

THE
MANSIONS
AT TRAVESIA



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LIVE THE LUXE LIFE

The Mansions at Travesia goes beyond mere luxury. Designed to exceed your highest expectations, our exclusive, members-only community lies cradled deep in the heart of beautiful Texas Hill Country, yet just a few minutes away from the vibrant, world-renowned downtown Austin scene. Giving you the best of both worlds, right at your fingertips.

Here you'll experience a life of privilege and sophistication among kindred spirits who share your elegant tastes and knack for living the good life. A spectacular collaboration of upscale design and cutting-edge architecture, The Mansions serves up a lavish menu of high-end amenities, including a sumptuous clubhouse, an enormous resort-style pool, an oversized 24-hour state-of-the-art fitness center, a plush, comfortable members' lounge with complimentary Wi-Fi and HDTV entertainment, and concierge service on demand.

Located near the live music capital of the world and some of the finest golf courses in the state of Texas, our local community is also a haven of leisure activities. Whether your tastes run to posh boutique shopping or fine dining, perusing local vineyards or exploring scenic parks, The Mansions has it all—from simple pleasures to ultimate luxuries. And the exceptional lifestyle you most certainly deserve.



THE LOCAL SCENE

With an enviable Austin address and just minutes from three major highways, The Mansions at Travesia is central to both downtown excitement and outdoor adventure. Widely renowned as one of the most desirable locales in the nation, the Texas Hill Country offers sweeping panoramic views found nowhere else. Colorful native wildflowers carpet the rolling plains each spring, and spectacular sunsets over sparkling Lake Travis draw thousands of viewers annually. Scores of quaint antique shops and romantic B&Bs pepper the landscape.

Just a few miles down the road, downtown Austin beckons you to experience its contagious energy. World famous for its lively music scene and nightlife, the city teems with legendary restaurants and bars, as well as a broad spectrum of local shops and upscale national retailers. Home to the University of Texas, Austin is also the state capital, bringing a rich cultural heritage and historic presence to the dynamic downtown area. And as a haven for technology giants including Dell, 3M, IBM and many others, Austin is unparalleled.





ADVENTURE

IS EVERYWHERE

You'll never be at a loss for entertainment at The Mansions at Travesia. With a dazzling array of exhilarating options from chic boutiques to live music in downtown Austin to romantic lakeside dining, your only challenge will be where to start. Here are just a few exciting area attractions to explore and enjoy.

PARKS & RECREATION

- Brushy Creek Park
- Davis White Northeast District Park
- Hamilton Pool Preserve
- Hawaiian Falls Water Park
- Lake Pflugerville
- Northeast Metropolitan Park
- Town Lake
- Big Walnut Creek Nature Preserve
- Walter E. Long Metropolitan Park
- Zilker Botanical Garden

ATTRACTIONS

- Austin360 Amphitheater
- Austin's Park
- Cedar Park Center
- Circuit of the Americas
- Dell Diamond, Home of Round Rock Express
- Mount Bonnell
- Spare Time Texas
- Texas State Capitol
- Thinkery
- The University of Texas
- Travis County Exposition Center

GOLF

- Austin Country Club
- Avery Ranch Golf Club
- Fairways of Blackhawk
- The Golf Club at Star Ranch
- Teravista Golf Club
- The University of Texas Golf Club
- Twin Creeks Country Club

SHOPPING

- 2nd Street District
- Round Rock Premium Outlets
- Shops at La Frontera
- Mueller Market District
- Stone Hill Town Center
- The Domain
- Lakeline Mall

SALONS/SPAS

- Lake Austin Spa Resort
- Milk + Honey
- Travaasa Austin
- Spa Réveil

ARTS & CULTURE

- AISD Performing Arts Center
- Bullock Texas State History Museum
- Lyndon Baines Johnson Library & Museum
- Blanton Museum of Art
- The Contemporary Austin

ENTERTAINMENT

- ACL Live at the Moody Theater
- Alamo Drafthouse Cinema
- Paramount Theatre
- Stubb's
- Moviehouse & Eatery
- iPic Theaters at The Domain



THE
MANSIONS
AT TRAVESIA



EXCLUSIVE

LIFESTYLE

Exceptional comfort and luxury is what The Mansions at Travesia is all about. Encounter effortless elegance at every turn, from our well-appointed clubhouse to our oversized state-of-the-art fitness center to our premium business center. Or just relax in the sumptuous lounge with complimentary Wi-Fi, HDTV and a cup of freshly brewed Starbucks® coffee. Our contemporary, upscale members-only community is designed to deliver a seamlessly pampered lifestyle for every member.

COMMUNITY FEATURES

- Stunning One- to Four-Bedroom Townhomes & Apartments
- Attached, Private, Direct-Access One- & Two-Car Garages*
- 24/7 Fully Equipped, High-Tech Fitness Center with Cardio Theater, Free Weights & Training Stations
- Luxurious Social Clubroom with HDTV Entertainment
- Game Room & Billiards
- Community Events, Including Catered Brunches & Community Socials
- Well-Appointed Business Center with 25" iMac Computers & PCs
- Expert Personal Trainer*
- Luxe, Resort-Style Swimming Pool with Tanning Deck
- Private Indoor Tanning Facility
- Trellis-Covered Outdoor Kitchen & Conversational Fireplace Lounge
- Community Outdoor Wi-Fi Lounge
- Dedicated Starbucks® Wi-Fi Café
- Pet-Friendly Community with Convenient Waste Stations, Dog Park & Pet Spaw
- Conveniently Located Mail Center
- Eco-Friendly, Health-Conscious, Non-Smoking Environment
- Limited-Access Gates
- On-Demand Concierge Services*



INDULGE

IN FINE INTERIORS

Prepare to bask in luxury. Crafted with meticulous attention to detail, our homes are designed with both aesthetics and comfort in mind. Every nuance—from solid granite countertops to genuine porcelain tile—is hand selected for superior quality. You'll enjoy elegant touches including crown molding, stately 9- to 10-foot ceilings, rich wood flooring and custom cabinetry. All with an ample selection of spacious, contemporary one- to four-bedroom floorplans to suit every taste.

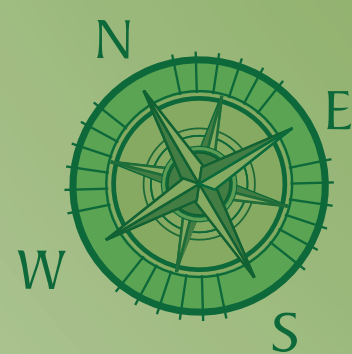












INTERIOR FEATURES

- One- & Two-Car Attached Garages*
- Individual, Private, First-Floor Formal Entrances with Covered Porch & Foyer
- Elevator Access to Every Apartment Home
- Spacious Outdoor Living Spaces*
- Expansive Living & Dining Spaces
- Elegant Granite Kitchen & Bath Countertops
- Beautiful Luxury Wood Flooring*
- Contemporary Track Lighting & Designer Pendants
- Designer Kitchen Cabinets with Modern Stainless Steel Whirlpool® Appliances*
- Marble, Jetted Garden Jacuzzi® Tubs*
- Separate Stand-Up Showers with Rainwater Showerhead & Upgraded Plumbing Fixtures*
- Under-Cabinet Lighting
- Sleek Chrome Fixtures*
- Real Porcelain Tile Backsplashes in Kitchen
- Extensive Crown Molding in Living Room, Dining Room & Bedrooms*
- Built-In Computer Workstation & Desk*
- Multimedia Center Areas*
- Spacious Walk-In Pantries with Built-In Shelves*
- 2-Inch Custom Blinds
- Airy Plant Shelves & Window Seats*
- 9- to 10-Foot Ceilings
- Ceiling Fans*
- Custom Color Scheme with Optional Accent Walls*
- Custom Art Niches*
- Tall, Expansive Windows
- Full-Size Washer/Dryer Connections
- AT&T U-verse High-Speed Internet with Future GigaPower
- Environmentally Friendly Programmable Thermostats
- Energy-Efficient Insulation, Reflective Roof, Double-Pane Windows & 16 SEER A/C
- Cellulose Sound Insulation for Optimal Privacy & Noise Control

