



## LIFE IN WOLF RANCH

WOLF RANCH OFFERS THE CONVENIENCE OF BEING CLOSE TO EVERYTHING GEORGETOWN HAS TO OFFER - FINE DINING, ENTERTAINMENT, ECLECTIC SHOPPING AND MAJOR RETAILERS JUST MINUTES FROM HOME. WITH ALL OF THE NECESSITIES SO CLOSE, YOU'LL HAVE EVEN MORE TIME TO ENJOY THE BEAUTY AND CHARM OF YOUR NEW COMMUNITY—THIS IS MASTER-PLANNED LIVING AT ITS BEST.



### AUSTIN, TEXAS JUST MINUTES AWAY

- Austin-Bergstrom International Airport
- Tech & Business Corridor
- University of Texas
- The Domain
- The Arboretum
- Downtown Austin
- Texas Capitol
- Lake Travis
- Lake Austin
- LBJ Presidential Library

### UTILITIES

- City Of Georgetown Water/Electric/Trash 512-930-3640
- Pedernales Electric Company (South Fork & West Bend) 888-554-4732
- Georgetown Utility Systems (GUS) (South Fork) 512-930-3640
- Internet/Cable: Optimum 866-347-4784
- Post Office 512-868-9925
- Gas: Atmos Energy 888-286-6700

### HOA MANAGEMENT COMPANY



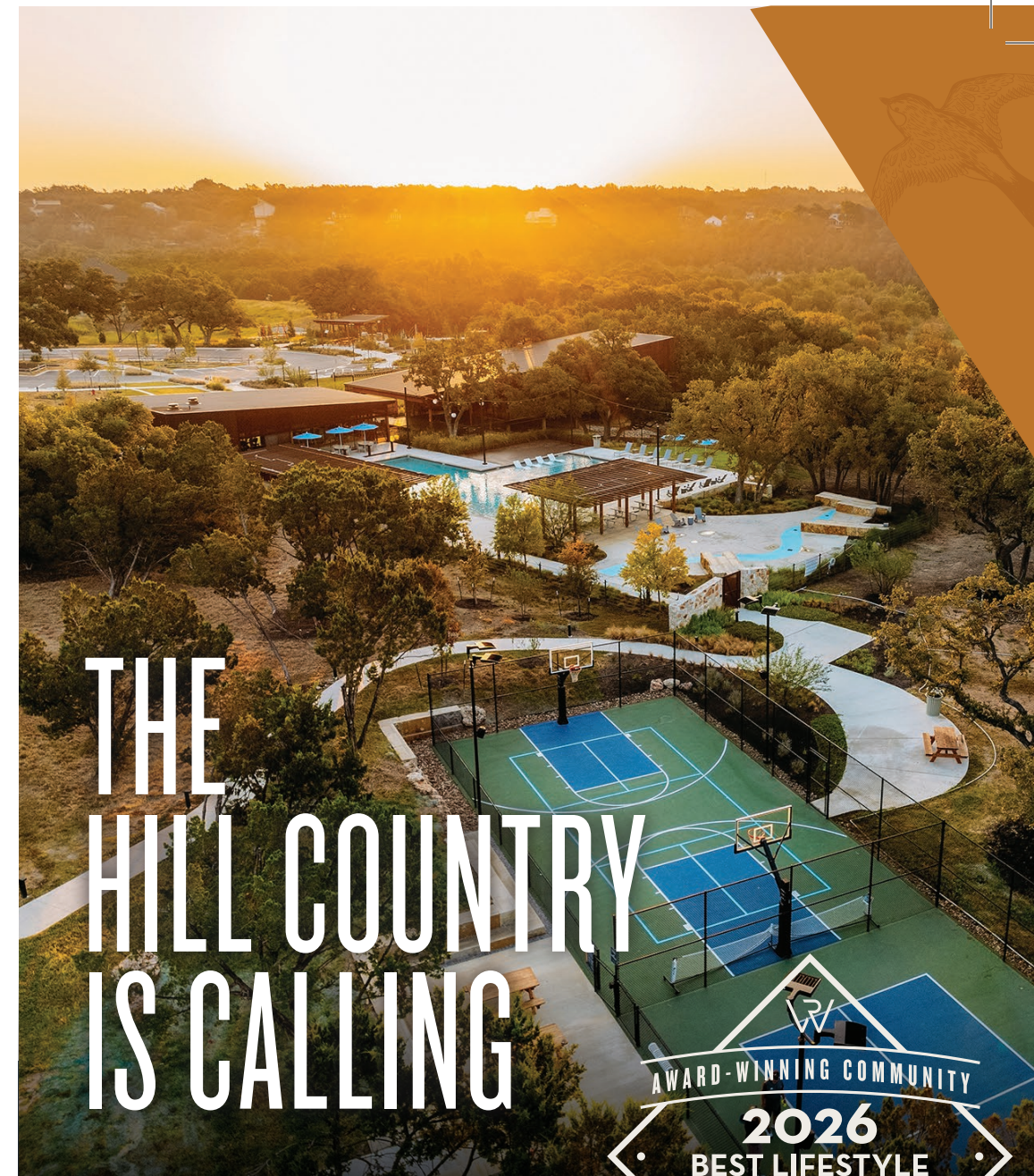
**Onsite HOA Team:**  
HOA Office located at The Den  
129 Canyon View Rd.  
Georgetown, TX 78628  
512-828-3870

