VOLUME 15, NUMBER 4

Community Newsletter

OFFICIAL NEWSLETTER OF THE CIRCLE C RANCH HOA



APRIL 2018



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IN EVERY ISSUE

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HOA Mgmt Office info@circlecranch.info or 512-288-8663 HOA Financial Officetgiles@mgilescpa.com or 512-451-9901
Aquatics Director director@ccswim.net or 512-288-4239 Newsletter Publisher
Peel, Inc advertising@PEELinc.com or 512-263-9181 Circle C Amenities
Circle C Avaña Pool
Circle C Café
Circle C Swim Center
Grey Rock Golf Course (City Owned/Operated)512-288-4297 Grey Rock Tennis Club
Circle C Grey Rock Pool

CIRCLE C GATED COMMUNITIES

Enclave off Spruce Canyon (KB)	
Spectrum Management	
Enclave off La Crosse (Streetman)	
Plateau Property Management Rosalyn Peterson, 512-441-1041	n Peterson, 512-441-1041
Fairways Estates	
Spectrum Management 512-834-3900	
Park West	
Goodwin Management Marilyn Childress 512-502-7509	hildress 512-502-7509
Muirfield	
Real Manage Tom Ramirez-Boldo, 866-476-2573	-Boldo, 866-476-2573
Avana Estates	
Real Manage Mary Arnold, 866-476-2573	Arnold, 866-476-2573

BOARD OF DIRECTORS

Natalie Placer McClure - President Dan Vavasour - Vice President **Russ Hodes – Treasurer** James Moseley – Secretary

Jason Bram, Kim Ackermann & Steve Urban – Board Members Contact the Board at.....directors@circlecranch.info

IMPORTANT NUMBERS

City of Austin Solid Waste	
Dead Animal Collection	
Abandoned Vehicle	
Pothole Complaints	
Stop Signs	
Street Light Maintenance	
Schools	
Clayton Elementary	512-841-9200
Kiker Elementary	
Mills Elementary	
Cowan Elementary	
Bailey Middle	
Gorzycki Middle School	
Bowie High School	
Dowle I light School	

UTILITY PROVIDERS

Electric Pedernales Elec.	512-219-2602
City of Austin.	
Gas Texas State Gas	
Water City of Austin	
MidTex Water Company	
Solid Waste City of Austin	
Post Office Oak Hill Station	800-275-8777

ANNOUNCEMENTS AND WHAT'S HAPPENING



Important Dates

Friday April 13th Food Trailer Night

Saturday April 14th Neighborhood Garage Sale (Shred, Recycle & Donate @ CC)

> Monday April 23rd City of Austin Bulk Item Collection Begins

> > **Tuesday April 24th** CCHOA Board Meeting

Annual Meeting Recap

The Circle C Homeowners Association Annual Meeting was held on Wednesday, March 7th at the Circle C Community Center. We were able to meet our quorum minimum requirement within 6 days of our voting website going live and logged a record overall quorum of 28.19%! Thank you to everyone who voted, submitted a proxy or quorum proxy. There were two open board seats up for election; congratulations to Kim Ackermann & Steve Urban who were each elected to three-year terms! Check the official HOA website, www. circlecranch.info, to see the power point slides and other information from the Annual Meeting listed in the Resource Center, click on the Resources tab on the main menu.

City of Austin Bulk Collection

The City will begin conducting bulk pickup in the neighborhood starting Monday April 23rd. Please visit the City of Austin's website to view Bulk Collection Guidelines; http://www.austintexas.gov/department/residential-bulk-collection. Items should not be placed at the curb prior to Friday April 20th.

Irrigation Leak in Circle C? Please Report It!

If you notice an irrigation head off in a common area or water in the street, please report it directly to the CCHOA office at 512-288-8663 or info@circlecranch.info. Please do not turn off the water or attempt to repair it yourself. This can cause additional damage to the irrigation system. Thank you for your cooperation!

Irrigation After the Rain?

There are multiple City of Austin watershed retention ponds around Circle C which capture storm water runoff. This captured water volume is then irrigated back onto the surrounding landscape rather than allowing direct runoff into the watershed. The City of Austin retention irrigation systems have excellent pollutant removal efficiency. So, when you see those high spraying heads going off during or soon after we have lots of rain, it's likely the COA retention pond system at work!

HOA Assessment Fees Are Now Late

The first HOA assessment fee of this year was due in March. If you have not yet paid the first half of your yearly assessment fee please do so at your earliest convenience. Remaining current with these dues allows residents access to the neighborhood amenities like the pools and the Community Center.

All financial questions should be directed to Terri at the financial office. If you did not receive an HOA assessment in the mail or cannot find your copy please contact the Financial Manager Terri Giles by phone at 512-451-9901 or via email at tgiles@mgilescpa.com.

• Payments can be mailed to P.O. Box 163541, Austin, Texas 78716. If you choose this option please do NOT postdate your check or staple your invoice directly to your check but do include it in the envelope.

• You can setup Bill Pay through your financial institution.

• Or make use of our convenient online payment option at our website www.circlecranch.info. When paying online be sure to list the address you are paying for in the note section.