THE MANSIONS

AT TRAVESIA



- | | | | |
|---|-------------------|---|-------------------|
|  | Townhomes |  | Dog Park & Spaw |
|  | Clubhouse |  | Sidewalk |
|  | Resort-Style Pool |  | Mail Center |
|  | Grills |  | Outdoor Fireplace |
|  | Playground |  | Trash Receptacle |



WATERLOO

ONE-BEDROOM | ONE-BATH

652 Living | 68 Outdoor Living

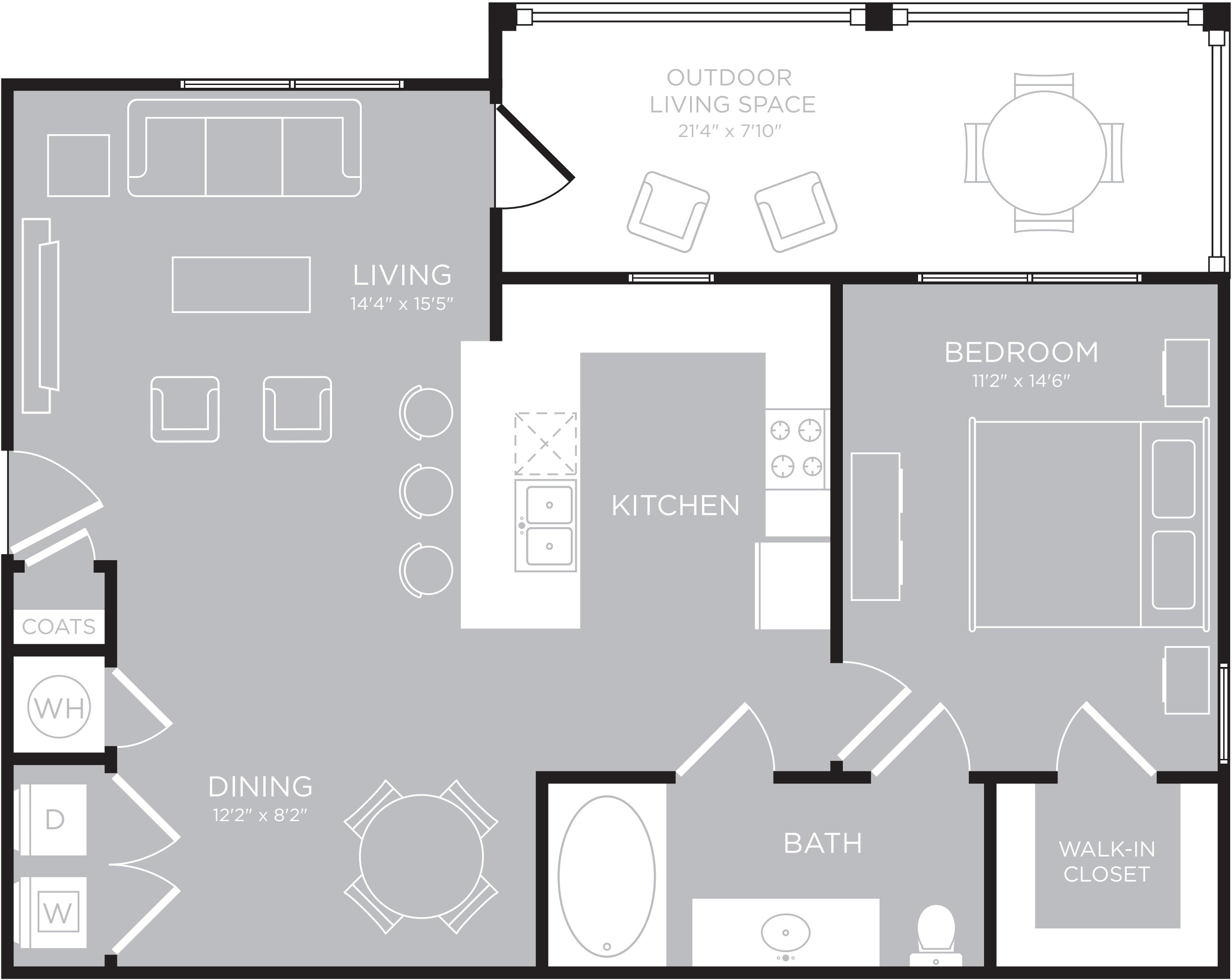
720 Total Sq. Ft.





BARTON

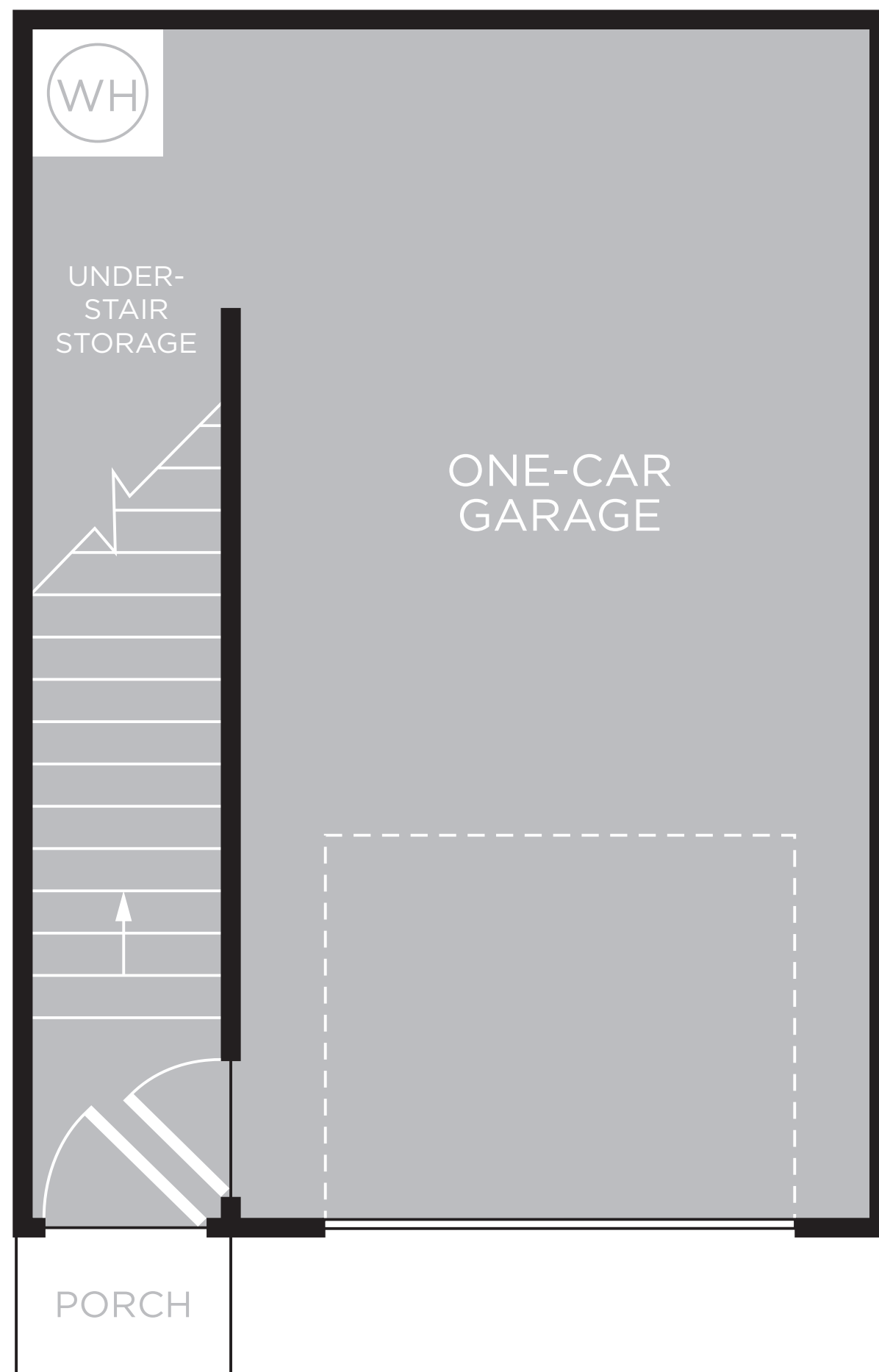
ONE-BEDROOM | ONE-BATH
804 Living | 174 Outdoor Living
978 Total Sq. Ft.





