

Toll Brothers at
TRAVISSO





WELCOME HOME TO...

Toll Brothers at

TRAVISSO

ITALIAN FOR THE GOOD LIFE

Please take a few minutes to read through this brochure. Inside you will find helpful facts about our beautiful community that are all essential to one of life's most important decisions — considering a place to live.

Inspired by the beauty of Italy's hill country region, Travisso is one of Austin's largest master planned luxury home communities. Encompassing over 2,100 acres in prestigious Travis County, Travisso is surrounded by rolling countryside and open vistas of the Texas Hill Country. Nestled northwest of Austin and north of Lake Travis, right in the heart of the thriving Cedar Park–Leander area, this Italian-inspired outdoor-lifestyle community is just minutes from any convenience you may need.





A CONVENIENT PLACE TO LIVE

In Travisso, you will enjoy the relaxed atmosphere of sophisticated Texas Hill Country living with superior schools, excellent shopping, and a wide choice of cultural events close to home. Located near Austin's high-tech employment center, Travisso is just off FM 1431 and 5 minutes from Lakeline Boulevard, 10 minutes from the 183-A Tollway, 15 minutes from Interstate 35, and 20 minutes from Highway 45, providing easy access to major employers in downtown Austin and the tech corridor. Cedar Park and Round Rock can be reached in 10 and 20 minutes, respectively. Commuting by train to downtown Austin is an easy 45-minute ride on Capital MetroRail from the Lakeline station, located 15 minutes away. Austin–Bergstrom International Airport can be reached in 45 minutes from your new home.



WORLD-CLASS SHOPPING AT YOUR DOORSTEP!

Travisso is close to all types of shopping, from quaint antique and specialty boutiques to modern malls. For convenient one-stop shopping, 1890 Ranch Shopping Center is less than 15 minutes away. In charming Georgetown and in historic day-trip destinations Fredericksburg and Gruene, you will discover unique stores where you can count on receiving personal service from shopkeepers who remember you by name. Lakeline Mall is just 15 minutes from Travisso, while The Arboretum and Round Rock Premium Outlets are 25 minutes away. The fabulous Domain is also 25 minutes away with Austin's only Neiman Marcus, in addition to Tiffany & Co., Ralph Lauren, Michael Kors, Louis Vuitton, Apple, Macy's, Dillard's, and other upscale stores.

A FOCUS ON EDUCATION

As a Travisso homeowner, you will join a community where education is given the highest priority. Over 85% of Leander Independent School District* high school students continue their education after graduation at institutions that include some of the finest colleges nationwide. Gifted programs are available at all grade levels, and the high school offers college Advanced Placement courses. Leander High School is the only high school in the district that offers an International Baccalaureate (IB) program for highly advanced students. Students in the district consistently earn many awards and scholarships for high levels of achievement in mathematics, science, history, and music.

Superb private schools, including Summit Christian Academy, Cedar Park Montessori School, Hill Country Christian School, Holy Family Catholic School, and St. Dominic Savio Catholic High School, are within 25 minutes of Travisso.

Southwestern University and the University of Texas are both less than 30 minutes away. Nearby, Austin Community College's Cypress Creek campus and South University offer continuing adult education with a wide diversity of day and evening courses.

*Schools subject to reassignment by governing authorities.





A CULTURAL AND RECREATIONAL PARADISE

Travisso will be the home of inspired amenities combined with exceptional opportunities to connect with nature amid 355 acres of open space. As Travisso residents, the whole family will enjoy over 10 miles of hiking and biking trails, which include unspoiled Hill Country nature, and an amenity center located on 9.5 acres. The amenity center will feature an 8,600-square-foot clubhouse with an open-air pavilion, a fire pit, a fitness center, and a multipurpose room for community events. Residents will also enjoy a beautiful resort-style pool with shaded and unshaded pool decks, a splash pad, a playscape, tennis courts, and open play fields. Several local parks are within 15 minutes, including Veterans Memorial Park, Brushy Creek Lake Park, and Cedar Park Recreation Center. At these parks you and your family can enjoy swimming, fishing, hiking, and picnicking. Also, Cedar Bark Park, located in Veterans Memorial Park, is within 5 minutes of your home and features 5 acres of off-leash space for lots of dog-friendly fun.

Several challenging private and semiprivate golf courses and country clubs are nearby. Crystal Falls Golf Club, one of the most scenic public golf courses in Central Texas, is directly adjacent to Travisso. In addition, Twin Creeks Country Club and Avery Ranch Golf Club are within 20 minutes of the community. Boat enthusiasts will find multiple opportunities for water-sport fun at the beautiful Lake Travis located 5 minutes away via Jonestown and Lake LBJ.

The Cedar Park–Leander area offers a broad variety of cultural diversions. The City of Leander has annual events such as the Suddenlink Bluegrass Festival and the Devine Lake Kite Festival,

as well as holiday celebrations such as the Fourth of July Liberty Fest and the Christmas Parade and Tree Lighting. The neighboring City of Cedar Park has many special events including seasonal craft fairs, the annual Heritage Festival, and the Veterans Memorial Parade and Ceremony. Cedar Park Center, 10 minutes away, boasts headlining concerts and performances and serves as the home of the AHL's Texas Stars, an affiliate of the NHL's Dallas Stars, and the Austin Toros, the defending NBA D-League affiliate for the San Antonio Spurs.

