

# HEADWATERS



ASHTON WOODS.  
HOME TO INSPIRATION.

# WELCOME TO HEADWATERS

Follow the winding, tree-lined roads to a master-planned community convenient to the bustling city of Austin. Here at Headwaters, relax by the split-level pool, or grill out on the outdoor pavilion, taking in the Hill Country views as the sun sets. Get some exercise at the state-of-the-art fitness center. Or, stop by The Hub, a Wi-Fi and coffee shop, for a quick bite with the neighbors before a round of croquet. Just east of home, you'll enjoy specialized boutique shopping and the lively music scene in the center of Austin. View the wonders of the ocean at the Austin Aquarium, or catch a show at The Moody Theater.

Here, at Headwaters, create a home that's uniquely you. Add hand-painted tile backsplash to your open-concept kitchen to complement the floor-to-ceiling brick fireplace in the family room. Or, create a rustic feeling throughout with wide-plank oak flooring. No matter where you find your inspirations, the designers at The Studio by Ashton Woods will help create a home that's a true reflection of your style and passions. Whether inspired by the lush landscapes of the Texas Hill Country or the sprawling music scene in Austin, at Headwaters, you'll love the possibilities.

## LOCATION

Dripping Springs, TX

## HOMESITES

Single-family homes

## PRICE

From the \$500s

## DESIGN

Ranging in size from 2,300 - 3,300+ sq. ft.

## AMENITIES

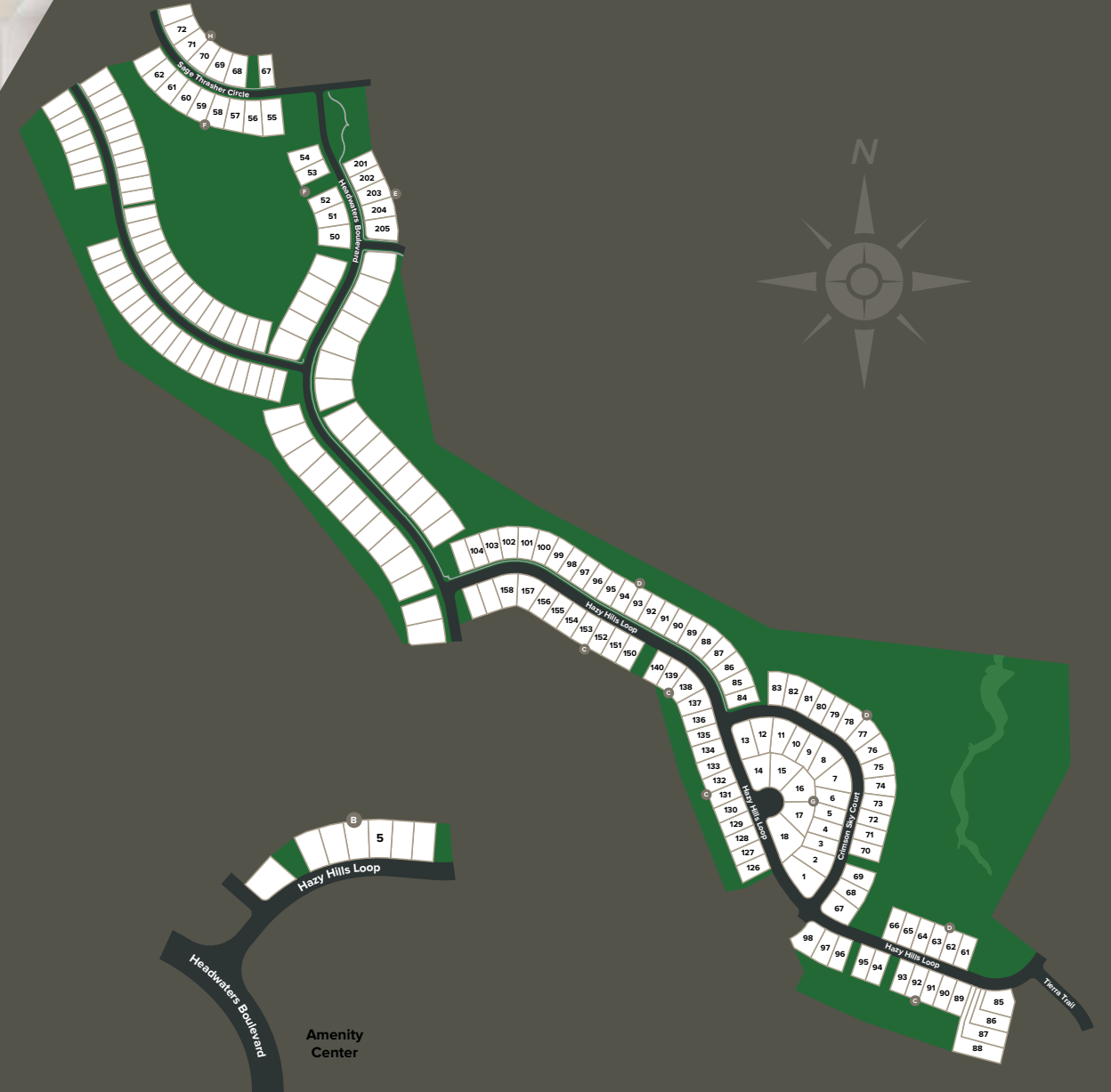
Trails, pool, splashpad, outdoor grilling at the pavilion, stargazing amphitheater and events.