SOCO

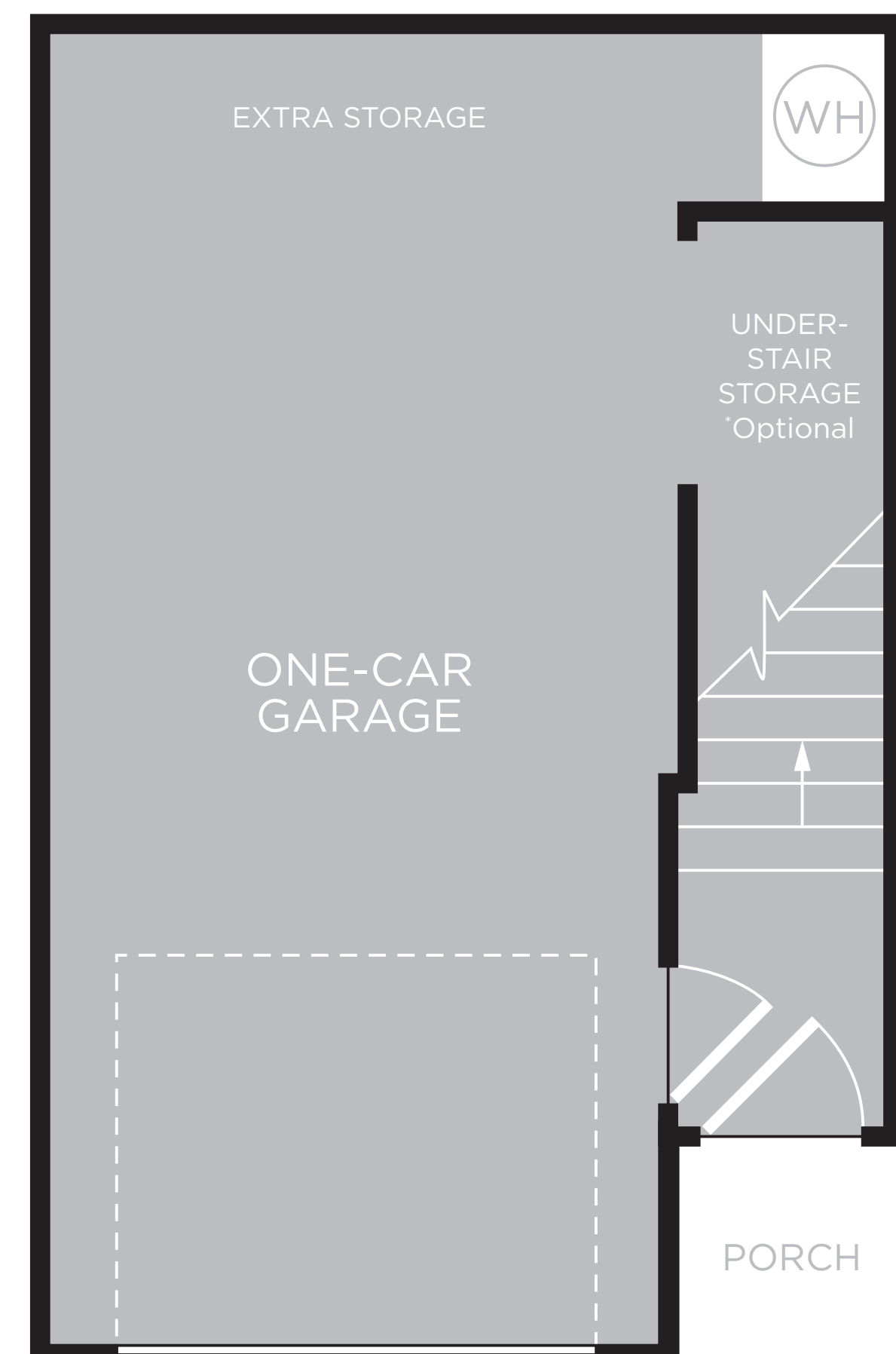
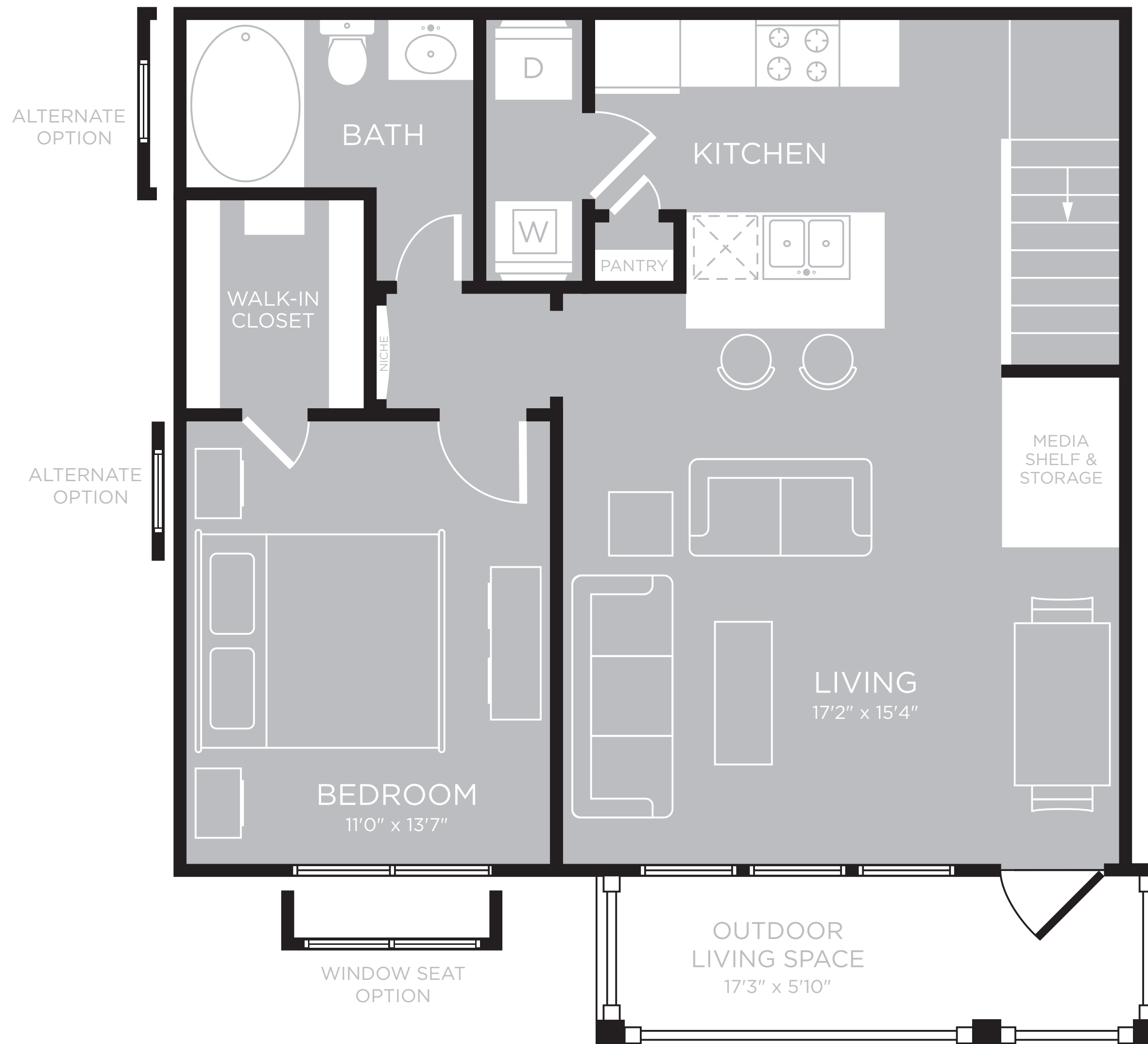
ONE-BEDROOM | ONE-BATH | ONE-CAR GARAGE
750 Living | 76 Outdoor Living | 49 Storage | 275 Garage
1,150 Total Sq. Ft.





