



## INTERIOR FEATURES

- **Expansive Floor Plans:** one, two, and three-bedroom apartments
- **Premium Granite Countertops:** in kitchen and bathroom
- **Hardwood-style Flooring:** throughout entry, kitchen, baths, and select living and dining spaces
- **Contemporary Kitchens:** with oversized subway tile backsplash
- **Stainless Steel Appliances**
- **42" Wood Grain Cabinets**
- **Expansive Kitchen Island/Breakfast Bar\***
- **Pantries\***
- **Upgraded Bathrooms:** with framed mirrors
- **Double Vanity\***
- **Garden Soaking Bathtubs**
- **Separate Showers\***
- **Linen Closets\***
- **Large Walk-in Closets\***
- **Washer and Dryer:** full-size
- **9' Ceilings**
- **Ceiling Fans:** in living room and bedrooms
- **Crown Molding:** throughout living room
- **Built-in Desks\***
- **USB Charging Ports**
- **Home Security Available**
- **Fireplaces\***
- **Private Patios and Balconies:** with storage\*

**THE RANCH**  
APARTMENTS

*\*In Select Homes*





## COMMUNITY AMENITIES

- **Great Room:** with fireplace, billiards and resident kitchen
- **Entertainment Lounge:** with multiple TVs, conference table and ample lounge seating
- **Creative Studio:** multi-use work space with gift wrap station and computers
- **Fully-equipped Fitness Center:** with cardio and strength equipment
- **Fitness Studio with on-demand classes**
- **Resort-style Pool:** with sun deck and fountains
- **Outdoor Lounge:** with kitchen, fireplace, grills, and dining areas
- **Children's Playground:** surrounded by lush landscaping and benches
- **Outdoor Sand Volleyball Court**
- **Car Care Center**
- **Pet-friendly Community:** with dog park
- **Gated Community**
- **Covered Parking and Garages**



## CONVENIENCES

- **Easy Highway Access:** near Hwy-45
- **Shopping and Dining Nearby**
- **Grade A School District:** zoned to the Round Rock ISD with on-site school bus
- **Major Employers Nearby:** Apple, Dell, Parmer Innovation Center, Samsung, and Visa

# THE RANCH

APARTMENTS

9400 W Parmer Lane | Austin, TX 78717

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

Subject to change, error and/or deletion. 1-23

## GREEN LIVING

- **Energy-efficient Appliances**
- **LED Lighting**
- **Low-flow Plumbing Fixtures**
- **Mass Transit Nearby**
- **On-site Recycling**
- **Nearby Hiking and Biking Trails:** at Brushy Creek Lake Park