## SCHOOLS

Dripping Springs Elementary School (K-5)  
Dripping Springs Middle School (6-8)  
Dripping Springs 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/headwaters](http://ashtonwoods.com/austin/headwaters). Visit today, you'll love the possibilities.



### CULTURAL ATTRACTIONS

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

### GOLF, TENNIS & FITNESS CLUBS

Falconhead Golf Club  
Gold's Gym  
Grey Rock Golf Club  
Lake Travis Youth Association  
Life Time Fitness  
Lions Municipal Golf Course  
Nitro Swimming  
Roy Kizer Golf Course

### MEDICAL FACILITIES

Bee Caves Urgent Care  
Brackenridge Hospital  
Dell Children's Medical Center of  
Central Texas  
Dripping Springs Family Clinic  
Hill Country Health and Wellness Center  
St. David's Medical Center  
Seton Medical Center Austin

### PARKS AND RECREATION

Austin Zoo  
Bee Cave Dog Park  
Hamilton Pool and Preserve  
Lady Bird Lake  
Lady Bird Johnson Wildflower Center  
Lake Travis

### RETAIL SERVICES

Barton Creek Square Mall  
Eclectic Downtown Austin Shopping  
Escarpment Village Shopping Center  
H-E-B  
Hill Country Galleria  
Home Depot  
Lowe's  
Southpark Meadows Shopping Center

### SPORTING EVENTS

Dell Diamond  
University of Texas Athletics

### WORK CENTERS

AMD  
Apple  
Austin Independent School District  
City of Austin  
Dell  
Facebook  
IBM  
Motorola  
Samsung  
State of Texas  
University of Texas

## Model Home

225 Hazy Hills Loop

Dripping Springs, TX 78620

### DIRECTIONS TO HEADWATERS

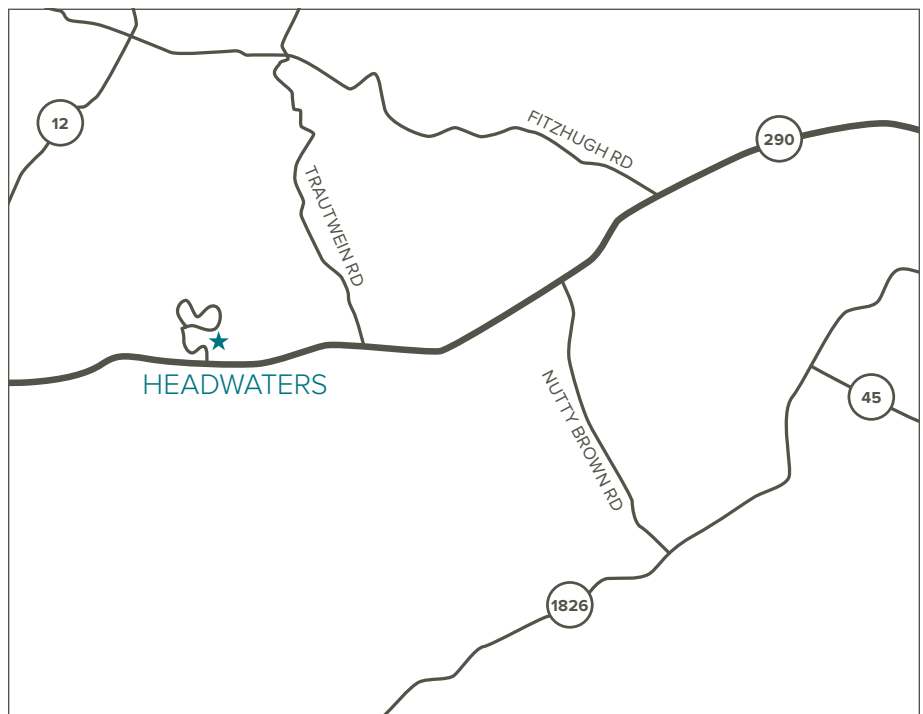
From IH 35: Take Ben White/Hwy. 71 heading west, then veer left to US-290 at the intersection of US-290/TX-71, then west for approximately 10 miles. Turn right on Headwaters Blvd. to enter the community. At the traffic circle, take the first exit on Hazy Hills Loop. Pass Dayridge Dr. and the model is located on the left.

Virtual Tours and Appointments Available.

### HOURS OF OPERATION

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

Sunday-Monday  
Noon to 6:00 PM



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