

# MORNINGSTAR

NEW HOMES FROM LOW \$200s TO \$500s

LIVINGMORNINGSTAR.COM



## MORNINGSTAR FACTS

- Approximately 500 acres
- Approximately 1,300 total homes at completion
- Lot sizes: 40', 45', 50', 55', 60' and 70' available
- Convenient, yet quaint location off of Kauffman Loop at Highway 29 and Ronald Reagan Blvd.  
Address: 101 Ridgeview Court, Georgetown TX 78626
- Natural Gas

## HOMEOWNERS ASSOCIATION

- Dues are \$360/year for all residents that don't live within the gated Carothers Executive Homes section
- Dues are \$360/year + \$780/year for all residents inside the gated section – additional fee covers gate maintenance and monthly front yard maintenance
- Community Association Manager:  
Nicole Lopez | 512.347.2896 | nicole.lopez@associa.us

## TAX RATE

Williamson ESD #4	.09825
Williamson County	.419029
Williamson County Mud #23	.95
Williamson County FM/RD	.04
Liberty Hill ISD	1.54
<b>Total Tax Rate</b>	<b>3.047279%</b>

## COMMERCIAL PROPERTY

In our quest for easy living, we are planning for the development of commercial and retail properties that will service our MorningStar residents—grocery, preschool, dining, shopping and more!

## SCHOOLS

- On-Site Preschool: The Goddard School
- Rancho Sienna Elementary School (PK-4)
- Liberty Hill Intermediate School (5-6)
- Liberty Hill Junior High School (7-8)
- Liberty Hill High School (9-12)

## AMENITIES

- Open-air, covered Event Pavilion with fireplace, lounging areas and bathrooms
- Large Playground, Kids Splash Pad, & Dog Park
- Resort-style Swimming Pool for all ages with two lap lanes
- Big Dipper Catch & Release Fishing Pond
- Nature Trails with Exercise Stations & Rest Areas
- 75+ Acres of open space and greenbelt running through out the interior of the community
- Stargazer Event Lawn
- Coming 2020: Sports Park with play areas for All Ages
- Future Amenity Center with Pool, Pavilion, & Playground

## BUILDERS

- Meritage Homes 877-275-6374
- GFO Home 512-492-8640
- KB Home 512-402-2727
- M/I Homes 512-770-8179
- Westin Homes 512-943-6880
- Waterloo Homes by Brohn 512-920-0171
- Dream Finders Homes 512-309-1072
- Saratoga Homes 512-770-3674
- Vintage Estate Homes 702-485-8493

## EXCLUSIVE GATED NEIGHBORHOOD:

- Carothers Executive Homes 512-763-2122

