

QUARRY HILL

7000 Convict Hill Road | Austin, Texas 78749



EXECUTIVE SUMMARY

NUMBER OF UNITS:	148
YEAR CONSTRUCTED:	2009
DEVELOPER:	Larry Peel & Co., Inc.
ACREAGE:	7.449
ACREAGE DENSITY:	19.9 Units Per Acre
TOTAL RENTABLE SQ.FT:	129,666
TYPE OF BUILDINGS:	6 Two-and Three-Story
METERING:	Electric & Gas - Individual Water - Allocated
PARKING:	Garages - 34 Surface Parking - 197 spaces HC Parking - 9 spaces
FIREPLACES:	9 in the Units, 2 in the Clubhouse

FOR SALE

148-unit Apartment Community Class A+ Property

LOCATION & AREA FEATURES

- One block west of the "Y" in Oak Hill
- At the interchange of two major thoroughfares: Highway 290 and State Highway 71
- Southeast corner of Highway 290 and Convict Hill Road
- Infill site at the gates at the Texas Hill Country
- Highly visible from the "Y" as a result of the varying topography
- Surrounded by 30' of natural vegetation
- Close proximity to several restaurants and major shopping centers including the Hill Country Galleria, Shops at the Galleria and Shops at Arbor Trail
- Incredible views of Downtown Austin and the Texas Hill Country
- Minutes from the accredited Waldorf School
- Austin Independent School District
- Area major employers include: **Freescall, Silicon Labs, AMD, Active Power, AT&T, Cirrus Logic, EZCorp, Sigma Tel, American Campus Communities, American Achievement, Computer Science Corp, Citizens, Multimedia Games, Spansion, Toyko Electron, Vignette**

**Corporate Headquarters are in bold*

www.Quarry-Hill.com



RESORT AMENITIES

- Elegant Clubhouse
- Fully-equipped, 24 hr. Fitness Center
- Resort-style Swimming Pool with Sundeck
- Outdoor Lounge with Fireplace
- Wireless Internet at the Pool & Clubhouse
- Executive Business Center
- Gated Community with Remote Access
- Pet Friendly
- 24 hr. Maintenance Response
- Private Garages Available
- Onsite Recycling Center

EXTERIOR FEATURES

- Classic Italianate Architecture
- Integrated in the Natural Topography
- Barrel-tiled Roofs
- Hand-carved Stone Columns
- Native Texas stone, stucco and cedar siding
- Large, Private Patios & Balconies
- Heavily-wooded Courtyards
- Developed with a heavy environmental focus



NO. OF UNITS	UNIT TYPE	DESCRIPTION OF UNIT	SQUARE FEET	TOTAL SQ FT	% OF UNITS
36	A	1 BD - 1 BA	644	23,184	24.30%
2	2A	1 BD - 1 BA	662	1,324	1.40%
36	1A	1 BD - 1 BA	776	27,936	24.30%
18	3A	1 BD - 1 BA	859	15,462	12.20%
22	4A	2 BD - 1 BA / DEN	975	21,450	14.90%
18	B	2 BD - 2 BA	1,155	20,790	12.20%
10	2B	2 BD - 2 BA	1,220	12,200	6.80%
6	2B - FP	2 BD - 2 BA	1,220	7,320	4.10%
148	Total		876	129,666	
			<i>Avg Sq Ft</i>		



UNIT AMENITIES

ENERGY SAVING & SOUND CONTROL FEATURES

- High-efficiency Rated Air Conditioning Systems
- Double-pane, Insulated Windows
- Energy-efficient, Natural Gas Hydronic Heating
- Extra Insulation: R-13 in Exterior and Party Walls and R-30 in Attic Space
- Natural Gas Cooking & Water Heaters
- Double-wall Construction between Units
- 3-inch Hardrock Concrete between Floors
- Cast-iron Down Drains

INTERIOR FEATURES

- Vaulted Ceilings
- Spacious 9-foot Ceilings with Crown Molding
- Stained Concrete Floors on Lower Levels
- Ceramic Tiled Entries, Kitchens & Baths on Upper Levels
- Gas-burning Fireplaces with Carved-stone Surrounds & 100 Year Old Longleaf Pine Mantles*
- Built-in Bookcases & Computer Desk*
- Transom & Clerestory Windows*
- Ceramic Tile Entries, Kitchens & Baths
- Oversized Walk-in Closets & Storage Spaces

KITCHEN FEATURES

- Spacious, Gourmet Kitchens with Ceramic Tile Floors
- Granite Countertops & Backsplashes
- Stainless-steel Appliances
- Designer Maple Finished Cabinetry with Under-cabinet Lighting
- Under-mounted, Double Stainless-steel Sinks with Disposals & Vegetable Sprayers
- Walk-in Utility Room with Full-size Washer & Dryer Connections
- Built-in Wine Racks & Cookbook Shelves
- Pantries & Kitchen Islands*

BEDROOM & BATHROOM FEATURES

- Oversized Walk-in Closets & Storage Spaces
- Glass-enclosed, Walk-in Showers*
- Cultured Marble Vanities with Dual Sinks*
- Designer Maple-finished Cabinetry
- Glass-block Windows*
- Cast-iron & Garden Steeping Tubs*

**Select units*

