

CREEKSIDE

300 MILL RACE LANE ✿ WIMBERLEY, TX 78676

**Well-appointed cottages. A welcoming community.
Your well-earned connection to the Hill Country.**

Don't miss this unique opportunity to become a part of the Wimberley way of life. Featured in Southern Living, the Houston Chronicle, D Magazine, & Texas Home and Living, Creekside's cottages offer the utmost in luxury amenities coupled with country contentment.

GENERAL HIGHLIGHTS

- 2 ½ acre estate-style property on bluff above Cypress Creek
- Creek-level park accessible via stone stairs
- Large cypress, oak, pecan and sycamore trees
- Extensive landscaping featuring native species
- Unique common green with entertaining pavilion & fire ring
- HOA maintained common areas and landscaping
- Stone, stucco, wood, & masonry siding exteriors
- Stand-alone cottages with no common walls
- Wide range of sizes with creek or garden views
- Private porches, decks & courtyards
- Overall project design that balances privacy with a sense of community
- Pricing from the mid \$200s



Representative Architecture & Cypress Creek



COTTAGES

- Vaulted ceilings
- Spacious, open design
- Living room with stone hearth & wood-burning stove
- Spa-style bathrooms featuring whirlpool tubs & separate showers
- Gourmet efficiency kitchens with natural stone countertops, high quality fixtures and stainless steel appliances
- Ceiling fans throughout
- High-efficiency air conditioning and heating system
- Stained and sealed concrete floors
- Numerous architectural details including antique doors, double-hung windows and display ledges



Representative Interior & Landscaping



COMMUNITY

- Located in the heart of the Wimberley Village, ¼ mile from the town square
- Protected creek views (Cypress Creek Nature Preserve occupies the opposite side of the creek and will never be developed)
- Walking distance to
 - o Downtown Wimberley shops, galleries and restaurants
 - o Brookshire Brothers Grocery
 - o New Wimberley Community Center
 - o Refuge Bird Sanctuary & Cypress Creek Nature Preserve
- Quick Drive to
 - o Quicksand Golf Course at Wood Creek
 - o Wimberley Playhouse & EmilyAnne Theatre
 - o Corral Outdoor Theatre
 - o Local Attractions including Market Days at Lion's Field, Wimberley Glassworks, Bella Vista Ranch, VFW Hall and Rodeo Arena, Wednesday Farmer's Market, Arnosky Family Farmstand and Market, & Mandola Estate Winery
- Within the Hour
 - o San Marcos 15 miles
 - o Guadalupe River/Canyon Lake 18 miles
 - o Blanco 24 miles
 - o Austin 46 miles
 - o Gruene 30 miles
 - o New Braunfels 33 miles
 - o San Antonio 64 miles
- Further Afield
 - o Houston 160 miles
 - o Dallas 200 miles



Cypress Creek Nature Preserve Occupies the Opposite Shore



Wimberley Town Square Shops & Restaurants Are Just A Quick Walk Down the Lane



CONNECTION

- Detailed project information including floor plans & preliminary pricing will be available on our new website www.300millrace.com beginning March 1, 2007.
- Advance Reservations will be accepted beginning March 10, 2007. Please visit www.300millrace.com on or after March 1 to download a reservation form.
- Property viewings will begin in April, 2007, and are by appointment only. Please call us at 512.847.2231 to schedule your appointment.
- All sales are direct from the developer. Brokers welcome.
- Contact us with further questions at 512.847.2231 or via email at sales@300millrace.com .
- Information as of February 1, 2007, and subject to change.