



COMMUNITY INFORMATION

Park at Wellpoint
an Idea Homes Community
1306 Wells Branch Pkwy, 78660
ideahomes.com

Sales Office | (512) 236 - 5380
Krystal Pedraza | (610) 223 - 5294
Colton Turnquist | (512) 431 - 5058
Maura Bischoff | (512) 771 - 0885

HOMEOWNERS ASSOCIATION

GOODWIN PROPERTY MANAGEMENT -
(512) 502-7500 - WWW.GOODWINTX.COM
ESTIMATED MONTHLY INVESTMENT - **\$75**

**HOA COVERS: SECURITY GATE MAINTENANCE -
ENTRY AND COMMON AREA IRRIGATION AND
LANDSCAPING - FRONT YARD MAINTENANCE**

PREFERRED LENDERS

ZOE ANN HEEP - BENCHMARK MORTGAGE
(512) 784-6451 - ZOEANN@BENCHMARK.US

NEECA LEITAO - FAIRWAY INDEPENDENT
MORTGAGE - (512) 502-9924 -
NEECA.LEITAO@FAIRWAYMC.COM

STACY ROGERS - AFFILIATED BANK
(512) 914-0693 - SROGERS@AFFILIATEDBANK.COM

UTILITY INFORMATION

WATER | CITY OF AUSTIN (512) 494-9400
ELECTRIC | WWW.POWERTOCHOOSE.COM
PHONE/CABLE | AT&T (800) 288-2020

EMERGENCY SERVICES

EMERGENCY, FIRE & POLICE - 911
ST DAVID'S HOSPITAL NORTH - (512) 901-1000

SCHOOLS

CALDWELL ELEMENTARY - (512) 594-6400
PFLUGERVILLE MIDDLE SCHOOL - (512) 594-2000
PFLUGERVILLE HIGH SCHOOL - (512) 594-0500

TAXING AUTHORITIES (2018)

PFLUGERVILLE ISD	1.5200
AUSTIN CITY	.4403
TRAVIS COUNTY	.3542
TRAVIS COUNTY ESD #2	.1000
AUSTIN COMMUNITY COLLEGE	.1048
TRAVIS COUNTY HEALTHCARE	.1052

TOTAL ESTIMATED TAX RATE 2.64 % *

*estimate - tax information is not guaranteed, buyer
should verify all tax information with property tax authority

NEARBY LOCATIONS

GROCERY

HEB
ALDI
WHOLE FOODS

FITNESS

24 HOUR FITNESS
ANYTIME FITNESS
ORANGE THEORY
COREPOWER YOGA
NIRVANA GYM

PARKS

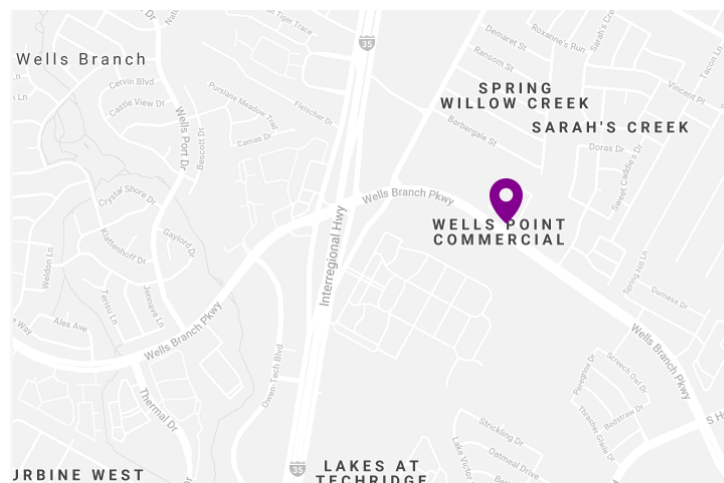
KATHERINE FLEISHER PARK
MOOSE PARK
STONEY CREEK PARK
WELLS CREEK GREENBELT

PUBLIC TRANSPORTATION

CAPITAL METRO - PARK AND RIDE
BUS STOP - WALKING DISTANCE

SHOPPING

TARGET
IKEA
THE DOMAIN
ROUND ROCK PREMIUM OUTLETS



ATTN | WHILE PARK AT WELLSPPOINT IS IN THE CITY OF AUSTIN,
THE COMMUNITY MAILING ADDRESS IS PFLUGERVILLE