ZILKER

ONE-BEDROOM | ONE-BATH | ONE-CAR GARAGE
788/806 Living | 98 Outdoor Living | 27 Storage | 311 Garage
1,224/1,232 Total Sq. Ft.
WINDOW SEAT/ALTERNATE OPTIONS ON END UNITS ONLY



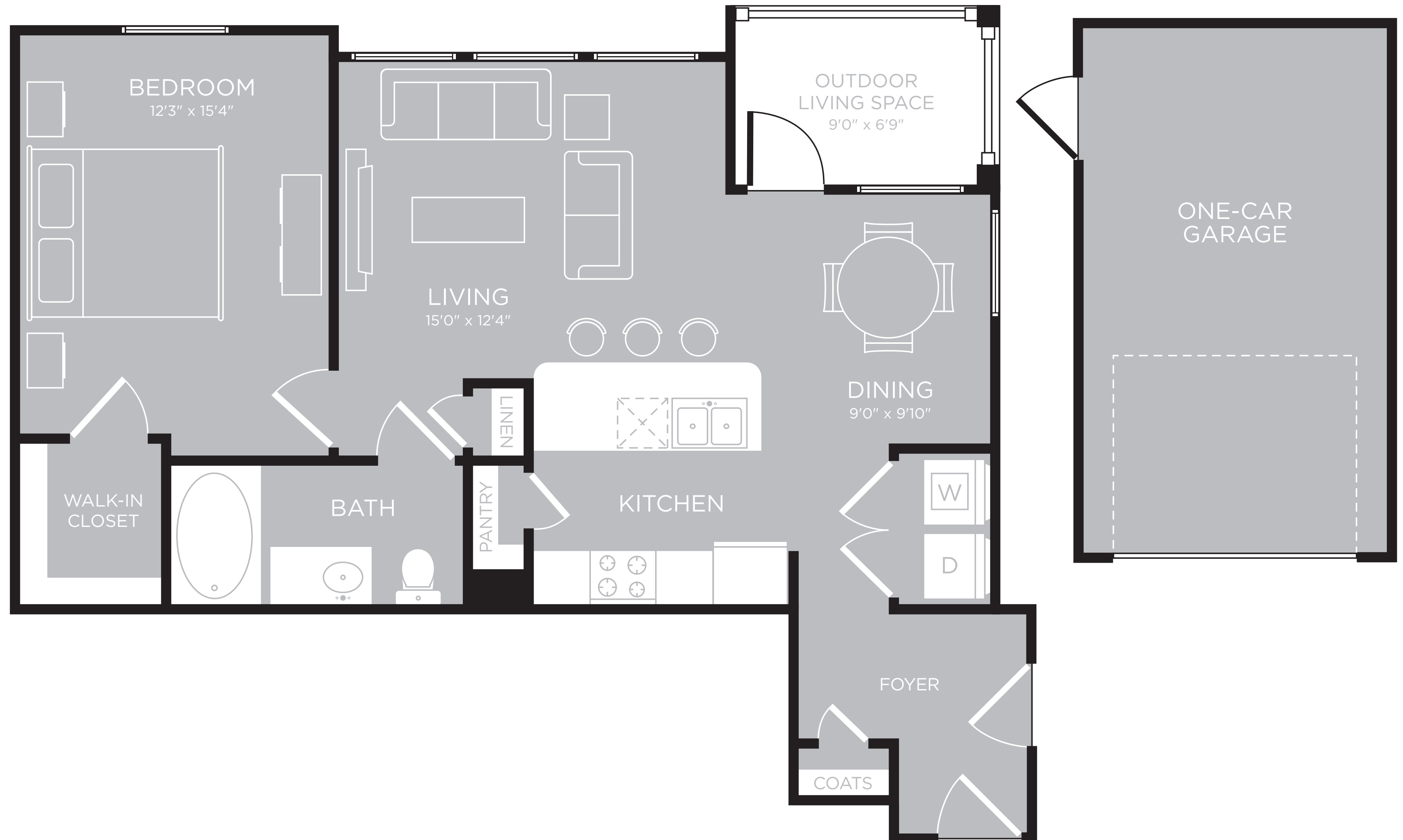


GUADALUPE

ONE-BEDROOM | ONE-BATH | ONE-CAR GARAGE

823 Living | 68 Outdoor Living | 253 Garage

1,144 Total Sq. Ft.



