



LA VENTANA

The area has appreciated since the early 1990's and has maintained a steady growth throughout. Even in the economic downturn after 9-11, Northern Hays County real estate was minimally affected. Today, it is one of the safest and strongest real estate markets in the country. If coming from ports afar, you won't believe what your real estate dollar will buy, and you won't find a more spectacular place to anchor than La Ventana.

In addition to La Ventana's unique, scenic beauty and outstanding amenities, this upscale gated community sits at a pleasant elevation of around 1100 feet above sea level and is in one of the best quality-of-life growth areas in the United States.

This elevation makes for cool, starry nights and peaceful evenings on your porch or in your yard. The dependable nightly southern breezes

are refreshing and comforting, cooling down your world each night by 20 degrees, and helping you unwind from the challenges of modern life.

La Ventana is considered the western "bookend" of the 1826 Corridor; also known as "The Silk Road" to insiders and developers.

The metaphor refers to an extremely beautiful area with high-end homes, careful growth, good schools, and an outstanding location near Austin. FM 1826 is a southwesterly road that is one of the main arteries out of Southwest Austin, but without the commercial traffic and tribulations of US 290, which runs due west to and through Dripping Springs.

The area is known as the gateway to the amazing Texas Hill Country, and is being further envisioned as a "little Napa Valley", Texas Style. Vine-

yards and fine restaurants are being established and winning patrons' acclaim and it is the home of the famous Salt Lick BBQ and Trattoria Lisina Italian Restaurant & Mandola's Vineyard.

This corridor is one of the best real estate opportunities in many years. With the advent of Mopac South (Loop 1) ending at 1826 in SW Austin only a few miles away, the area was made easily accessible.

One can live in the beautiful Texas Hill Country and be only 35 minutes from downtown Austin and 10 minutes from Seton Southwest Hospital. Property owners enjoy the rolling hill country, year-round greenery, creeks, famous wildflower displays and lovely evenings.

LA VENTANA DRIFTWOOD



THE PREMIER HILL COUNTRY COMMUNITY

- UPGRADE CUSTOM HOMES
- GATED COMMUNITY
- SCENIC BEAUTY
- ACREAGE LOTS
- AMENITIES

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- UPGRADE CUSTOM HOMES
- GATED COMMUNITY
- SCENIC BEAUTY
- ACREAGE LOTS
- HIGH SPEED INTERNET
- UNDERGROUND UTILITIES
- COMMUNITY POOL & CLUBHOUSE
- DRIVING RANGE & PUTTING GREENS



AT THE BIG RED BARN
580 LA VENTANA PARKWAY
P.O. BOX 228
DRIFTWOOD, TX 78619
512-829-4220

LOCATION

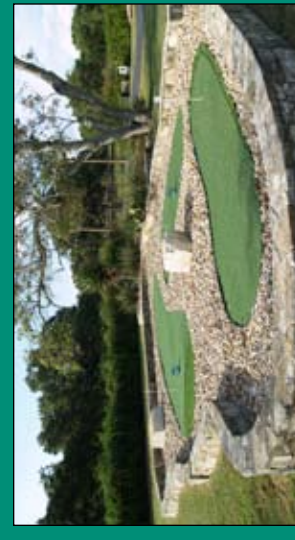
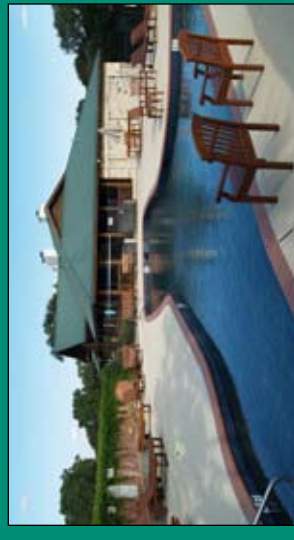
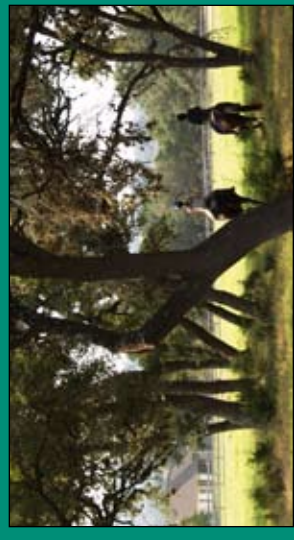
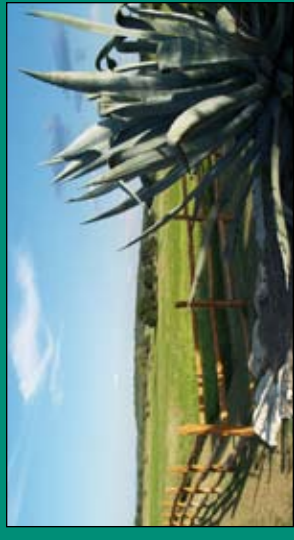
- 35 MIN. TO DOWNTOWN AUSTIN
- 35 MIN. TO AUSTIN AIRPORT
- 12 MIN. TO WIMBERLEY
- 12 MIN. TO DRIPPING SPRINGS
- 12 MIN. TO HOME DEPOT AND HEB
- 15 MIN. TO SETON SOUTH WEST HOSPITAL
- 20 MIN. TO MAJOR SHOPPING
- 5 MIN. TO THE SALT LICK BBQ

