

## Fact Sheet

### Bluffview

1744 Donetto Drive, Leander, TX 78641  
512.851.1867

The search for Hill Country living with city convenience stops here at Bluffview. Nestled in the wooded, rolling hills of Leander, and bordering the San Gabriel River, Bluffview provides easy access to Austin, employment centers, shopping and year-round recreation, you'll soon realize that our new homes come with a rich, rewarding life that starts right outside your front door.

#### LOCATION

Bluffview entrance is located at Ronald Reagan Blvd and Gabriels Horn Rd.

#### SCHOOL DISTRICT

Leander ISD	leanderisd.org
Tarvin Elementary School	1280 Logan Del Way
Stiles Middle School	3250 Barley Road
Rouse High School	1222 Raider Way

#### TAX RATES

<b>LISD Combined Tax Rate:</b>	<b>\$2.362345 per \$100</b>
City of Leander	0.479699%
Williamson County	0.400846%
Austin Community College	0.104800%
Williamson County FM/RD	0.040000%
Leander ISD	1.337000%

#### HOMEOWNERS ASSOCIATION

Homeowners Association Fee: \$60/Monthly

Certified Management of Austin, LLC (CMA) 512.339.6962  
[www.cmaaustin.com](http://www.cmaaustin.com)

#### UTILITIES/SERVICE

Electric	PEC Electric 512.331.8883
Gas	ATMOS Energy 888.286.6700
Water & Sewer	City of Leander 512.259.1142
Trash	Clawson Disposal 512.259.1709
Cable, Internet, Phone	ATT 877.910.0501
Post Office	USPS 801 So. Hwy 183, Leander, TX 78641 800.275.8777

#### HEALTHCARE & EMERGENCY SERVICES

St. David's North Austin Medical Center	512.901.1000
Cedar Park Regional Medical Center	512.324.4112
St. David's Children's Hospital	512.901.5437
Leander Police Department	512.528.2800
Leander Fire Department	512.528.2856

#### SHOPPING & ENTERTAINMENT

1890 Ranch	Hwy 183A / FM 1431
The Parke	Hwy 183A / FM 1431
Costco	Hwy 183A / FM 1431
H-E-B	19348 Ronald Reagan Blvd.
Walmart	2801 E Whitestone
H-E-B Center Cedar Park	New Hope / Hwy 183A
Garey Park	FM 2243 (Leander Rd)
Metro Rail	Highway 183 just north of FM 2243 <a href="http://www.capmetro.org">www.capmetro.org</a>

Revised 12/16/21



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