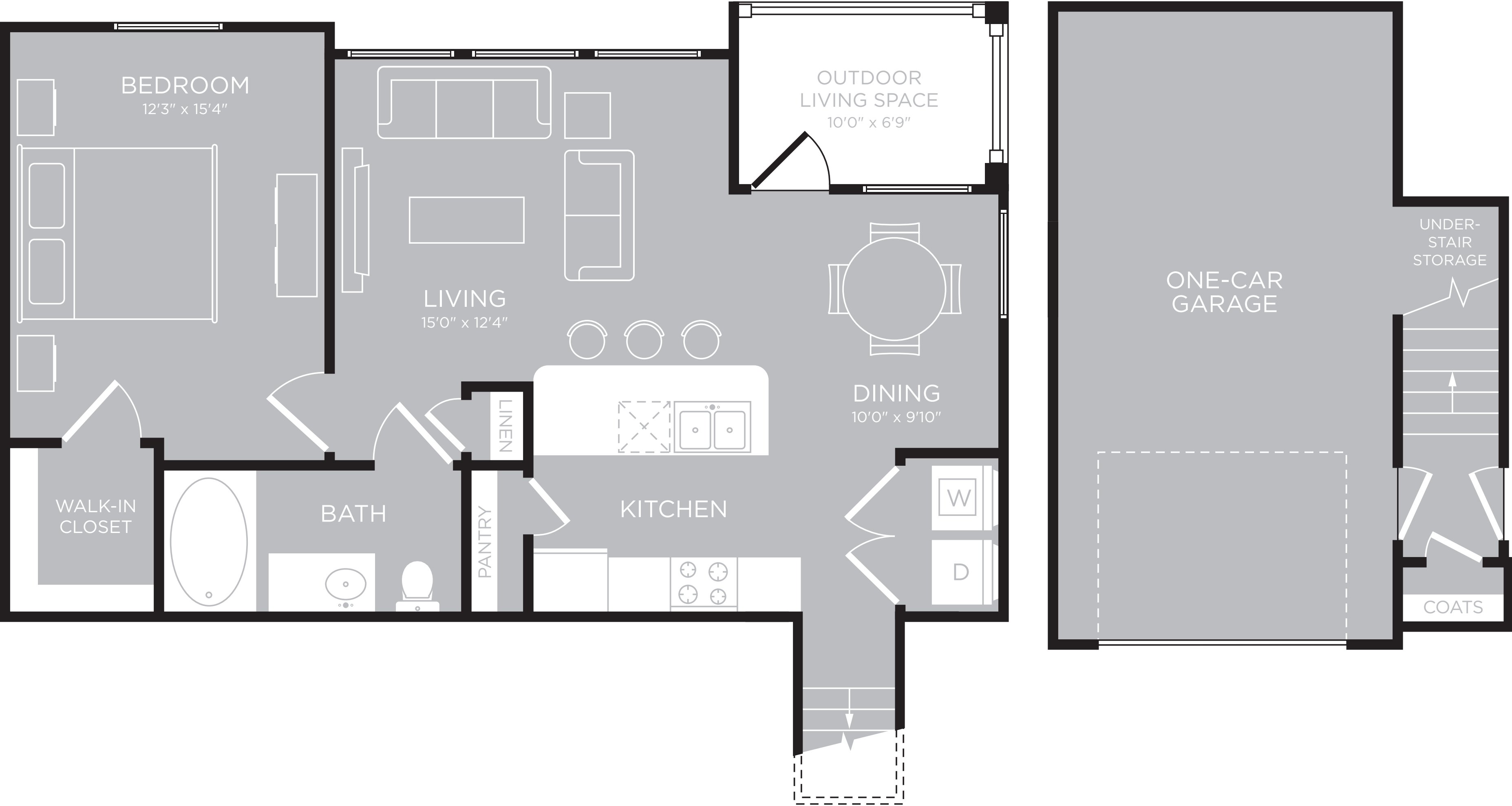


TOWN LAKE

ONE-BEDROOM | ONE-BATH | ONE-CAR GARAGE

840 Living | 68 Outdoor Living | 15 Storage | 308 Garage

1,231 Total Sq. Ft.





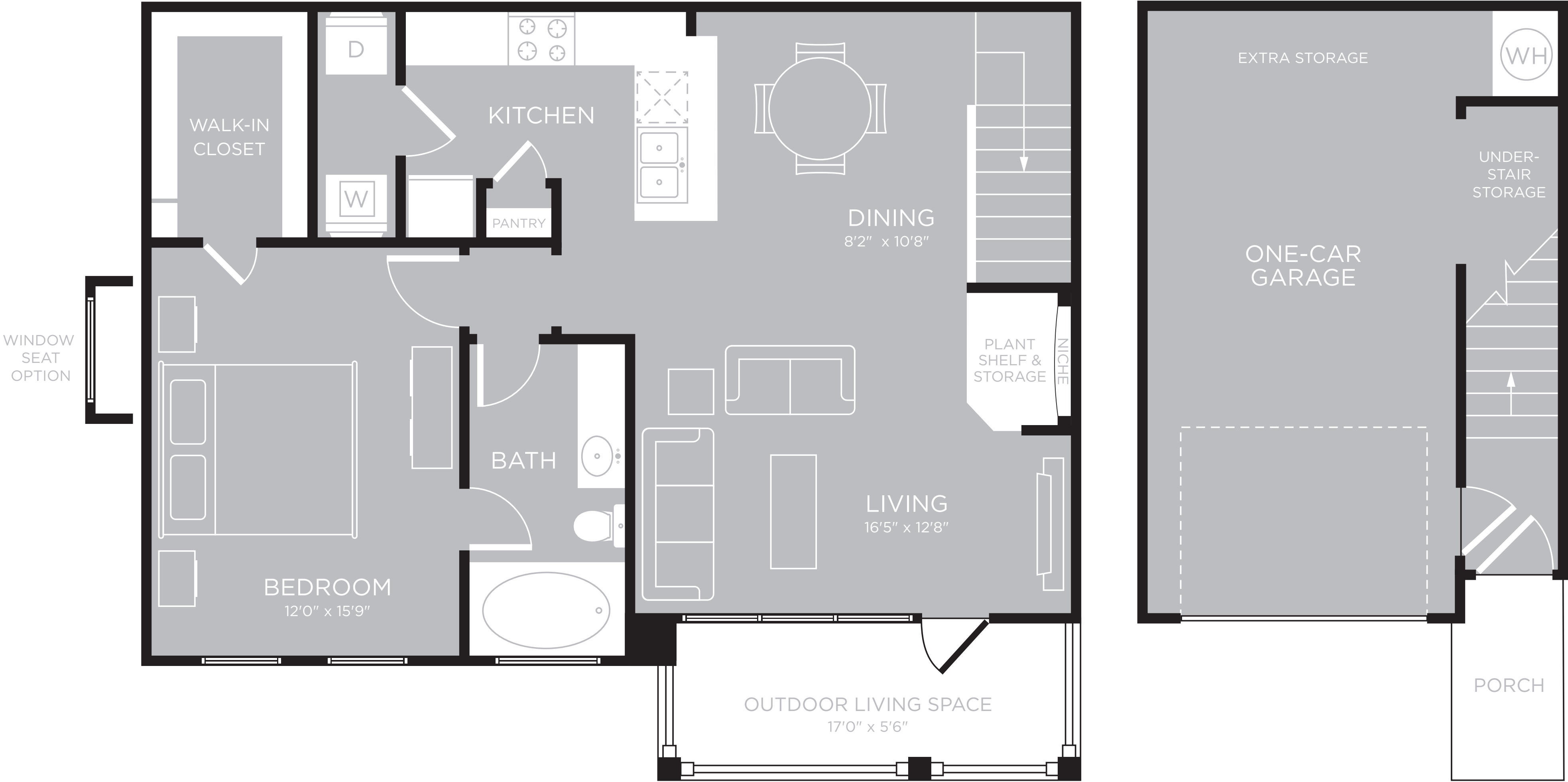
DRISKILL

ONE-BEDROOM | ONE-BATH | ONE-CAR GARAGE

903/907 Living | 90 Outdoor Living | 34 Storage | 278 Garage

1,305/1,309 Total Sq. Ft.

WINDOW SEAT/WINDOW OPTIONS ON END UNITS ONLY





BONNELL

TWO-BEDROOM | ONE-BATH | ONE-CAR GARAGE
1,077 Living | 94 Outdoor Living | 33 Storage | 318 Garage
1,522 Total Sq. Ft.