866-931-9933

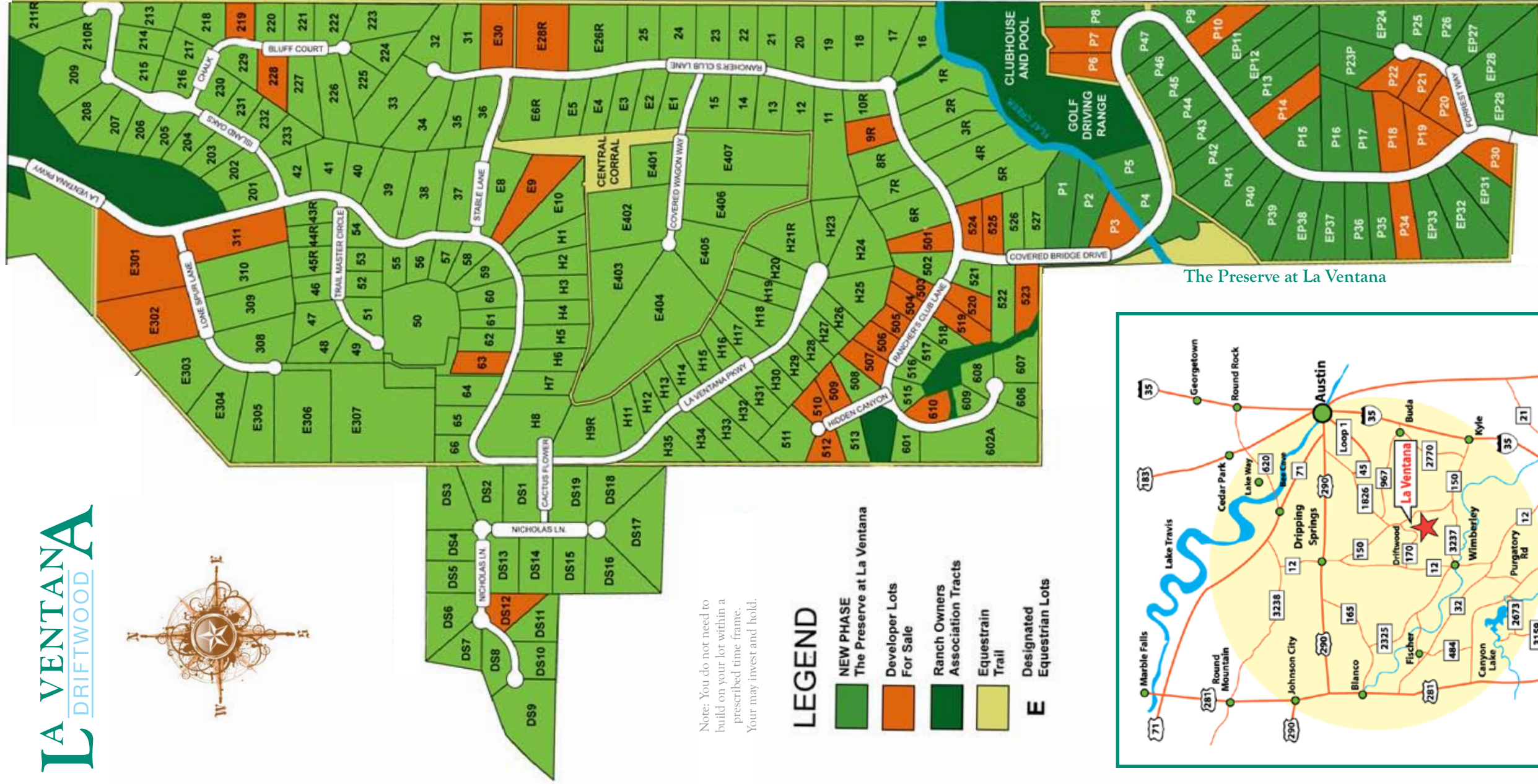
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DRIFTWOOD, TX

THE PREMIER HILL COUNTRY COMMUNITY



LA VENTANA DRIFTWOOD



The Preserve at La Ventana

Note: You do not need to build on your lot within a prescribed time frame. You may invest and hold.

LEGEND

- NEW PHASE
The Preserve at La Ventana
- Developer Lots
For Sale
- Ranch Owners
Association Tracts
- Equestrian
Trail
- E** Designated
Equestrian Lots

