



**S**ituated in the middle of it all, nestled on the shores of Lake Travis in the city of Lakeway, sits Rough Hollow – a master planned community of stunning vistas, exquisite shorelines and classically-constructed homes. With waterfront amenities, award-winning golf courses, and hundreds of shops, restaurants and events within minutes, it's easy to see how roughing it here means having it all!

Rough Hollow's new water-themed amenity, Highland Village, raised the neighborhood's amenity offerings to soaring new heights. With the Laziest River, splash pads, a children's pool, adult pool with swim-up bar, all-season pavilion with a demonstration kitchen, a village green and an open-air marketplace, Highland Village gives residents a place to socialize, dine, play and relax.

### Schools

|   |              |
|---|--------------|
| Lake Travis Independent School District<br><a href="http://www.ltisdschools.org">www.ltisdschools.org</a> |              |
| Serene Hills Elementary School<br>3301 Serene Hills Drive, Austin TX 78738                                | 512-533-7400 |
| Rough Hollow Elementary School<br>4219 Bee Creek Road, Spicewood TX 78669                                 | 737-931-3000 |
| Lake Travis Middle School<br>4932 Highlands Blvd., Spicewood TX 78669                                     | 512-533-6200 |
| Lake Travis High School<br>3322 Ranch Road 620 S, Austin TX 78738   | 512-533-6100 |

### Utilities and Services

|   |                     |
|---|---------------------|
| Pedernales Electric<br><a href="http://www.pec.coop">www.pec.coop</a>   | 888-554-4732        |
| Propane: Direct Propane   | 512-276-7800        |
| Water/Sewer: Crossroads MUD #12   | 512-246-1400        |
| Trash Pick-up: City of Lakeway  | 512-314-7514        |
| Phone, Internet and TV: AT&T  | 877-910-0501        |
| Post Office: 2110 RR 620 S.   | 512-263-2458        |
| Lakeway Regional Hospital: 3100 RR 620 S.<br><a href="http://www.lakewayregional.com">www.lakewayregional.com</a>           | 512-206-8100        |
| St. David's Emergency Center: Hill Country Galleria<br><a href="http://www.stdavids.com">www.stdavids.com</a>               | 512-816-2100        |
| Rough Hollow Yacht Club<br><a href="http://www.roughhollowyachtclubandmarina.com">www.roughhollowyachtclubandmarina.com</a> | 512-261-2288        |
| Lakeway Police Department<br>Non-Emergency  | 911<br>512-314-7590 |
| Travis County Sheriff Department<br>Non-Emergency   | 911<br>512-974-0845 |
| Travis County Animal Control  | 512-972-6060        |
| Fire: Travis County ESD #6  | 911                 |

### Taxes

|                          |       |
|--------------------------|-------|
| Total Estimated Tax Rate | 2.06% |
|--------------------------|-------|

### Resident Member Advantages

- Private Yacht Club and a 290 wet-slip full service marina
- Patio sun deck with lounge
- Water theme community center with lazy river, splash pads
- All season event pavilion
- Planned year round activities for both adults and little ones
- Fitness center/cardio studio
- Resort-style, infinity edge swimming pool
- Canyon Grille at Rough Hollow Yacht Club
- Miles of hike and bike trails
- Texas Hill Country Views
- Fully stocked ship store
- Amphitheatre
- Tram System to Marina

### Nearby Attractions

- The World of Tennis Sports Complex
- The Hills Country Golf Club
- Lakeway Country Club
- The Lakeway Resort and Spa
- Hamilton Pool
- Hill Country Galleria
- Whole Foods Market
- Cinemark Movie

### Homeowners Association

FirstService Residential / [www.fsresidential.com](http://www.fsresidential.com)  
 901 Highland Blvd., Lakeway, TX 78738  
 512-261-4600 / [sharon.adams@fsresidential.com](mailto:sharon.adams@fsresidential.com)  
 Estimated Dues: \$790 Semiannually  
 Yacht Club Dues: \$89.95 Monthly / Transfer Fee: \$1,250

### Directions

Take Hwy 71 West 4 miles past Highway 620 to Bee Creek road. Turn right at Bee Creek Road and Continue approx. 1.5 to An ield Circle. Turn right at An ield Circle (Madrones Section). Take the first right onto San Donato. The model is on the left corner.



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