

# HIGHLANDS AT MAYFIELD RANCH



**AW**  
ASHTON WOODS.  
HOME TO INSPIRATION.

# WELCOME TO HIGHLANDS AT MAYFIELD RANCH

Just a few miles east of where the Colorado River spills into Lake Travis, between Round Rock and Georgetown, you'll find Highlands at Mayfield Ranch. This incredible master-planned community is brimming with beauty and exceptional home design. Here, surrounded by rolling Texas landscapes, you're never far from sporting events at Dell Diamond, wonderful restaurants, shopping and the arts. But there are also plenty of reasons to stay home and explore your community. Enjoy your summers by the pool and bring the family to the splashpad, the park and community center. And, enjoy the close proximity to Williamson County Regional Park.

At Highlands at Mayfield Ranch, you can choose from a variety of spacious floorplans that you can personalize to match your style and passions. Make your open living space into a true centerpiece with a distinctive stone fireplace with floating shelves. Turn your owner's suite into the ideal getaway with a spa-like bath with brushed fixtures and sleek marble countertops. The options for design are only limited by your imagination. Whether inspired by the incomparable natural beauty of the Texas Hill Country or by the nearby nightlife of Austin, at Highlands at Mayfield Ranch, you'll love the possibilities.

## LOCATION

Round Rock

## HOMESITES

Single-family homes

## PRICE

From the low \$300s

## DESIGN

Ranging in size from 1754-2667+ sq. ft.

## AMENITIES

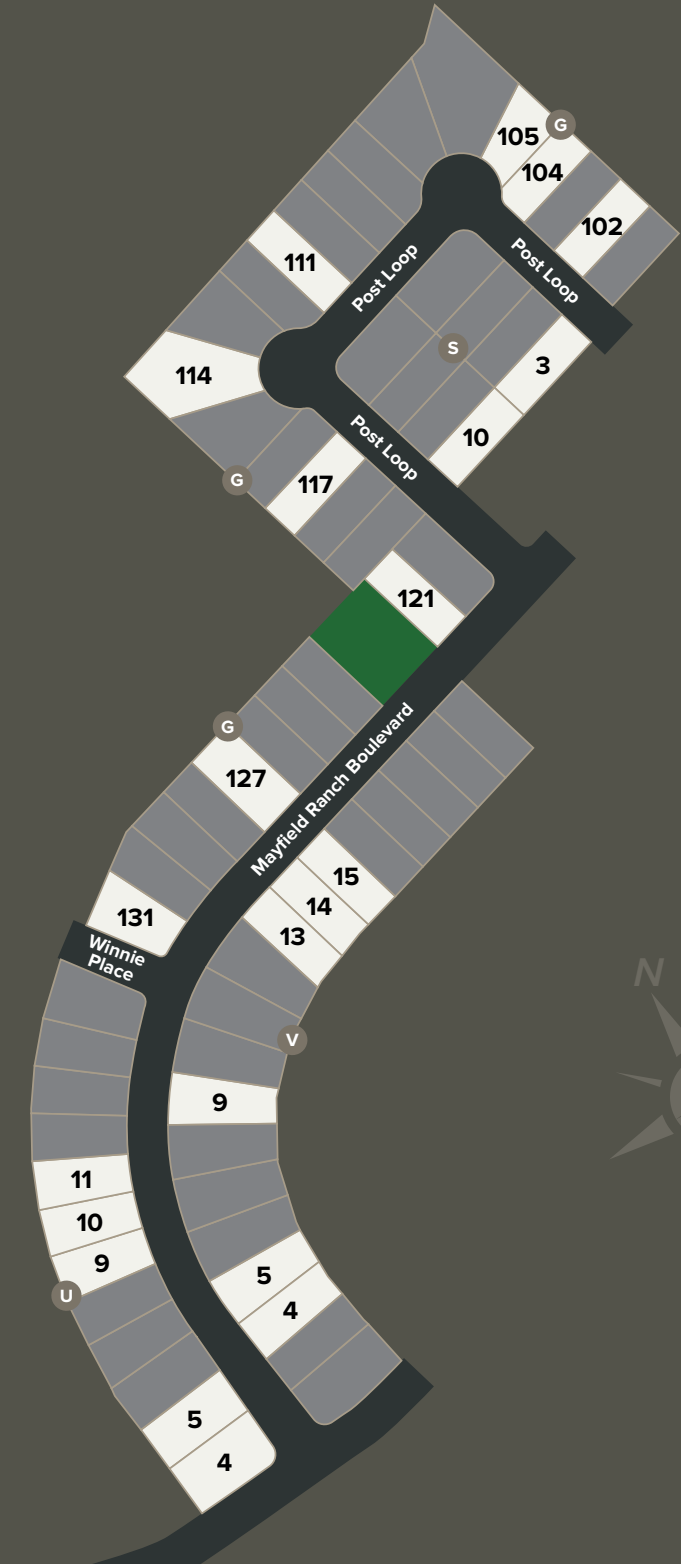
Park, playground, swimming pools, splashpad, community center

