

# LAKE SIDE

TESSERA ON LAKE TRAVIS

A PICTURESQUE MASTER-PLANNED COMMUNITY  
LOCATED IN NORTHWEST AUSTIN

**W**hen putting together a wish list for a new home purchase, factors such as desirable location, affordability and accessibility often weigh heavily in a family's decision-making process. Other features that capture the attention of savvy homebuyers, from growing families to empty nesters, include the variety of home designs, quality of local schools and amenities that a prospective community offers.

It's uncommon for a single development to deliver on such a wide spanning list of characteristics, and even more rare for a family to discover a community that not only meets, but exceeds, such worthy expectations.

## Lakeside Living at its Finest

One project that continues to generate attention in the Austin real estate market is **Lakeside at Tessera on Lake Travis**, a 875-acre master-planned community located on the North Shore of Lake Travis in the charming town of Lago Vista. The community, developed by the award-winning real estate development company, Hines, can best be described as an urban oasis of outdoor recreation and resort-caliber amenities that blends unmatched natural surroundings with all of the conveniences of city living.

When visiting **Lakeside at Tessera on Lake Travis**, one is first struck by the breathtaking views

in all directions made possible by the community's natural surroundings. To the south rests majestic Lake Travis and to the west and north is the vast Balcones Canyonlands Wildlife Refuge. Given it's enviable positioning, shared by no other community, it's easy to understand the active, outdoor-centric vibe that can be felt from the moment one enters **Lakeside at Tessera**.

## Award-Winning Builders

**Lakeside at Tessera's** first phase of development includes a blend of classically inspired and modern transitional designs from the upper \$200s by well-established builders, Highland Homes and Wilshire Homes. These beautiful homes are available from 50- to 100-foot sites and feature scenic lake and Hill Country views. Gehan Homes joins our community with 40-foot sites now under construction in our newest development phase with designs beginning from the \$240s. Lakeside also offers a limited selection of 80- to 100-foot custom home sites available per request.

## Resort-Caliber Amenities

Complementing **Lakeside at Tessera's** exceptional home offerings is a wealth of family-friendly amenities that have been tailored to take advantage of the community's scenic surroundings. **Lakeside at Tessera** offers the Lakeside Club featuring a children's playscape, stunning infinity pool and patio overlooking Lake Travis, where adults can relax and socialize while children cavort in the splash pool. The outdoor pavilion offers a perfect atmosphere for community events and

impromptu gatherings just a short stroll from home. There's also a new kayak and stand-up paddleboard launch, function/activity lawn, a mile of shoreline and beach access. A boat launch and fishing dock are planned for 2018.

Whether you prefer running shoes or hiking boots, **Lakeside at Tessera's** hilly greenbelt trails promise a good workout with views for miles. In Phase I alone, residents enjoy more than four miles of dedicated trails with many more to come. And just beyond the borders of the community sits the Balcones Canyonlands National Wildlife Refuge and its miles and miles of beautiful trails.

## Highly Acclaimed Schools

One of the community's most attractive assets is its access to the outstanding Lago Vista Independent School District (ISD), where outstanding performance in the classroom is balanced by exceptional achievement on the playing field and in extracurricular endeavors. Lago Vista ISD features a total enrollment of 1,275 students, allowing for very favorable student-to-teacher ratios and optimal learning environment. In the latest accountability ratings provided by the Texas Education Agency (TEA), the school district and its three campuses met standards and performed above targeted scores in four key areas including student achievement, student progress, closing performance gaps and postsecondary readiness. Lago Vista ISD's newest facility is the high school campus, which doubled in size from the previous facility and boasts a 600-seat auditorium, 2,500-seat football stadium, five science labs, an Ag shop, band hall and art room.

## The Perfect Location

**Lakeside at Tessera** is conveniently located minutes from the bustling business corridors in northwest Austin, Round Rock and Cedar Park/Leander. It also offers easy access to numerous shopping and entertainment venues, such as 1890 Ranch, Lakeline Mall, the Arboretum and The Domain, as well as grocery stores, pharmacies and other everyday conveniences.



To experience lakeside living, Hill Country style at **Lakeside at Tessera on Lake Travis**, tour our community located on FM 1431.

9316 TESSERA PARKWAY, LAGO VISTA, TX 78645

Visit us online at **LakesideatTessera.com**

(512) 337-1936

Award-Winning  
BUILDERS

Resort-Caliber  
AMENITIES

Highly-Acclaimed  
LAGO VISTA ISD

Extensive  
TRAIL SYSTEM