

SARATOGA HILLS



ASHTON WOODS.
HOME TO INSPIRATION.

WELCOME TO SARATOGA HILLS

In a quiet, gated enclave of winding streets lies the exceptionally designed community of Saratoga Hills. Here, generously sized 1.5-acre homesites are set against a backdrop of rolling hills that define this area just outside of Austin. This neighborhood has the kind of open spaces that encourage kids to explore and parents to relax. With excellent schools nearby, it's the perfect setting for your family to call home.

Saratoga Hills features exciting floorplans with unrivaled options to make a home uniquely yours. Put a farmhouse twist on a modern style with rustic shiplap wall paneling throughout. Turn your gourmet kitchen into a statement by adding a patterned-tile backsplash that contrasts contemporary marble countertops. Highlight the soft whites in your home with dark-brown, maple cabinetry and wide-plank oak flooring. Collaborate with our design experts at The Studio by Ashton Woods and weave your vision into a personalized design solution. Whether inspired by the rustic country style of the surrounding Texas Hill Country or the many styles of Austin, at Saratoga Hills, you'll love the possibilities.

- LOCATION**
Dripping Springs, TX
- HOMESITES**
Single-family homes
- DESIGN**
Ranging in size from 3070-5180 sq. ft.

- SCHOOLS**
Dripping Springs Elementary School (K-5)
Dripping Springs Middle School (6-8)
Dripping Springs High School (9-12)
- AMENITIES**
1.5-acre homesites, Hill Country views



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/saratoga-hills. Visit today, you'll love the possibilities.



THE STUDIO BY ASHTON WOODS

The award-winning Studio by Ashton Woods is leading today's home building industry as the principal, state-of-the-art destination for home design. Here homeowners experience beautifully crafted kitchen and bath vignettes, as well as custom color palettes that embody timeless style. In addition to enjoying a large collection of finishes and samples, homeowners are guaranteed that the service within The Studio will be unparalleled. Attentive, experienced design consultants proactively take time to understand the lifestyle needs of each homeowner so that every home is truly personalized. The Studio's philosophy is simple: care about people, their families and the lives they intend to live in every home Ashton Woods builds. Embrace the word "yes" and seek to please homeowners with recurring moments of surprise and delight.

CULTURAL ATTRACTIONS

Austin Children's Museum
Bullock Texas State History Museum
Paramount Theatre
Texas Memorial Museum
Zach Theatre

GOLF, TENNIS AND 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

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

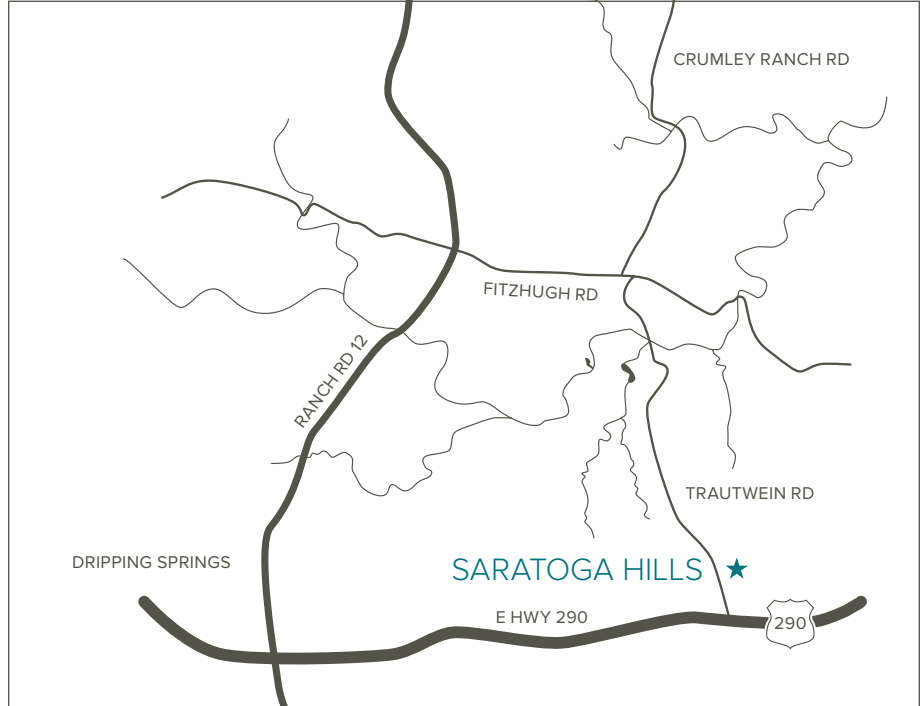
Model Home

385 Smarty Jones Avenue
Austin, TX 78737

DIRECTIONS TO SARATOGA HILLS

From IH-35: Take Ben White/Hwy. 71 heading west, then veer left to US-290 at the intersection of US-290/TX-71. Continue west for approximately 9 miles. Turn right on Trautwein Rd. Turn right on Gato del Sol Ave. to enter the community, then turn right on Smarty Jones Ave. The model home is immediately on your left.

From Mopac North: Take Mopac heading south and exit Hwy. 290 West, then veer left to US-290 at the intersection of US-290/TX-71. Continue west for approximately 9 miles. Turn right on Trautwein Rd. Turn right on Gato del Sol Ave. to enter the community, then turn right on Smarty Jones Ave. The model home is immediately on your left.



512.648.4616
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