## SCHOOLS

Wolf Ranch Elementary School (K-5)  
Tippit Middle School (6-8)  
Eastview High School (9-12)



Ashton Woods is a green company! We're no longer printing our floorplan sheets, but you can find the same information, PLUS interactive floorplans, furniture placement tools, 360° home tours and more at [ashtonwoods.com/austin/highlands-mayfield-ranch](http://ashtonwoods.com/austin/highlands-mayfield-ranch). Visit today, you'll love the possibilities.



### CULTURAL ATTRACTIONS

Live Music Capital of the World  
Dell Diamond

### MEDICAL FACILITIES

Baylor, Scott & White Medical Center  
Cedar Park Regional Medical Center

### PARKS AND RECREATION

Williamson County Regional Park

### RETAIL SERVICES

La Frontera Shopping Center  
1890 Ranch  
Round Rock Premium Outlets

### WORK CENTERS

Baylor, Scott & White Medical Center  
Dell  
Seton

## Model Home

3830 Bainbridge Cove  
Round Rock, TX 78681

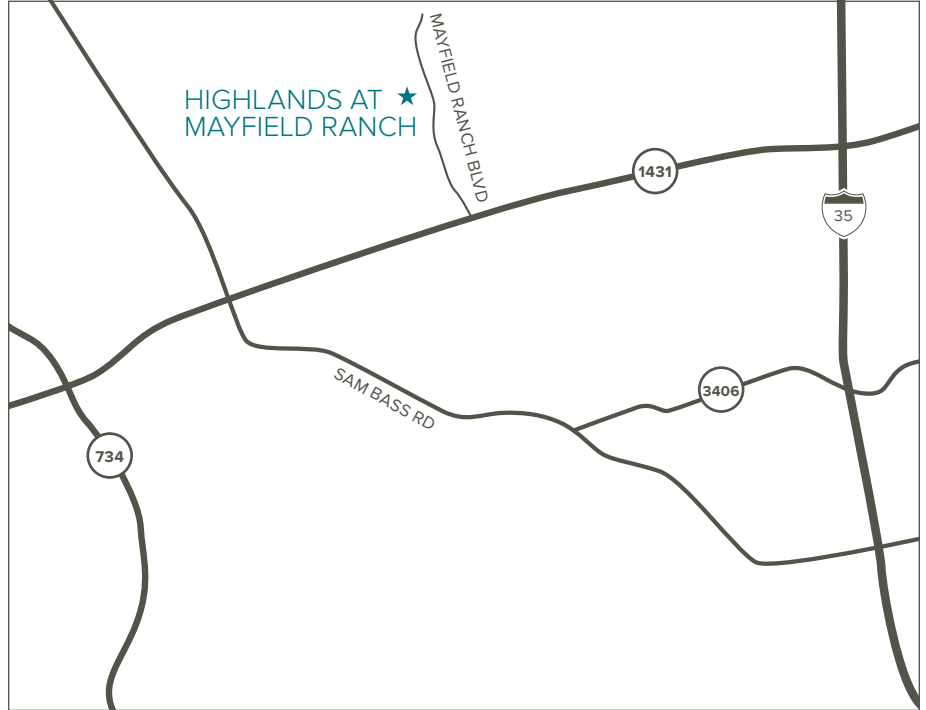
### DIRECTIONS TO HIGHLANDS AT MAYFIELD RANCH

From Downtown Austin take I-35 North. Head west on FM 1431 (University Blvd) for 4 miles. Turn right on Mayfield Ranch Blvd. Turn left on Bainbridge Cv. Model home is located on your right.

### HOURS OF OPERATION

Tuesday-Saturday  
10:00 AM to 6:00 PM

Sunday and Monday  
Noon to 6:00 PM



512.648.4616  
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