

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 Kayaks & Paddleboards



Membership 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



Tennis, Pickleball, Basketball & Volleyball Courts



Conveniently Located to Lakeway Shops

%
TAX RATE

COMPETITIVE TAX RATES WITH OTHER LAKEWAY & LTISD COMMUNITIES

\$ PRICE RANGE

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

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

LAKE TRAVIS ISD
LEARN TOGETHER. LEAD TOGETHER



IN COMMUNITY SCHOOL

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

A DARK SKY COMMUNITY

=
LESS Light Pollution

*Regulated by the Texas RR Commission



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














Development managed by Legend Communities. Exclusive sales and marketing by Rough Hollow Realty. Obtain the Property Report required by federal law and read it before signing anything. No federal agency has judged the merits of value, if any, of this property.



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
-  Award-Winning Builder Partners & Expert Craftsmanship
-  Diverse & Unique Neighborhoods with Architectural Integrity
-  Just 30 Minutes from Downtown Austin
-  Convenient Access to Exceptional Dining & Shopping

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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

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HIGHLAND VILLAGE



Featuring an incredible array of water-themed amenities and year-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

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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

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