

Steiner Ranch

TEXAS

Information gathered from <http://www.steinerranch.com>



Steiner Ranch is the "land between the lakes"; a master-planned development between Lake Austin and Lake Travis. Situated on 4,600 beautiful acres near Lake Travis, Lake Austin homes, golf course homes and homes alongside the Balcones Canyonland Preserve, Steiner Ranch is a rare find. New homes by Austin's finest builders present choices for any lifestyle and prices from the \$250s to over \$3 million.

Live at Steiner Ranch and enjoy three community centers with pools, a lake club with access to Lake Austin and 20 miles of hiking and biking trails. Join friends and neighbors at the University of Texas Golf Club for a round of golf on the 7,225-yard championship golf course. And you don't have to leave the community for highly-rated schools, restaurants and shopping.

Nearby Austin, the state capital and home to seven area universities, is a mecca for brilliant minds, innovative business and exceptional talent. With downtown just 25 minutes away, you'll soon find out why the city is hailed as the Live Music Capital of the World. Choose from hundreds of venues and music of all genres and enjoy some of the nation's best arts and restaurants.

Featuring a breathtaking natural setting, the homes are designed to provide dramatic use of natural light and to stylishly blend with the surrounding landscape. Whatever the location you decide to make home, you'll enjoy all this Austin community offers!

The commitment to maintaining the natural surroundings helped Steiner Ranch earn recognition from the Austin Business Journal as "Best Master-Planned Community" in the greater Austin area in 2004. The city remains vibrant and the economic outlook is strong with such high tech companies as Dell and Freescale on the cutting edge. With an average of 300 days of sunshine each year, outdoor play is a way of life in Austin and at Steiner Ranch. From boating to biking every day holds a new opportunity for discovery, and splashing at the community pools brings families and neighbors together.

Wikipedia: Lake Austin

Lake Austin is a reservoir on the Colorado River in Austin, Texas in the United States. The reservoir was formed in 1939 by the construction of Tom Miller Dam by the Lower Colorado River Authority. Lake Austin is one of the seven Highland Lakes created by the Lower Colorado River Authority, and is used for flood control, electrical power generation, and recreation. Loop 360 spans the lake at the Pennybacker Bridge.

Wikipedia: Lake Travis

Lake Travis is a reservoir on the Colorado River in central Texas in the United States. The reservoir was formed in 1942 by the construction of Mansfield Dam on the western edge of Austin, Texas by the Lower Colorado River Authority. Lake Travis has the largest storage capacity of the seven reservoirs known as the Highland Lakes, and stretches 65 miles (105 km) upriver from western Travis County in a highly serpentine course into southern Burnet County to Max Starcke Dam, southwest of the town of Marble Falls. The Pedernales River, a major tributary of the Colorado River, flows into the lake from the southwest in western Travis County. The lake is used for flood control, water supply, electrical power generation and recreation.

AMENITIES | Make everyday life a family vacation at Steiner Ranch. Gorgeous new golf course homes, Lake Travis homes, Lake Austin homes and homes with spectacular Hill Country views are all part of this resort-like community. A full-time activities coordinator plans events throughout the year so there's plenty of recreation and fun for everyone. Every week, over 150 teams practice on three multi-purpose ball fields located right in the Austin community. Make Steiner Ranch your home and enjoy access to the three community centers that offer pools, tennis and basketball courts. You'll have exclusive access to a waterfront area of the Lake Club on Lake Austin. Relax or enjoy extreme water sports on Lake Austin. Take a morning jog or evening stroll on the 20-mile network of hike and bike trails. And University of Texas Golf Club is the perfect spot for refreshment after a round of golf.

Photo Gallery: <http://www.steinerranch.com/photo-gallery>

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First American Title™

SCHOOLS | Steiner Ranch is within the acclaimed Leander Independent School District. Conveniently, this Austin community offers Steiner Ranch Elementary, Laura Welch Bush Elementary and Canyon Ridge Middle School onsite. High school students attend Cedar Park High School and Vandegrift High School, just five minutes from the Steiner Ranch entry. The city of Austin also offers numerous private schools.

There is no shortage of excellent higher education to be had near Steiner Ranch. Besides The University of Texas near the state capital, Austin also offers educational opportunities at Austin Community College, St. Edward's University, Concordia University, Huston-Tillotson College, Texas State University at San Marcos and Southwestern University.

Steiner Ranch Elementary
4001 Quinlan Park Rd
Austin, TX 78732
<http://steiner.leanderisd.org/>
512-570-5700

Cedar Park High School
2150 Cypress Creek
Cedar Park, TX 78613
<http://cphs.leanderisd.org/>
512-570-1200

Laura Welch Bush Elementary
12600 Country Trails
Austin, TX 78732
<http://lwb.leanderisd.org/>
512-570-6100

River Ridge Elementary
12900 Tierra Grande Trail
Austin, TX 78732
<http://riverridge.leanderisd.org/>
512-570-7300

Canyon Ridge Middle School
12601 Country Trails
Austin, TX 78732
<http://crms.leanderisd.org/>
512-570-3500

Vandegrift High School
9700 McNeil Drive
Austin, TX 78750
<http://vhs.leanderisd.org/>
512-570-2300

COMMUNITY MAP | There are many reasons Steiner Ranch boasts some of the most desirable addresses in the Hill Country. Thoughtfully master-planned, this Austin community features stunning homes within intimate neighborhoods, onsite shopping, dining, entertainment and schools in the acclaimed Leander school district. Steiner Ranch also offers The University of Texas Golf Club, several well-appointed community centers and 20 miles of hike and bike trails.

Welcome Center:
4304 Quinlan Park Rd. North, Austin, TX 78732
Phone: 512-266-5833 or 1-800-783-4640
Fax: 512-266-5835

SHOPPING & MORE | Claim your own piece of paradise in this spectacular Austin community and live surrounded by nature as well as convenience. Master-planned to feature schools, shopping, dining and entertainment venues, your community will afford you everything you need close to home. Just down the road from Steiner Ranch is award-winning Lake Austin Spa, one of the finest destination wellness spas in the country. And a short drive brings you to even more conveniences, including the new Hill Country Galleria, The Oasis on Lake Travis and multiple retail centers.

JUST MINUTES AWAY...

Four Points Shopping Center	5 minutes
Mansfield Dam Park/Public Boat Launch	5 minutes
Mary Quinlan Park	5 minutes
UT Golf Club	5 minutes
Home Depot/Eateries	5 minutes
Target & HEB	5 minutes
Hurst Harbor	8 minutes
Randall's Grocery Store/Eateries	10 minutes
Emerald Point Marina	10 minutes
City Park	10 minutes
Lakeway Marina	10 minutes
Arboretum and Domain Shopping	15 minutes
MoPac & RM 2222	15 minutes
West Lake Beach Marina	15 minutes
The Hill Country Galleria Mall	15 minutes
Seton NW	25 minutes
St David Hospital Round Rock	30 minutes
Brackenridge/Seton Hospital	30 minutes
Downtown Austin	25-40 minutes
Bergstrom International Airport	40 minutes

Times are approximate and represent drive from Steiner Ranch entrance on Hwy. 620.



A Master-Planned Austin Community with room to breathe and homes for every lifestyle