

# CARMEL



ASHTON WOODS.  
HOME TO INSPIRATION.

# WELCOME TO CARMEL

Just a mile from the active waters of Lake Pflugerville, you'll find the distinctive homes of Carmel. In this masterfully designed, 800-acre community, neighbors can enjoy hiking or biking, or lounging around the resort-style pool. Teens walk to the adjacent, top-rated Weiss High School, younger kids run around the playgrounds and you can explore the miles of landscaped trails. Venture outside your exceptionally designed home and outside the community to enjoy fine dining, local shopping and business centers, as well as the vibrant culture of Austin.

Within this picturesque enclave, it's easy to create your own personalized sanctuary. Escape to a spa-like owner's suite bath with a contemporary glass and wide-tiled, walk-in shower. Add artful, mosaic tile backsplashes to your gourmet kitchen. Choose a living room with oversized windows overlooking your beautifully landscaped backyard and relax under a covered patio with a mahogany ceiling fan. Together, we'll help you personalize every detail at The Studio by Ashton Woods. Whether you're inspired by being close to everything Austin has to offer or by having your own refuge near the lake, at Carmel, you'll love the possibilities.

## LOCATION

Pflugerville

## HOMESITES

Single-family homes

## PRICE

From the \$300s

## DESIGN

Ranging in size from 1519-2843+ sq. ft.

## AMENITIES

Pool, playgrounds, hike and bike trails

## SCHOOLS

Jessica Carpenter Elementary School (K-5)  
Bohls Middle School (6-8)  
Weiss 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/carmel](http://ashtonwoods.com/austin/carmel). 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.

### MEDICAL FACILITIES

Baylor Scott & White Medical Center  
St. David's

### PARKS AND RECREATION

Blackhawk Golf Club  
Lake Pflugerville  
Northeast Metropolitan Park  
1849 Park

### RETAIL SERVICES

Stone Hill Town Center

### SPORTING EVENTS

Dell Diamond

## Model Home

16916 Casanova Avenue  
Pflugerville, TX 78660

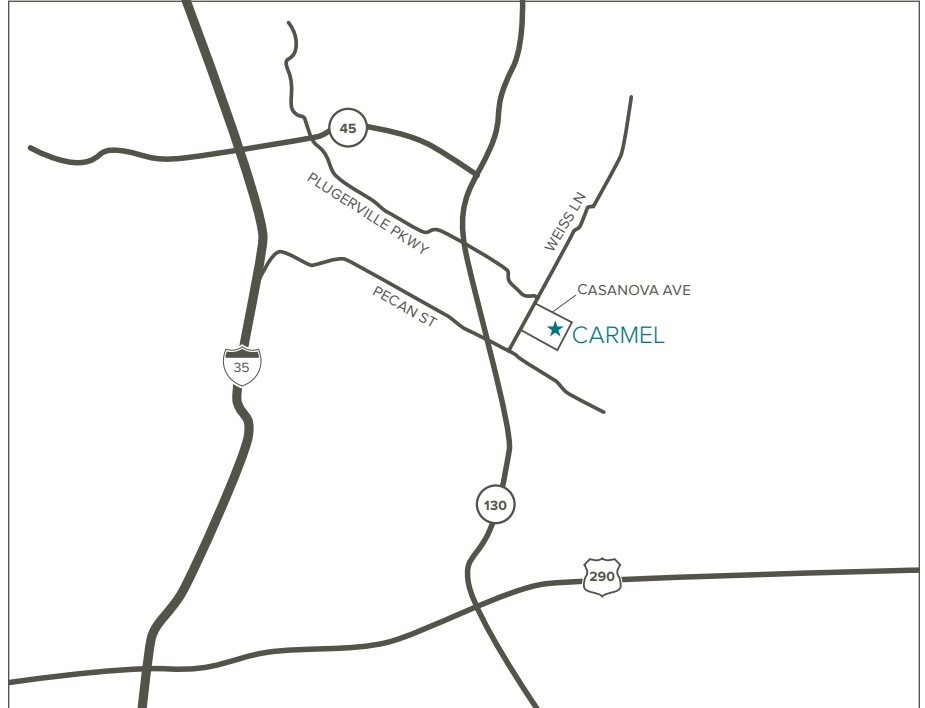
### DIRECTIONS TO CARMEL

From 130 toll road, take the Pecan St. exit, head east for 1/2 mile. Turn left on Weiss Ln., the new community of Carmel will be on the right just before Weiss High School. Turn right on Pleasanton Pkwy.

### HOURS OF OPERATION

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

Sunday-Monday  
Noon to 6:00 PM



512.562.1910

ashtonwoods.com



© 2021 Ashton Woods Homes. Ashton Woods Homes reserves the right to change plans, specifications and pricing without notice in its sole discretion. Square footage is approximate and floorplans shown are representative of actual floorplans. Window, floor and ceiling elevations are approximate, subject to change without prior notice or obligation, may not be updated on the website, and may vary by plan elevation and/or community. Special wall and window treatments, upgraded flooring, fireplace surrounds, landscape and other features in and around the model homes are designer suggestions and not included in the sales price. All renderings, color schemes, floorplans, maps and displays are artists' conceptions and are not intended to be an actual depiction of the home or its surroundings. Basement options are available subject to site conditions. Homesite premiums may apply. While we endeavor to display current and accurate information, we make no representations or warranties regarding the information set forth herein and, without limiting the foregoing, are not responsible for any information being out of date or inaccurate, or for any typographical errors. Please see Sales Representative for additional information, including current floorplans. This is not an offer to sell real estate, or solicitation to buy real estate, in any jurisdiction where prohibited by law or in any jurisdiction where prior registration is required, including New York and New Jersey, 5.21