

# BLACKHAWK



**B**lackhawk is a terrific place to live, laugh, grow and connect. Located in the city of Pflugerville, Blackhawk features an incredible Amenity Center with 3 water features, party room and kitchen, exercise room, staff, sand volleyball and more. Golf, lake activities, and great, convenient shopping are minutes away. Whether it's award-winning schools, fantastic amenities, or connectivity to employment centers and shopping you're looking for, Blackhawk has it. Come see what we mean when we say that Blackhawk is more of a great thing.

### Blackhawk - Park 65' Home Sites

- Homes from 1,900 to 3,400 square feet

### Blackhawk - Lakeside 70' Home Sites

- Homes from 2,500 to 4,200 square feet

### Blackhawk - Lakeside 80' Home Sites

- Homes from 2,700 to 4,200 square feet

### Schools - One of Texas' Top Rated Elementary Schools

Pflugerville Independent School District <a href="http://cms.pflugervilleisd.net/Page/1">http://cms.pflugervilleisd.net/Page/1</a>	512-594-0000
Rowe Lane Elementary School 3112 Speidel Drive, Pflugerville 78660	512-594-6600
Kelly Lane Middle School 18900 Falcon Pointe Blvd, Pflugerville 78660	512-594-2800
Cele Middle School 6000 Cele Road, Pflugerville 78660	512-594-3000
Hendrickson High School 2905 FM 685, Pflugerville 78660	512-594-1100

### Utilities

Water/Waste Water/Trash: City of Pflugerville	512-251-3076
Natural Gas: Atmos Energy <a href="http://www.atmosenergy.com">www.atmosenergy.com</a>	888-286-6700
Electric: Several options available, please visit <a href="http://www.powertochoose.com">www.powertochoose.com</a>	866-797-4839
Internet / Television Suddenlink / <a href="http://www.suddenlink.com">www.suddenlink.com</a> AT&T U-verse / <a href="http://www.att.com/u-verse">www.att.com/u-verse</a>	512-566-0094 800-288-2020
HomeTeam Pest Defense	512-491-7475
Post Offices 301 S. Heatherwilde Blvd 2250 Double Creek Drive	512-251-1184 512-244-6432
Pflugerville Police Department (Non-Emergency)	512-251-4004
Pflugerville Fire Department (Non-Emergency)	512-251-2801
Poison Control	800-746-7661

### Property Tax Rates per \$100 of taxable assessed value

Total Estimated Tax Rate 3.1%

### Preferred Lender – Southern Lending Services, LTD

NMLS# 342900 PH 512-293-1855  
Teena Machado, RML0 NMLS# 513314  
[tmachado@southerlending.com](mailto:tmachado@southerlending.com)

### Community and Area Features

- Amenity Center with 3 water features, party room and kitchen, exercise room, sand volleyball
- Sports fields, hike and bike trails, greenbelt areas
- Lake Pflugerville
- Blackhawk Golf Course
- Round Rock Outlets
- Ikea
- Stone Hill Center: Super Target, Best Buy, Home Depot, and more...

### Homeowner's Association

HOA Fees • \$483/Year  
Goodwin Property Management • 512-502-7500

### Model Home

20517 Martin Lane  
Pflugerville, TX 78660

### Sales Associate

Mike Ormiston • 512-762-8348 cell  
[mormiston@sfhtx.com](mailto:mormiston@sfhtx.com)

### Directions

From Austin, travel north on IH-35. Take TX 45 East. Stay straight as TX 45 becomes Kelly Ln. at Hwy 130. Turn left on Kennemer Dr. Turn right on Speidel Dr. Turn left on Jackies Ranch Blvd. Turn right on Martin Lane. Model Home is on the left.



## SCOTT FELDER HOMES

[www.ScottFelderHomes.com](http://www.ScottFelderHomes.com)



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