

MOCKINGBIRD PARK



WELCOME TO MOCKINGBIRD PARK

In the shade of the cedar elms, under a big Texas sky is the exciting new community of Mockingbird Park. Here, you'll find a neighborhood of welcoming farmhouse-style homes, perfectly situated for a laid-back lifestyle. Choose from a variety of homesites, including the charming Cottages at Mockingbird Park. Students can walk to the nearby Leander school district, and kids can kick a ball around in one of the many greenspaces. Families can stroll through the hiking trails, or gather the ingredients at Whole Foods for an intimate dinner party. With quick access to Austin's best activities, you can spend your days experiencing all the city has to offer. Catch a fly ball at Dell Diamond Stadium, or savor a seasonal cocktail at Chez Nous.

And when you arrive at your new home in Mockingbird Park, know that you're coming home to a space that's a reflection of you. Enjoy a large kitchen featuring granite countertops and modern appliances. Relax in your elegant owner's suite bath with stunning vanities and a frameless glass shower. Whether inspired by the idyllic feel of the neighborhood itself or the culture of Austin, at Mockingbird Park, you'll love the possibilities.

LOCATION

Leander

HOMESITES

Single-family homes

PRICE

From the \$300s

DESIGN

Ranging in size from 1409-2988+ sq. ft.

AMENITIES

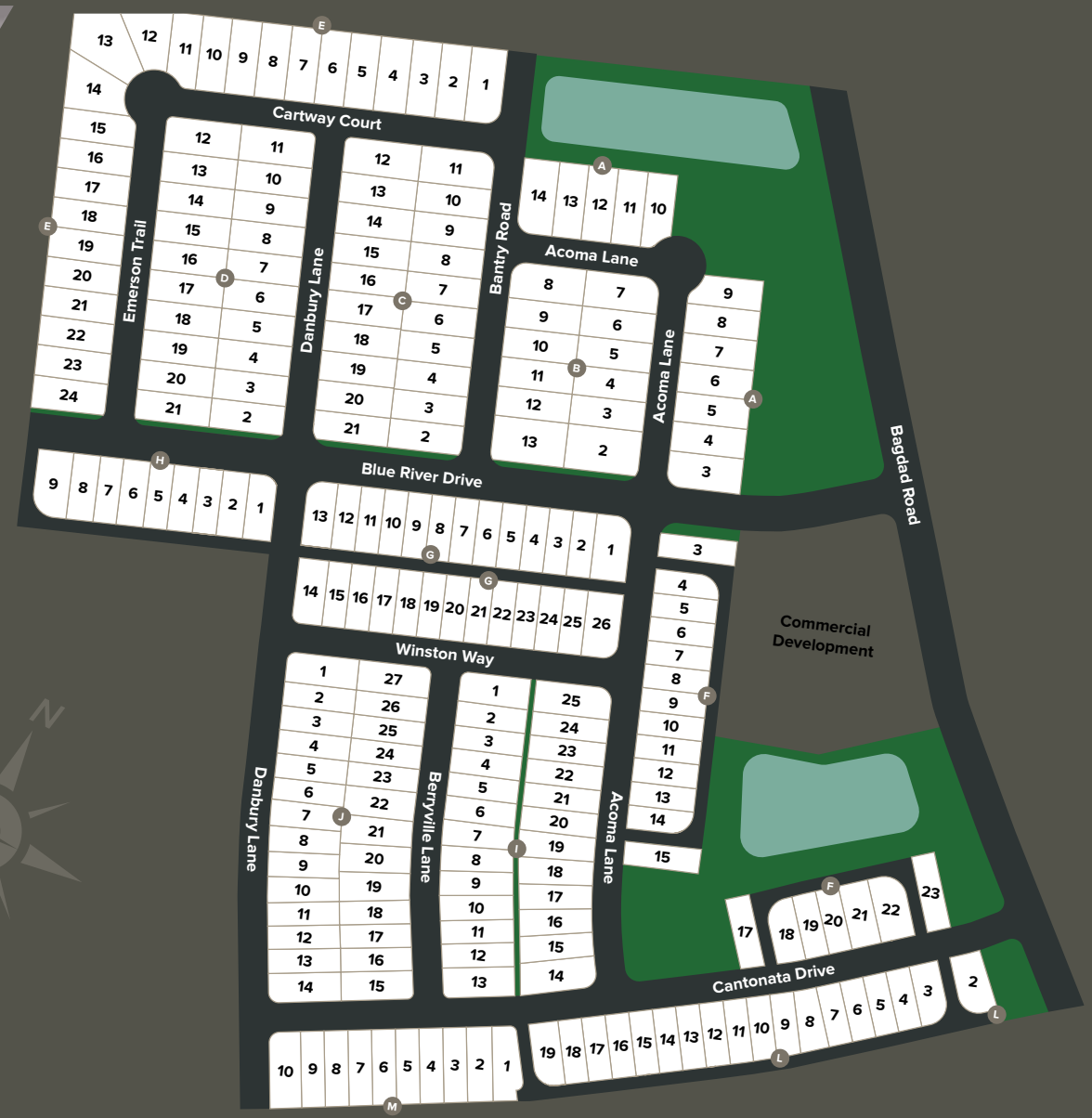
Hiking trails with trees and nature spaces

