

WILLOWBROOK



Willowbrook is the newest and highly anticipated neighborhood in New Braunfels offering 45' and 50' homesites. Conveniently located near Highway 46 and IH-35, homeowners have access to the Hill Country's best amenities while living just minutes from the heart of New Braunfels. Enjoy strolls through the historic downtown, shopping at local antique boutiques, restaurants, and family-owned bakeries. New Braunfels is overflowing with old world heritage and small-town Texas charm. Make it your home today!

Schools

Comal Independent School District https://www.comalisd.org/	830-221-2000
Farias-Spitzer Elementary 1475 TX-46, New Braunfels, TX 78130	830-837-7600
Canyon Middle School 2014 FM1101, New Braunfels, TX 78130	830-221-2300
Canyon High School 1510 I-35, New Braunfels, TX 78130	830-221-2400

Utilities

Electric and Water: New Braunfels Utilities	830-629-8400
Fiber/Phone: AT&T	800-288-2020
Fiber/Phone: Spectrum	877-906-9121
Gas: Centerpoint Energy	800-427-7142
Waste: Waste Connections	855-809-2783
Post Office - 686 S. Seguin Ave.	830-625-7736

Taxes

Total Estimated Tax Rate	1.41
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Homeowners Association

Estimated Dues: \$550.00/Annual Assessment
\$350.00 Working Capital Fee at Closing
\$250.00 Street Reserve Contribution at Closing
Goodwin Management
11950 Jollyville Road, Austin, TX 78759
Phone: 512-502-7540
www.goodwintx.com

Preferred Lender – Southern Lending Services, LTD

NMLS#342900 O: 210-686-9298 / C: 210-387-0667
William Dorgan, NMLS #507328
WDorgan@southernlendingservices.com

Shopping/Dining/Attractions

- Natural Bridge Caverns
- Schlitterbahn Water Park
- Gristmill River Restaurant & Bar
- Dry Comal Creek Winery
- Guadalupe River
- Texas State University
- Tanger Outlets San Marcos
- HEB & HEB Plus
- Natural Bridge Wildlife Ranch
- Landa Park
- Gruene Historical District
- Canyon Lake
- Lake Dunlap
- Lake McQueeney
- San Marcos Premium Outlets
- Buc-ee's

Sales Associate

Neil Klindworth
503-260-1872 Cell
210-248-9918 Office
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Model Homes

1519 and 1523 Estelea Grove, New Braunfels TX 78130

Directions

From New Braunfels, travel south on Hwy 46. Turn left on Weltner Rd. then left on Estelea Grove. The model homes are on your left. From Austin, travel south on I-35 and exit FM 306/Creekside Crossing (Exit 191). Turn left and proceed around the airport until the road dead ends. Turn left on 758 and right on Dauer Ranch Rd. Turn right on Weltner Rd. then right on Estelea Grove. The model homes are on your left.



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