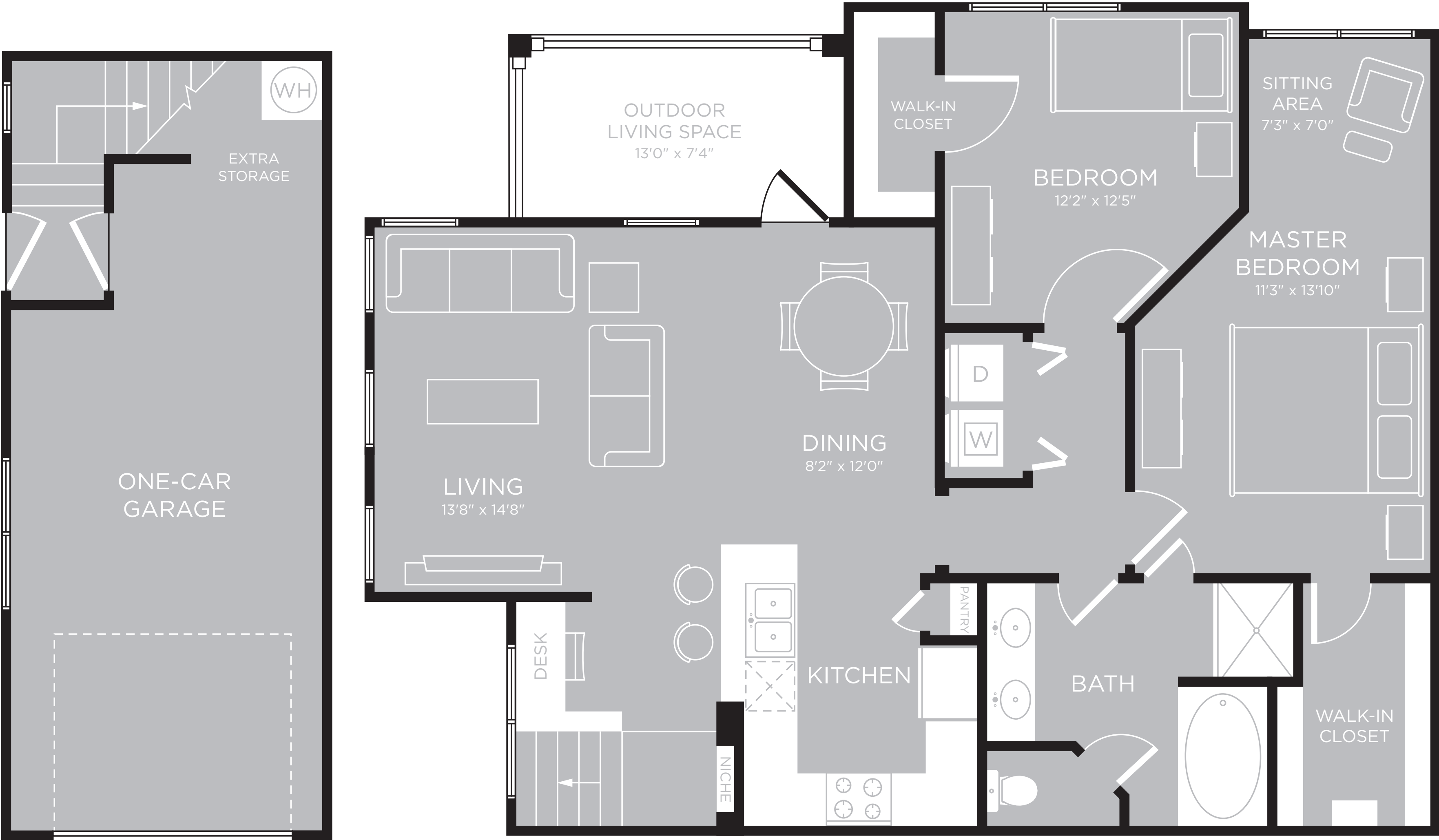


HYDE PARK

TWO-BEDROOM | ONE-BATH | ONE-CAR GARAGE

1,181 Living | 94 Outdoor Living | 26 Storage | 287 Garage

1,588 Total Sq. Ft.





TERRYTOWN

TWO-BEDROOM | TWO-BATH | ONE-CAR GARAGE

1,259 Living | 50 Outdoor Living | 301 Garage

1,610 Total Sq. Ft.





CAPITOL

TWO-BEDROOM | TWO-BATH | TWO-CAR GARAGE
1,387 Living | 50 Outdoor Living | 35 Storage | 445 Garage
1,917 Total Sq. Ft.