SCHOOLS

Bagdad Elementary School (K-5)
 Stacy Danielson Middle School (6-8)
 Glenn 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/mockingbird-park. Visit today, you'll love the possibilities.



CULTURAL ATTRACTIONS

Bullock Texas State History Museum
Paramount Theatre
Texas Memorial Museum
Thinkery
Zach Theatre

GYMS & FITNESS

Grand Mesa CrossFit
Planet Fitness
Hero Way Strength 24-Hr Gym

MEDICAL FACILITIES

Baylor Scott & White Cedar Park Clinic
Cedar Park Regional Medical Center
Pediatric Specialty Center

PARKS AND RECREATION

Bagdad Heritage Trailhead Park
Robin Bledsoe Park

RETAIL SERVICES

1890 Ranch
The Domain
The Forum Shopping Center
Gateway Shopping Center at Leander
The Shops at Crystal Falls

SPORTING EVENTS

The Crossover
Dell Diamond
H-E-B Center at Cedar Park

Model Home

2605 Acoma Lane
Leander, TX 78641

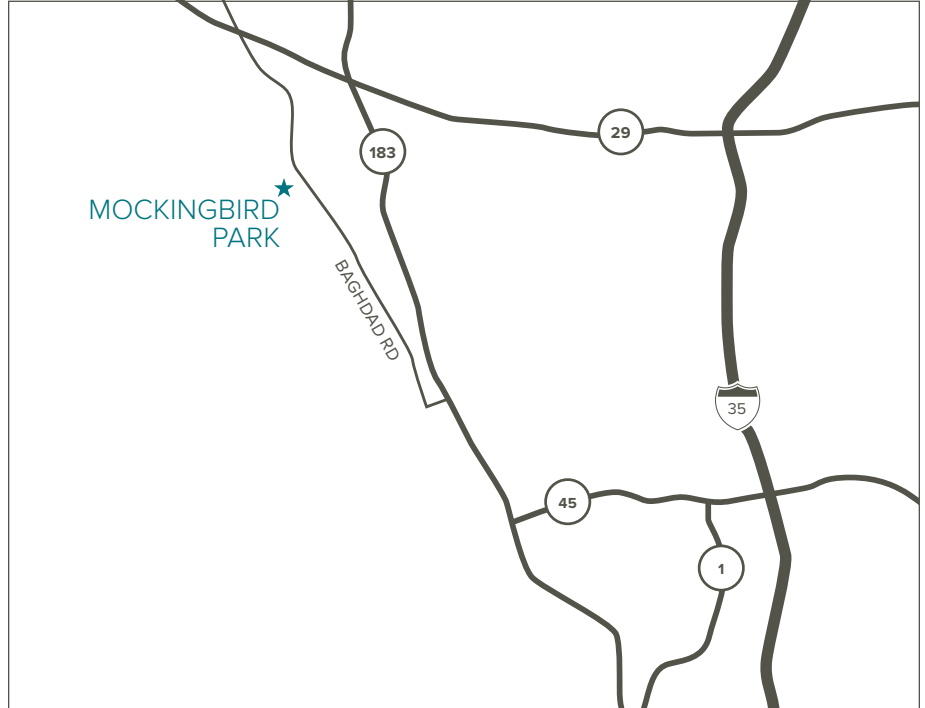
DIRECTIONS TO MOCKINGBIRD PARK

From 183, head west on San Gabriel Pkwy.
Take a right on 279/Bagdad Rd. and continue
for approximately 1 mile. The new community
of Mockingbird Park is on the left.

HOURS OF OPERATION

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

Sunday-Monday
Noon to 6:00 PM



512.910.8177
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