



Riverstone offers beautiful home sites tucked away on the hills north of the South Fork San Gabriel River. This community has the conveniences you need near the area's top employers, schools, and recreation. Riverstone is a short trip from Austin and an array of unique activities and outdoor opportunities, including Historic Downtown Georgetown, Wolf Ranch Town Center, Round Rock Outlet Mall, and Lake Georgetown.

Schools

Georgetown Independent School District www.georgetownisd.org	512-943-5000
Wolf Ranch Elementary School 1201 Jay Wolf Dr., Georgetown, TX 78628	512-943-5050
Tippett Middle School 1601 Leander Rd, Georgetown, TX 78628	512-943-5040
East View High School 4490 E University Ave, Georgetown, TX 78626	512-943-1800

Riverstone Features Include

- Oversized homesites available
- Dedicated green space
- Hill country views
- Neighborhood greenbelt on the river
- LOW TAX RATE!

Taxes

Total Estimated Tax Rate	1.82%
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Utilities

Georgetown Water/Wastewater https://gus.georgetown.org/water/	512-930-3640
Pedernales Electrical Co-op (PEC) https://www.pec.coop/	888-554-4732
Direct Propane Services https://directpropaneservices.com/	800-696-3493
Optimum https://www.optimum.net/	877-694-9474
Spectrum https://www.spectrum.com/	877-733-5940

Homeowners Association

Estimated Dues: \$50/month
Goodwin Management Company
Tandem Ditzel | 737.292.8382 | tandem.ditzel@goodwintx.com

Preferred Lender – Southern Lending Services, LTD

Amy Jacobs, NMLS #339825
Residential Mortgage Loan Originator
737-406-8804 | NMLS #342900
ajacobs@southernlendingservices.com

Shopping

- HEB, 1010 University Ave | 3.6 Miles
- Natural Grocers, 1301 University Ave | 3.3 Miles
- Target, 1021 University Ave | 3.5 Miles
- Wolf Ranch Town Center, 1015 University Ave | 3 Miles
- PetSmart, 1013 University Ave | 3 Miles

Dining

- Starbucks, 1003 University Ave #105 | 3.5 Miles
- Monument Cafe, 500 S. Austin Ave | 4.6 Miles
- Blue Corn Harvest, 212 W. 7th Street | 4.5 Miles
- Grape Creek on the Square, 101 W. 7th Street | 4.6 Miles

Parks and Recreation

- Williamson County Courthouse and Square,
706 S Main Street | 4.5 Miles
- Blue Hole Park, 205 W 2nd Street | 4.8 Miles
- Georgetown Trail on The San Gabriel
106 Spring Valley Rd. | 5 Miles
- Booty's Road Park 1631 Bootys Crossing Rd. | 7.6 Miles

Healthcare

- St. David's Georgetown Hospital, 2000 Scenic Drive | 4 Miles
- Family Emergency Room, 1210 University Ave | 3.2 Miles

Sales Associate

Loyal Helmuth
512-663-1464 cell
lhelmuth@sftx.com

Model Home

3305 Emerald Lake Path
Georgetown, Texas 78628
512-580-5688 Office

Directions

From Georgetown, head West on TX-29W/West University Avenue for approximately 2.5 miles. Turn Left on Riverstone Drive. Take a Right on Emerald Lake Path. From Ronald Reagan, travel East for approximately 5 miles.



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HOMES**

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