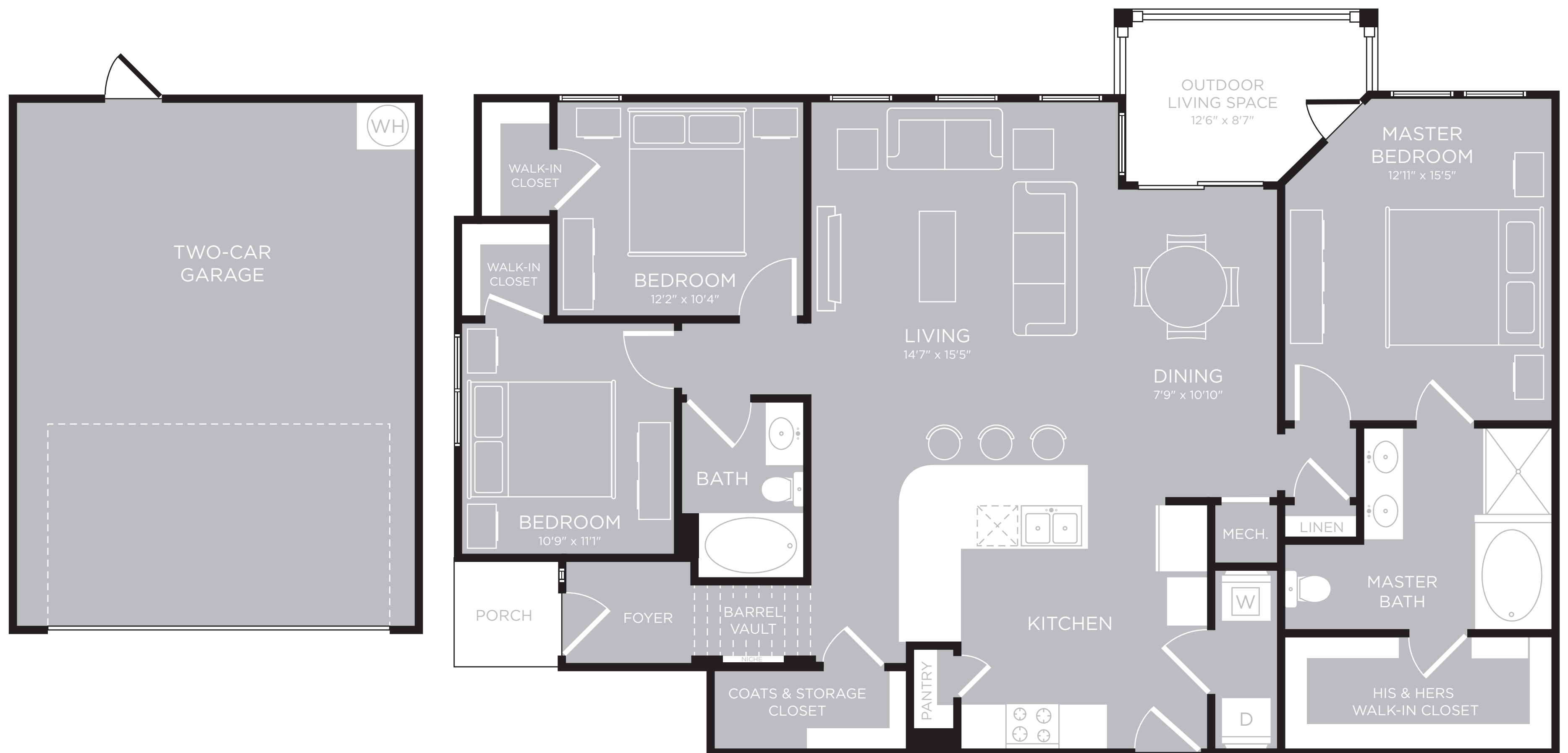


CONGRESS

THREE-BEDROOM | TWO-BATH | TWO-CAR GARAGE

1,498 Living | 90 Outdoor Living | 430 Garage

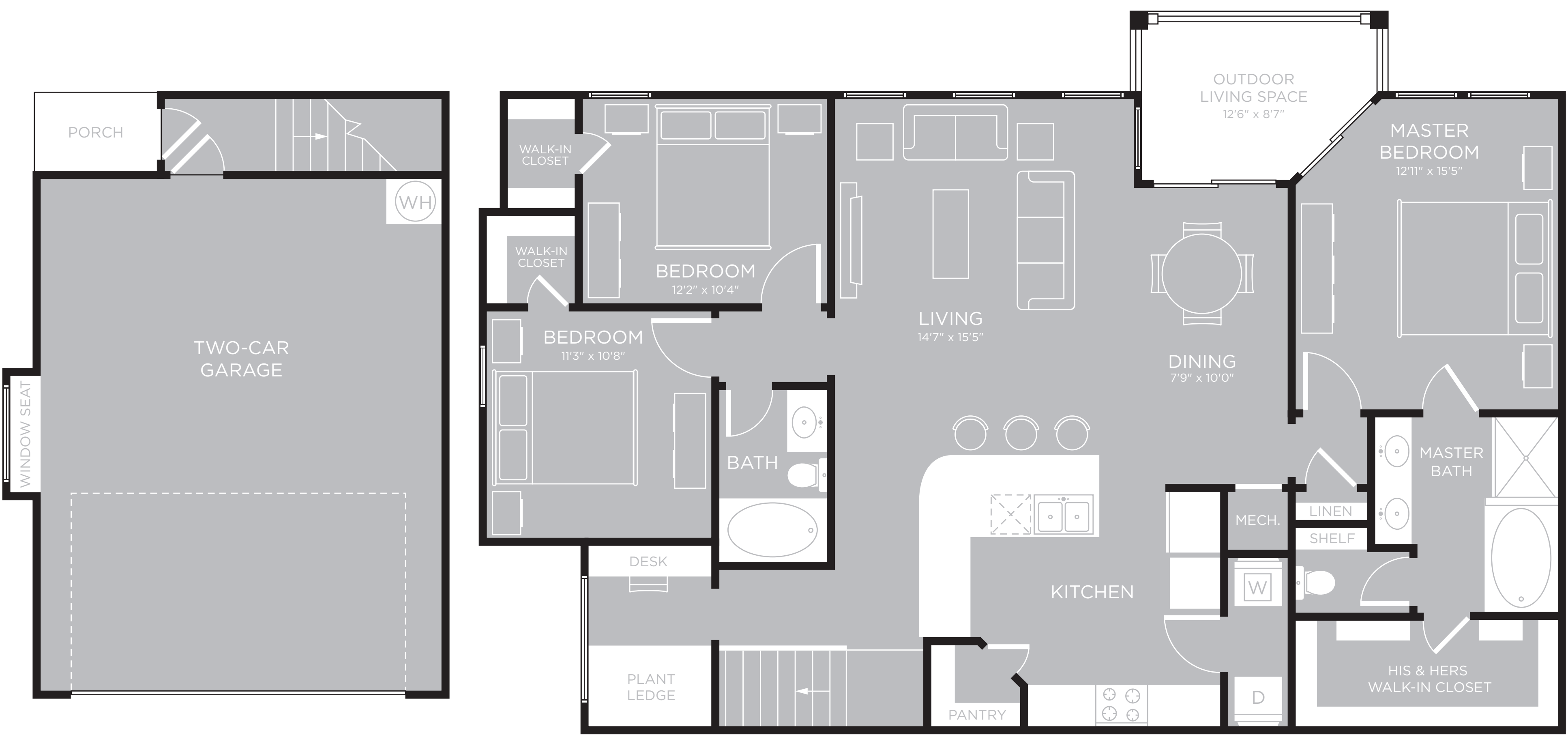
2,018 Total Sq. Ft.





LADY BIRD

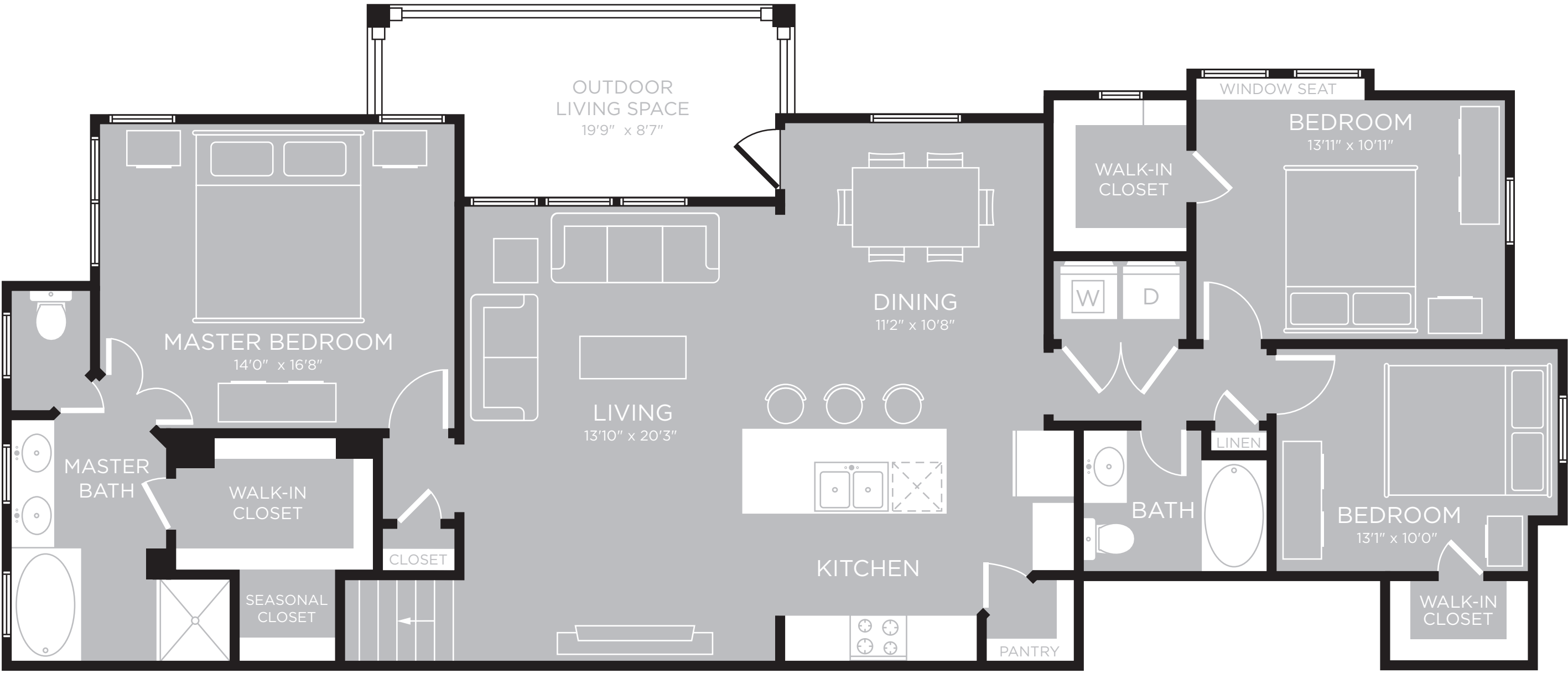
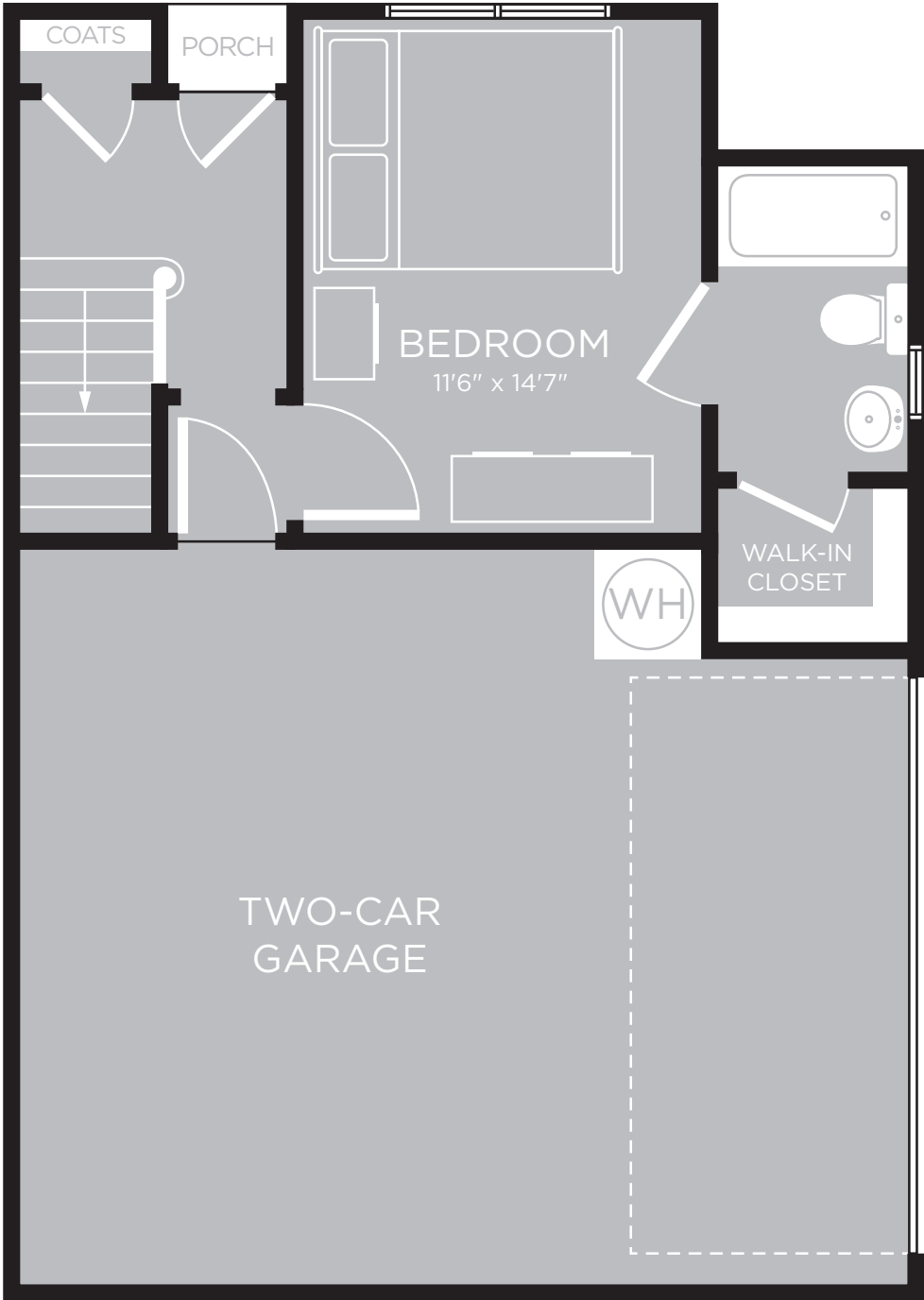
THREE-BEDROOM | TWO-BATH | TWO-CAR GARAGE
1,579 Living | 90 Outdoor Living | 476 Garage
2,145 Total Sq. Ft.





