



Homeowner Guide

River Bluff
Sales Center - 737-843-9393



Schools

Rancho Sienna Elementary School
751 Bonnet Blvd.
Georgetown, TX 78628
512-260-4450

Liberty Hill Middle School
13125 Hwy. 29, Liberty Hill, TX 78642
512-379-3300

Legacy Ranch High School
450 CR-258, Liberty Hill, TX 78642
512-379-3290

Liberty Hill High School
16500 West Hwy. 29
Liberty Hill, TX 78642
512-260-5500



Utilities

GAS:
Atmos Energy®
888-286-6700

ELECTRIC:
PEC
888-554-4732

SEWER/WATER:
City of Leander
512-259-1142

CABLE/PHONE/INTERNET:
Spectrum
833-267-6094

Suddenlink®
877-794-2724

AT&T®
800-288-2020



Post Office

801 South Hwy. 183
Leander, TX 78641
512-259-9196



Police

Leander Police Dept.
705 Leander Dr., Leander, TX 78641
512-528-2800



Fire

Leander Fire Dept.
101 E. Sonny Dr., Leander, TX 78641
512-528-2848



Homeowner's Association

Colby Property Management
205 Paloma Dr.
Temple, TX 76502
512-826-0500
manager@colbyhoa.com

HOA: \$900/yr.

Paid at Closing:
\$250 Working Capital Assessment
\$375 Resale Certificate (Estimated)
\$250 Transfer Fee
(Estimated; Prorated Annual Assessment, Transfer and/or Conveyance Fees as Applicable)



Taxing Authority

Williamson County Tax Assessor's Office
904 S. Main St.
Georgetown, TX 78626

Contact:
Larry Gaddes
512-943-1601

Tax Rate:
2.069958% of the appraised value of the property*

Notes:



KB Home Warranty

866-262-7623
austincs@kbhome.com



KB Home App

Your convenient go-to resource for:

- Appointment reminders
- Maintenance notifications
- Seasonal home maintenance
- Warranty documents

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*Real estate taxes for homes are determined by multiplying the annual local tax rate by the appraised value of the property, which value may not be the purchase price of the property. It is advisable for buyers to contact the local tax assessor's office for the most current information as it is subject to change.

