UNIVERSITY HEIGHTS

COMMUNITY INFORMATION

TAXES

Total Estimated Tax Rate: 1.86

UTILITIES

Electricity

www.powertochoose.org

choosetexaspower.org

Internet/Phone with Fiber to Homes

Spectrum | 1.833.586.0096

Optimum | 737.240.0191

Water/Trash Collection

Jonah Water | 512.759.1286

Atmos Energy

888.286.6700

US Post Office

2250 Double Creek Dr., Round Rock, 78664

512.244.0065

HOMEOWNERS ASSOCIATION

Goodwin Management Company

Tandem Ditzel | 737.292.8382

tandem.ditzel@goodwintx.com

HOA Dues: $50 monthly

Working Capital Fee: $350, paid at home closing (new and resale)

NEIGHBORHOOD FEATURES

University Heights features outstanding amenities including:

- **Swimming pool with spray pad area**
- **Covered pavilion**
- **Kids playground**
- **Walking trails**

SCHOOLS

Georgetown ISD | 512.943.5000

Williams Elementary | 512.943.5160

4101 Southwestern Blvd.
Georgetown, TX 78626

Wagner Middle School | 512.943.1830

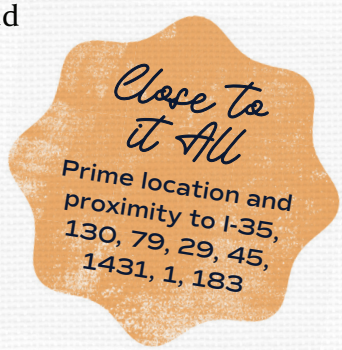
1621 Rockride Ln.
Georgetown, TX 78626

East View High School | 512.943.1800

4490 E University Ave.
Georgetown, TX 78626

Gateway College Preparatory School | 512.868.4947
Charter School | K-12

3360 Westinghouse Road
Georgetown, TX 78626



SALES ASSOCIATES

Rhonda Hogue
512.745.0007 | rhogue@sfhtx.com

Liz Northcutt
512.497.9567 | lnorthcutt@sfhtx.com

SALES OFFICE

University Heights
4637 College Square Drive
Round Rock, TX 78665

Directions to University Heights
From TX-130 exit University Blvd. and travel West. University Heights will be on your right.

PREFERRED LENDER

Southern Lending Services, LTD
William Dorgan, NMLS# 507328
NMLS# 342900, C: 210-686-9298, O: 210-387-0667
wdorgan@southernlendingservices.com

SHOPPING, RECREATION & FUN

Residents will also be able to experience nearby activities:

Just minutes from the Round Rock Premium Outlets, featuring 125 stores including Coach, Polo Ralph Lauren, Kate Spade, Michael Kors, Carters, Gap and much more with additional shopping at IKEA and Bass Pro Shops.

Old Settlers Park is a 645-acre park offering baseball fields, softball fields, soccer fields, tennis courts, and annual events and festivities such as the Christmas Towne lights display and carnival rides.

Inside Old Settlers Park you will also enjoy the Rock'N River outdoor water park offering fun for the whole family.

University Heights is also located just minutes from Kalahari, America's Largest Indoor Waterpark, offering rides and slides, arcade, escape rooms, fine dining, shopping, and the Kalahari spa and salon.

Residents can take their family to see a baseball game at nearby Dell Diamond, home of the Round Rock Express team. Experience a race or concert at the Circuit of Americas and enjoy live music at the Round Rock Amp.



Disclaimer: All information provided here is from sources deemed reliable. However, the builder assumes no responsibility or warranty for the presented information including any errors, changes, omissions, or other conditions due to unforeseen or changing circumstances.