BULLOCK

FOUR-BEDROOM | THREE-BATH | TWO-CAR GARAGE
1,917 Living | 123 Outdoor Living | 466 Garage
2,506 Total Sq. Ft.



COMMUNITY

& ENVIRONMENT

At The Mansions at Travesia, our goal is to seamlessly integrate forward-thinking, eco-conscious design and scenic beauty.

Each of our apartment homes is designed in concert with nature to conserve energy with additional weather stripping, reflective radiant barrier roof decking in the attic, dual-pane low-e windows and top-of-the-line sound insulation. All units are serviced by 16 SEER HVAC systems with programmable thermostats that use up to 39 percent less energy than the current energy standard. We also use CFL and LED light bulbs and low VOC paints. All landscape systems are professionally designed utilizing water-conserving irrigation systems and native landscape elements.

We respect our environment and prioritize conservation of energy. That's why our standards are well above those of the industry. We strive to ensure our residents' comfort and peace of mind while conserving our natural resources. Our elevated building benchmarks and continuous community efforts, including a well-trained staff and recycling programs, ensure that our residents live in a more sustainable environment.



EDUCATION

The Mansions at Travesia is located in the Round Rock Independent School District. Ranked among the top high schools in the state of Texas, Round Rock High School has also been listed among the country's "Best High Schools" for student proficiency in basic skills and college readiness by *U.S. News & World Report*.

RRISD programs include pre-K through 12th grade, ESL, Career and Technical Education, Gifted & Advanced, Special Education, Fine Arts, Athletics, as well as Homebound Services and AVID.

Central to Austin area life is its dynamic college community. You'll have access to the celebrated University of Texas at Austin—one of the nation's top universities—as well as St. Edward's, a highly recognized four-year university, and two-year Austin Community College. Southwestern University, located in nearby Georgetown, was named one of the top colleges in the nation by both the *Princeton Review* and *Forbes*.

BLUEBONNET ELEMENTARY

1010 Chisholm Valley Dr.
Round Rock, TX 78681
512.428.7700

CHISHOLM MIDDLE SCHOOL

500 Oakridge Dr.
Round Rock, TX 78681
512.428.2500

ROUND ROCK HIGH SCHOOL

201 Deep Wood Dr.
Round Rock, TX 78681
512.464.6000

Learn more at roundrockisd.org.

INTEGRITY

W³ and our affiliate, N³, have owned, developed and managed more than 25,000 apartment homes that are operating (or are under development) in Dallas/Fort Worth, Austin, New Braunfels, San Antonio and Houston, Texas. Our goal is to develop luxury showcase rental communities that host highly desirable exclusive lifestyles.

Each community is designed to be “The Best Place in the City,” and a place where residents will receive the highest quality of living for the value. W³ takes great pride in elegantly integrating interiors, architecture and amenities to inspire cutting-edge designs. Our luxury properties have a reputation for being unmatched in high-end comforts and exclusive amenities. When you live at one of our flagship properties, you are part of a members-only private club that is passionate about providing you with unmatched comforts and amenities.

The Estates and upgraded Grand Estates and Luxe communities provide an elegant apartment living experience. The luxury-inspired Mansions brand affords our residents spacious rental townhomes providing a resort-style experience every day. The stylish Towers properties bring chic, urban living in the form of modern, loft-inspired apartment homes. Our unparalleled properties offer luxury wood and concrete floors, attached garages, granite countertops, stainless-steel appliances, marble baths with jetted tubs and 80-ounce carpet.

Our clubhouses provide a retreat with rare distinctions and surpass industry standards featuring premier, luxe fitness facilities, gracious gathering areas, and business centers, billiard areas, tanning beds, splash parks and 163-foot,

resort-style infinity pools. Some communities even include a full-destination spa on-site.

Many of our communities have been developed on signature championship golf courses. The Mansions and The Estates at Briggs Ranch communities are located on The Golf Club of Texas, the only course in the United States with Zoysia grass tee to green. In addition, W³ delivers stunning lakefront living, majestic Hill Country views and several communities that front a lush forest refuge. Our properties boast some of the largest on-site private parks, jogging trails and shade trees, further showcasing our philosophy of building inspired communities and integrating with nature.

W³'s philosophy is not about leasing living space, but offering contemporary, high-quality and luxurious lifestyles to our residents. Our mission is simple: Build the highest quality apartment homes in the very best locations with superior school districts while maximizing views and signature amenities. This yields a rapid lease-up and excellent customer acceptance.

W³ strives to provide exclusive “Ritz-Carlton” service and the quality of a fine custom home all at an affordable price. The average resident at our Mansions and Towers brand properties boasts an average annual income exceeding \$100,000, which is almost two times that of our typical competitor. It seems that the most discerning customers agree: W³ offers the best overall value to our customer.



VALUES

To ensure that we stay true to our mission and our residents, the steadfast principles that guide our decisions are:

- Provide the finest housing choices in the best locations at the lowest possible cost
- Have excited, happy and totally satisfied customers
- Provide a great work environment and treat each other with respect and dignity
- Contribute positively to our neighbors and environment
- Embrace diversity as a way of life
- Realize profitability is required for our current and future success
- Apply the highest standards to construction, purchasing and customer service



LUXURY RENTAL TOWNHOMES & APARTMENTS

4301 Grand Avenue Parkway | Austin, TX 78728 | 512.387.7577 | MansionsTravesia.com