**Corporate Office**  
5316 W US Hwy 290 Ste 100  
Austin, TX 78735  
512-266-6771



[WolfRanchByHillwood.com](http://WolfRanchByHillwood.com)

129 Canyon View Rd., Georgetown, TX 78628



# THE HILL COUNTRY IS CALLING



**WOLF RANCH**  
GEORGETOWN, TX





## COMMUNITY AMENITIES

- The Den: a state-of-the-art amenity center in Hilltop with resort-style pool, cabanas and clubhouse, overlooking the San Gabriel River. This is the perfect place to unplug and reconnect.
- River Camp: Our newest amenity center in South Fork! Located overlooking the South Fork of the San Gabriel River with Clubhouse, Gym, Pool, and more!
- Playgrounds, Parks & Green Spaces
- Hike & Bike Trails
- Sport Court & Pickleball Court
- Dedicated onsite Management & Lifestyle Team
- Don Walden Dog Park
- Wolf Ranch Town Center: 65,000 square feet of retail
- Onsite Wolf Ranch Elementary

## OUR BUILDERS

**David Weekley Homes**  
davidweekleyhomes.com

**Highland Homes**  
highlandhomes.com

**Tri Pointe Homes**  
tripointehomes.com

**Drees Custom Homes**  
dreescustomhomes.com

**Perry Homes**  
perryhomes.com

**Westin Homes**  
westin-homes.com

**Coventry Homes**  
coventryhomes.com

**Pulte Homes**  
pulte.com

## LOCATION

Perfectly situated minutes north of Austin, half a mile from the I-35 and Highway 29 intersection, Wolf Ranch is a place like no other. Life takes a healthier, more vibrant course, filled with activity and guided by sustainability. A reverence for the past meets a respect for the beautiful land that surrounds. Endless opportunities abound for people of all ages to enjoy. This is a whole new direction for community living.

Here, pathways wind their way through the breathtaking terrain. A stunning resort pool overlooks the scenic San Gabriel River as it meanders peacefully below. At Wolf Ranch, there's always plenty going on and you're welcome to do everything - or nothing at all.

## LIFE IN GEORGETOWN

Georgetown is widely known for its yesteryear charm, great schools, strong sense of community, natural amenities along the San Gabriel River and rich Texas history. While Austin is just a quick drive away, Georgetown has all the conveniences needed to help residents enjoy the simple life without the hassle of everyday busyness.

- St. David's Georgetown Hospital
- Georgetown Municipal Airport
- Easy Access to Major Thoroughfares

### Grocery Stores & Shopping

- Wolf Ranch Town Center
- Historic Downtown Georgetown
- H-E-B
- Natural Grocers
- Target
- Walmart
- ALDI
- Costco

HILLCOU... - TX

### Georgetown Parks, Sports & Leisure

- Disc Golf Courses
- Dog Parks
- Georgetown Country Club Golf & Tennis
- Georgetown Recreation Center
- Hike & Bike Trails
- Inner Space Cavern
- Georgetown Tennis Center
- San Gabriel Park
- Lake Georgetown
- Blue Hole
- Garey Park

## DOWNTOWN GEORGETOWN

Named the Most Beautiful Town Square in Texas, the historic downtown district is renowned for its Victorian architecture, local eateries, historic homes, antique shops, boutiques and plenty of walkability. Festivals and community spirit fill the streets year-round with coveted events like The Poppy Festival, First Fridays, Music on the Square, Wine & Music Festival, Boo Bash, Ghost Tours on the Square, Market Days on the Square, Farmers Market, Lighting of the Square and Christmas Stroll - just to name a few!



SENSE OF COMMUNITY | WELL-BEING | ENRICHMENT | STEWARDSHIP | INNOVATION

## GEORGETOWN ISD

Georgetown Independent School District serves over 13,000 students living in the city of Georgetown. GISD is one of the most highly sought-after districts in Central Texas, known for their vision: home of the most inspired students, served by the most empowered leaders. The new state-of-the-art onsite Wolf Ranch Elementary is located within Wolf Ranch South Fork!

Students in Wolf Ranch attend the following GISD campuses:

Wolf Ranch Elementary | 512-943-5050 | 1201 Jay Wolf Drive

Tippit Middle School | 512-943-5040 | 1601 Leander Road

East View High School | 512-943-1800 | 4490 E. University Avenue

Fourth GISD High School Opening Fall 2028!

**More Information:** [georgetownisd.org](http://georgetownisd.org)

## HIGHER EDUCATION

Georgetown is home to the oldest university in Texas, Southwestern University. Serving approximately 1,500 students, Southwestern offers 40 bachelor's degrees in the arts, sciences, fine arts and music as well as interdisciplinary and pre-professional programs. Located on 700 wooded acres along University Avenue, Southwestern offers a 15:1 student-teacher ratio and a great blend of academics, athletics, social organizations, Greek life and student government.

**More information:** [southwestern.edu](http://southwestern.edu)

## THE HILLWOOD DIFFERENCE

Wolf Ranch is more than an elegant collection of beautiful homes with bundled services and shared access to pools and parks. As a holistically designed master-planned community, every aspect of Wolf Ranch was created by Hillwood Communities to address five key principles that nurture community values while delivering personal value - sense of community, well-being, enrichment, stewardship, and innovation.

**Learn more:** [HillwoodCommunities.com](http://HillwoodCommunities.com)

