DID YOU KNOW?



WHERE THE EXTRAS COME STANDARD

\$219/Month* in HOA and Yacht Club Dues Include... *Standard HOA Fees as of October 2023



Direct Lake Access



Complimentary Membership Kavaks & Paddleboards



to Yacht Club w/ Marina



Fitness Center



Highland Village Water-themed Community Center



Full-Time Activities Director



20+ Miles of Hike & Bike Trails & Pump Track



Sidewalks. Streetlights & Green Spaces



Best Lifestyle for a Master-Planned Community Best Design for a Community

Best Poolscape Community

Tennis. Pickleball, Basketball & Volleyball Courts



Conveniently Located to Lakeway Shops

TAX RATE

COMPETITIVE TAX RATES WITH OTHER LAKEWAY & LTISD COMMUNITIES



\$600s to \$800s Lock & Leave \$850s to \$1.8M+ Single Family Semi-Custom \$3.5+ Custom

Year Over Year Home Value **INCREASE** in Lakeway

LEARN TOGETHER. LEAD TOGETHER



IN COMMUNITY

BUILDING HOMES WITH VALUE



Award-Winning Builders



100% Masonry Stone & Stucco



Propane Gas Averages 10% Below the Max Price Cap*



Wrought Iron Quality Fencing



Standard Full Landscaped Yards



Enhanced Sideway & Sidewalk





CALL 512.261.4600 FOR HOA-RELATED QUESTIONS

Award-Winning Semi-Custom & Custom Builders • From the \$600s to \$3 Million+ RoughHollowLakeway.com • 512.617.1776



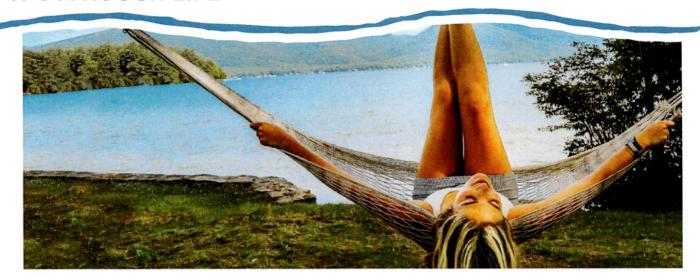








IT'S A ROUGH LIFE



Rough Hollow is the last, lakefront master-planned community in the heart of Lakeway. Known as Where the Extras Come Standard, Rough Hollow offers a LakeStyle Living experience unlike any other community in the Texas Hill Country.

Three Miles of Lake Travis Shoreline

Austin's Most Prestigious Yacht Club & Marina

Water-Themed Community Center - Highland Village

20+ Miles of Hike & Bike Trails

Canyon Grille, a Chef-Driven Casual Dining Experience

Full-Time, Year-Round Rough Life Director

Exemplary Lake Travis ISD Schools

Ö Award-Winning Builder Partners & Expert Craftsmanship

Diverse & Unique Neighborhoods with Architectural Integrity

Just 30 Minutes from Downtown Austin

Award-Winning Semi-Custom & Custom Builders • From the \$600s to \$3 Million+

U Convenient Access to Exceptional Dining & Shopping

CALL 512.261.4600 FOR HOA-RELATED QUESTIONS

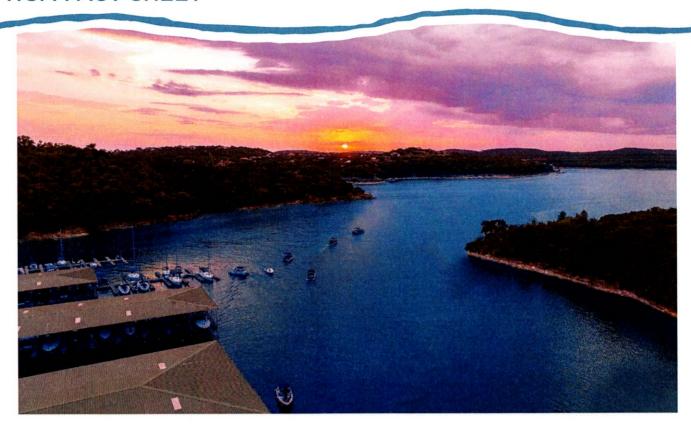








HOA FACT SHEET



HOA MANAGEMENT COMPANY

FirstService Residential

Sharon Adams • 512.261.4600 • sharon.adams@fsresidential.com 903 Highlands Blvd., Lakeway, TX 78738

Moving to a new community is both exciting and stressful. As your professional community association management firm, we're here to help!

PROPANE	Direct Propane	512.276.7800
WATER	Crossroads MUD #11, 12, 13	512.246.1400
TRASH	City of Lakeway	512.314.7514
ELECTRICITY	Pedernales Electric	888.554.4732
POST OFFICE	Lakeway	512.263.2458









HIGHLAND VILLAGE





Featuring an incredible array of water-themed amenities and vear-round events & activities from our full-time Activities Director, **Highland Village offers countless** ways to make a splash.

- Children's Zero Depth Entry Pool
- Splash Pad
- · Adult Pool with Swim-Up Bar
- The Laziest River
- Open-Air Market Place
- · All-Season Event Pavilion with Demonstration Kitchen

- Playscape
- Village Center Green
- Amphitheater
- Tennis, Pickleball & Basketball Courts
- Sand Volleyball
- Soccer Field
- · Dog Park

CALL 512.261.4600 FOR HOA-RELATED QUESTIONS

Award-Winning Semi-Custom & Custom Builders • From the \$600s to \$3 Million+ RoughHollowLakeway.com • 512.617.1776

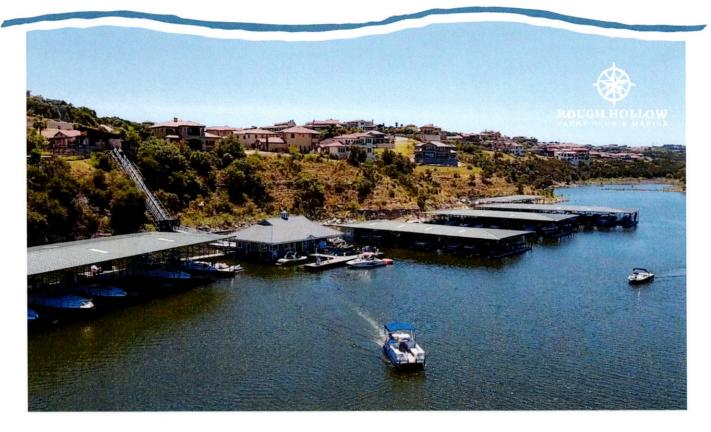








YACHT CLUB & MARINA





Rough Hollow residents can enjoy Austin's most prestigious Yacht Club & Marina with an array of amenities including seasonal valet services, a fully stocked ship store, fuel pumps and an open-air pavilion overlooking the lake.

Other benefits include:

- Ship Store with Resident Discount
- · Freedom Boat Club
- Priority Slip Access
- Full Fueling Capabilities
- Canyon Grille with Resident Discount

- Resort-Style Negative Edge Pool
- Fitness Center
- Complimentary Paddleboards and Kayaks

CALL 512.261.2288 FOR YACHT CLUB & MARINA-RELATED QUESTIONS

Award-Winning Semi-Custom & Custom Builders • From the \$600s to \$3 Million+ RoughHollowLakeway.com • 512.617.1776







