

Avery Ranch



LONE STAR LUXURY

This beautiful and historic community includes plans for two public elementary schools, a church site, and is adjacent to an 8.5 mile regional trail. A 226 acre 18-hole golf course bordering a 60 acre lake will share natural features that include springs, ponds, creeks and dense vegetation that the entire community can enjoy.

Immediately adjacent to Avery Ranch, the City of Cedar Park is building an expansive 140 acre community park complex providing recreational opportunities for the entire area. Avery Ranch is committed to incorporating the beautiful surrounding hill country environment into each neighborhood allowing nature itself to be a vital part of the community lifestyle.

At the Heart of It All

Avery Ranch is at the heart of Austin's most well sought after growth corridor. Next to major high tech employers and great shopping, it is just a short hop to RR 620, 183 or IH-35. Yet the environment of the Texas Hill Country surrounds you.

Amenities:

With the surrounding environment as the focus of this extraordinary lifestyle, Avery Ranch has been developed as a golf community that allows distinctive niches for every type of family and interest. Neighborhoods are the heart of Avery Ranch. Within them, streets meander, oak trees line the way, and parks, trails and lakes connect the neighborhoods providing an abundance of places for families to walk, swim or play. The community has been planned so that neighbors will have greater opportunity to gather and get to know each other.

Playgrounds for Young and Old

Hiking and biking are two of the most prevalent ways to enjoy Avery Ranch. There is also a community center. In fact, there are five community centers totaling 17 acres of recreational fun, all geared toward the family. The main center hosts countless pick-up basketball games, sand volleyball tournaments, competitive tennis matches, and swimming in the 25 meter pool. Unique to this center is an outdoor amphitheater for that very special holiday play put on by local schools and other civic organizations.

Miles and Miles of Hikes and Bikes

Avery Ranch is literally connected by miles of paths and trails that will take residents anywhere on the Ranch ó up into the wilderness areas and down the Brushy Creek Regional Hike & Bike Trail ó all without having to drive a car. Upon completion the Brushy Creek Trail will link over 180 acres of regional park and six communities.

Golf

Avery Ranch is a 226 acre, 7121 yard, 18-hole championship public course offering 5 tee placements that will challenge the low-handicapper while creating an enjoyable golfing experience for all levels of players. Architect, Andy Raugust, has blended panoramic vistas and gentle rolling hills with oak-lined fairways and a 60-acre lake.

Avery Ranch features the best Tif Eagle greens and 419 bermuda fairways and tees in the Austin area. In fact, Avid Golfer Magazine ranks Avery Ranch #1 for Best Course Conditions, Best Clubhouse, Best Dining Area, and Best Innovative Design. Come experience Austin's premier daily-fee facility today.

Avery Ranch is an 1,800 acre master-planned community with over 4000 homes that have access to 17 hill country acres of amenity centers, tennis courts, pools, and hike & bike trails.

Schools Serving Avery Ranch

Quite naturally, children and their education play a great part in a family's decision in a new home location. Accordingly, Avery Ranch has proposed two new elementary schools in Round Rock and Leander, both of which are highly rated school districts and both will be on-site and easily accessible by children of all age groups.

Avery Ranch is served by the Round Rock and Leander School Districts.

All information obtained from <http://www.averyranch.com>

