLASSES
- ★ HAPPY HOURS ★ COMMUNITY OUTINGS ★ AND MORE!

ADDITIONAL Amenities!

- ★ Tower Park
- ★ Catch and Release Fishing Pond
- ★ The Overlook
- ★ River Splash Pad
- ★ 3.2 mile loop trail with future trails planned
- ★ Leander MetroRail just 2 minutes away
- ★ Dogwood Park



*Taxes for Bryson are per \$100 valuation. Tax rates are set by governing authorities and are subject to change on an annual basis. Figures shown are as of 04/24. Please verify all information before making a purchase.