





HERANCH A P A R T M E N T S

INTERIOR FEATURES

- Expansive Floor Plans: one, two, and threebedroom 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*





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

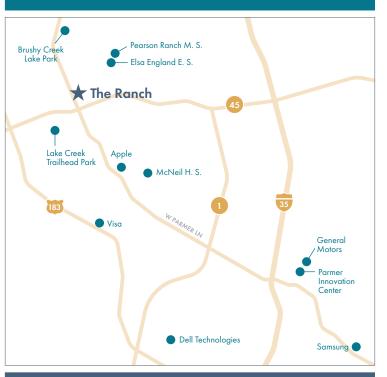
HERANCH APARTMENTS

9400 W Parmer Lane | Austin, TX 78717

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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



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