In the Austin metropolitan area, the “Live Music Capital of the World,” you can enjoy a fabulous range of cultural and recreational activities and explore an eclectic array of international dining, world-class entertainment, museums, and art galleries. Austin, one of the trendiest destinations on the culinary map, is the ultimate epicurean paradise and foodie hub. Many popular districts showcase local restaurants and food truck parks offering award-winning cuisine. These districts are also peppered with live music, coffee shops, eccentric stores, and festivals. You can discover history and art at the Texas Memorial Museum, the Blanton Museum of Art, Bullock Texas State History Museum, and The Contemporary Austin, or enjoy a theatrical presentation at the Long Center and Bass Concert Hall. Downtown Austin is also the host of the renowned annual Austin City Limits Music Festival at Zilker Park and South by Southwest Music, Film, and Interactive Festival (SXSW). Many Austinites support the Texas Longhorns, the football team of the University of Texas at Austin. These die-hard fans look forward to multiple home games against the best football teams the Big 12 Conference has to offer.





THE BEST IN COMMUNITY SERVICES

Excellent medical facilities are comfortably close to Travisso. Cedar Park Regional Medical Center is 10 minutes away, while Scott & White Memorial Hospital, only 20 minutes from your new home, offers a complete range of medical services. In addition, the hospitals and medical care facilities of the Austin metropolitan area, acclaimed worldwide for research and treatment, are very accessible.

Also serving the community of Travisso are houses of worship representing almost all faiths.

AN AREA OF UNEQUALLED BEAUTY

In Travisso, your home is a private haven just minutes from any convenience you may need. In addition, the homes afford an uncommon standard of excellence due to their superior design and quality craftsmanship. You will live and entertain with pride in Travisso.

Toll Brothers
America's Luxury Home Builder®



**AT TOLL BROTHERS,
WE BUILD MORE THAN HOMES;
WE BUILD COMMUNITIES.**

Trusted since 1967, we've been building communities in picturesque settings where luxury meets convenience, and where neighbors become lifelong friends.

Toll Brothers, an award-winning **Fortune 1000** company, embraces an unwavering commitment to quality and customer service. Toll Brothers is currently building nationwide and is a publicly owned company whose stock is listed on the New York Stock Exchange (NYSE: TOL). The Company was recently named national **Builder of the Year** by *BUILDER* magazine, and was twice named national **Builder of the Year** by *Professional Builder* magazine. Locally, Toll Brothers is the proud five-time winner of the **Texas Builder of the Year Award**.*

Toll Brothers proudly supports the communities in which it builds; among other philanthropic pursuits, the Company now sponsors the Toll Brothers–Metropolitan Opera International Radio Network, bringing opera to neighborhoods throughout the world.

Each Toll Brothers home offers a combination of quality materials and superior design, where every detail is meticulously crafted, and every enhancement you select is seamlessly added to create a dream home that is uniquely yours.

**TOLL BROTHERS IS PROUD
TO HELP PRESERVE
OUR ENVIRONMENT**

At Toll Brothers, we believe that preserving the natural environment is an integral part of creating a community you'll be proud to call home. That means everything from environmentally sensitive planning to energy-efficient home design.

Nationwide, Toll Brothers partners with conservation groups that include the National Wildlife Federation and Audubon International. In addition, the homes we build are designed to harmonize with the scenic beauty of the surrounding landscape. We preserve as much open space as possible, incorporating and even restoring the existing hills, trees, and ponds.

Our homes include numerous green features that help to minimize our impact on the environment. By going green with a new Toll Brothers home, you'll be saving money, making a difference, and maximizing your quality of life.

**CONVENIENT HOME
SERVICES PROVIDE
ONE-STOP SHOPPING**

The following Toll Brothers subsidiaries offer a full range of home services to better serve you and maximize your time:

TBI Mortgage® Company offers numerous financing options to suit your individual needs and provides you with a level of service that exceeds your expectations.

Westminster Title is a full-service title agency offering you exceptional underwriting strength and a complete range of title and escrow services.

Westminster Security will provide a home security system as a standard feature in your home, at no cost, with the purchase of a three-year monitoring agreement — ask your sales representative for details.

Toll Brothers Design Studio offers a world of choices for your new home. Talented designers will meet with you one-on-one to help you select from a vast array of pre-priced options and décor that will personalize your home.

**THE TOLL BROTHERS
BUYER SATISFACTION
PROGRAM**

To make sure your home meets your expectations and ours, we offer a unique two-step, pre-settlement orientation/inspection program. The first inspection takes place five to seven days before settlement, utilizing Toll Brothers' detailed checklist as a guide. Then, once again prior to settlement, you'll inspect your home to see that every item you noted at the first orientation has been addressed. For lasting peace of mind, we also give you a 10-year limited warranty.

**OUR CUSTOMER CARE
REPRESENTATIVES
ARE HERE FOR YOU**

From the moment you move into your new home, your customer care representative will be available to manage any questions or issues that may arise. We are committed to offering you the exemplary customer service we've built our reputation on.



THE MALTESE BORDEAUX – FLORENCE COLLECTION



THE YORKSHIRE HIGH PLAINS – NAPLES COLLECTION



Toll Brothers at
TRAVISSO

3950 VENEZIA VIEW
 LEANDER, TEXAS 78641
 (512) 832-6015



DIRECTIONS

Traveling north on 183A Tollway: Exit at Cedar Park/ Round Rock (FM 1431). Turn left onto FM 1431. Continue approximately 5.5 miles. Turn right onto Travisso Parkway, the community's main entrance. Drive into the community and turn right onto Venezia View. The model home is the second home on the right.

GPS Coordinates: 30.524230, -97.898910

For more information on Toll Brothers communities nationwide, visit

TollBrothers.com
 America's Luxury Home Builder®

