

# Steiner Ranch



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Alamo Title

There are many reasons Steiner Ranch boasts some of the most desirable addresses in the Hill Country. Thoughtfully master-planned, this Austin community features stunning homes within intimate neighborhoods, onsite shopping, dining, and entertainment. Steiner Ranch also offers The University of Texas Golf Club, several well-appointed community centers and 20 miles of hike and bike trails.

The commitment to maintaining the natural surroundings helped Steiner Ranch earn recognition from the Austin Business Journal as "Best Master-Planned Community" in the greater Austin area in 2004. With an average of 300 days of sunshine each year, outdoor play is a way of life in Austin and at Steiner Ranch. From boating to biking every day holds a new opportunity for discovery, and splashing at the community pools brings families and neighbors together.

#### Location:

Steiner Ranch is the "land between the lakes"; a master-planned development between Lake Austin and Lake Travis. Situated on 4,600 beautiful acres near Lake Travis, Lake Austin homes, golf course homes and homes alongside the Balcones Canyonland Preserve, Steiner Ranch is a rare find.

#### Amenities:

Make Steiner Ranch your home and enjoy access to the three community centers that offer pools, tennis and basketball courts. You'll have exclusive access to a waterfront area of the Lake Club on Lake Austin. Relax or enjoy extreme water sports on Lake Austin. Take a morning jog or evening stroll on the 20-mile network of hike and bike trails. And University of Texas Golf Club is the perfect spot for refreshment after a round of golf.

#### Community Centers:

##### John Simpson C.C.

- \* Junior Olympic swimming pool
- \* Children's creative play area
- \* Two lighted tennis courts
- \* Basketball court
- \* Large covered patio area
- \* Open space for frisbee, football, baseball and soccer
- \* Changing, shower and restroom facilities

##### Towne Square C.C.

- \* Resort style pool with lush tropical landscaping and beach area
- \* Outside shower
- \* State of the art children's wading pool
- \* Expansive covered pavillion
- \* Large air conditioned club room with kitchen facilities
- \* On-site activities director
- \* Four tennis courts
- \* Multi-purpose ballfield
- \* Playground area
- \* Restroom, shower, and changing facilities

##### Bella Mar C.C.

- \* Jr. Olympic pool
- \* Resort-style pool
- \* Splash pool
- \* Tot pool
- \* Playground
- \* Soccer field
- \* Multipurpose ball field
- \* Basketball / Sport Court
- \* Tennis courts
- \* Community building

Nearby Austin, the state capital and home to seven area universities, is a mecca for brilliant minds, innovative business and exceptional talent. With downtown just 25 minutes away, you'll soon find out why the city is hailed as the Live Music Capital of the World. Choose from hundreds of venues and music of all genres and enjoy some of the nation's best arts and restaurants.

Featuring a breathtaking natural setting, Steiner Ranch homes are designed to provide dramatic use of natural light and to stylishly blend with the surrounding landscape. Whatever the location you decide to make home, you'll enjoy all this Austin community offers!

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

## Schools Serving Steiner Ranch

Steiner Ranch is within the acclaimed Leander Independent School District. Conveniently, this Austin community offers Steiner Ranch Elementary, Laura Welch Bush Elementary and Canyon Ridge Middle School onsite. High school students attend Cedar Park High School and Vandegrift High School, just five minutes from the Steiner Ranch entry. The city of Austin also offers numerous private schools.

There is no shortage of excellent higher education to be had near Steiner Ranch. Besides The University of Texas near the state capital, Austin also offers educational opportunities at Austin Community College, St. Edward's University, Concordia University, Huston-Tillotson College Texas State University at San Marcos and Southwestern University.

#### Steiner Ranch Elementary

4001 Quinlan Park Rd  
Austin, TX 78732  
<http://steiner.leanderisd.org/>  
512-570-5700

#### Laura Welch Bush Elementary

12600 Country Trails  
Austin, TX 78732  
<http://lwb.leanderisd.org/>  
512-570-6100

#### Canyon Ridge Middle School

12601 Country Trails  
Austin, TX 78732  
<http://crms.leanderisd.org/>  
512-570-3500

#### Cedar Park High School

2150 Cypress Creek  
Cedar Park, TX 78613  
<http://cphs.leanderisd.org/>  
512-570-1200

#### River Ridge Elementary

12900 Tierra Grande Trail  
Austin, TX 78732  
<http://riverridge.leanderisd.org/>  
512-570-7300

#### Vandegrift High School

9700 McNeil Drive  
Austin, TX 78750  
<http://vhs.leanderisd.org/>  
512-570-2300



# Steiner Ranch™

A Taylor Woodrow Community



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| 1 Sierra Vista | 2 Savannah Point | 3 Savannah | 4 Las Brisas | 5 Rio Mesa | 6 Towne Hollow | 7 River Heights Grove | 8 River Heights Overlook | 9 Shire Ridge | 10 Parkside | 11 Majestic Oaks | 12 The Estates at Westridge | 13 The Hills at Westridge | 14 The Headlands | 15 Hancock Hill | 16 Chapparral | 17 Rocky Ridge | 18 Plateau | 19 Canyon Glen | 20 Mesa North | 21 Eastridge Valley | 22 Eastridge Summit | 23 Canyon Gate | 24 Woodland Hills / Canyon Villas | 25 The Legends | 26 Hunters Green | 27 Eagles Glen | 28 Cliffside | 29 Granite Bay | 30 The Reserve | 31 Hawk's Canyon | 32 Red Oak Valley | 33 Shadestone Terrace | 34 Shoreview Estates | 35 Lakewood Hills | 36 Summer Vista | 37 The Bluffs | 38 Bellagio Estates | 39 Santaluz | 40 Tierra Grande | 41 Monterey | 42 Belcira | 43 Palisades | 44 Emerald Ridge | 45 Mediterra | 46 Laurel Canyon |
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|----------------------|---------------------------|
| Planned Residential  | Multi-Family              |
| Existing Residential | Schools                   |
| Preserve             | Amenities                 |
| Park                 | Utilities                 |
| Open Space           | Not part of Steiner Ranch |
| Mixed Use            | Office/Retail             |

LAKE AUSTIN SPA & THE STEINER RANCH LAKE CLUB  
Take a left on River Bend

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