Neighborhood Garage Sale (Shred, Recycle & Donate)

The CCHOA will host Circle C's Annual Garage Sale on Saturday April 14th. Homeowners are encouraged to host their individual garage sales on this date. We will be advertising the event (in print and on the internet) from 8am-5pm. You can also add your address to the online garage sale map at this link; http://gsalr.com/n/circle-c-hoa-austin-tx.

In addition to the garage sale, the CCHOA will be offering paper shredding by Intel Armor, Electronics Recycling by R2 Recycling and the Salvation Army will be onsite to collect donations at the Community Center (7817 La Crosse Ave) from 10:00am-2:00pm.

• Intel Armor will be in the parking lot with their shredding truck for drive up and shred on the spot service. You drive up, open your door or trunk, hand off your stack, and your papers are fed directly into the shredder. Each resident may bring two standard size boxes ($16 \ge 12 \ge 10$) of personal records to shred. Paper clips, staples, and small binder clips are permitted. Ring binders and books are NOT permitted. This will be our third year to offer this service; please be patient if the line is long!

• R2 Recycling will accept Monitors, TV's, Computers, Laptops, Servers, Wire, Aluminum (no cans) Keyboards, Mice, Electronic Scrap Metal, and Hard Drive Disks.

• The Salvation Army will be here to take gently used clothing, furniture and household items and appliances. Appliances include Air Conditioners, Dryers, Electric/Gas Stove, Heater, Microwaves, Refrigerators (working), Color TV's (working) and WashingMachines.





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Aquatics News

Swim Center Pool Hours

5919 La Crosse Avenue Spring Hours Present – June 3rd, 2018

Monday – Friday 6:00am-10:00am (Lap Swim Only) 3:30pm-8:00pm

Saturday

7:00am-10:00am (Lap Swim Only) 10:00am-6:00pm

> **Sunday** 10:00am-6:00pm

The Community Center, Avana and Greyrock pools will open on weekends only starting May 5th

THE SWIM CENTER WILL BE CLOSED ON SUNDAY APRIL IST, 2018 FOR THE EASTER HOLIDAY. WE WILL REOPEN FOR REGULAR SPRING HOURS ON MONDAY APRIL 2ND.



Now Hiring!



Circle C Aquatics is now hiring all positions for the 2018 Spring and Summer seasons. Red Cross Lifeguarding Certifications are required for Lifeguard positions; we offer courses on a monthly basis at a discounted rate (contingent upon employment with us). You must schedule an interview before registering for a lifeguard class

and must be 15 years or older to take the course and be eligible for employment. For more information contact Amanda at coordinator@cswim.net.

Group Lessons

Spring Session Group Lessons are starting at the end of this month! This is a great time to get your swimmer back in the water for a refresher class. Swimming skills learned last summer will be rusty and need some practice before being summer ready! Before registering your swimmer, please check over the pre-requisites for each program level which can be found on our website: https://circlecranch.info/ amenities/circle-c-aquatics/group-swim-lessons/

Upcoming Limited Lane Space

Starting Tuesday May 1st, the Swim Center will be busy with two swim teams practicing in the lap lanes. Please remember to share lanes and circle swim with fellow residents as lane space will be limited. Check out our website for the weekly lane schedule:

http://circlecranch.info/amenities/circle-c-aquatics/lane-schedule/



Contact Us

For more information on all programs offered at Circle C Aquatics, email Amanda at coordinator@ccswim.net.



INCOMING 9-12 GRADE

QB / WR / TE

Only \$125 Per athlete; register at shipleyperformance.com

AN ELITE TRAINING DAY

Wide receivers will be led directly by Shipley Performance founder, Jaxon Shipley. You will learn to get in and out of breaks efficiently and create separation in man vs. man situations.

Quarterbacks will be led by Austin area QB coaches including former Texas Longhorn QB, **David Ash**, as well as Trenton Kirklin of **Dynasty Mechanics**.

TOP QB / WR AWARD

QB & WR MVP's will each receive a ticket to a Texas Longhorns home game for the 2018 season as well as a new 2018 edition Shipley Performance cap and camp MVP tee.

EXCLUSIVE T-SHIRT

Every athlete goes home with a new Shipley Performance dri-fit tee.

For more details visit us at SHIPLEYPERFORMANCE.COM

Around Circle C

Cover Photo Credit

This month's cover photo was submitted by Circle C and Park West Resident Rob Santos. Check out page 11 for more about this colorful bird!

Join us for the Circle C Resident-Owned Business Fair!

WHEN: SUNDAY APRIL 8TH, 2018 FROM 1:00-4:00PM

WHERE: CIRCLE C COMMUNITY CENTER (7817 LA CROSSE AVENUE)

45 businesses of all different kinds and all owned by your Circle C neighbors will be on hand with product samples, giveaways, information, plus exclusive discounts and freebies just for businessfair attendees! This event, which will include businesses from home decor to photography to real estate to fitness and nutrition plus much more, will give you the opportunity to support neighbors and learn about local businesses represented by neighbors.



Free College Planning Workshop!

The early bird gets the worm Why it's critical to start planning for college now! This workshop will be held at Circle C Community Center this April!

These workshops focus on how to fund all college expenses as easily and painlessly as possible and the steps you need to take today to ensure your student is prepared for college. They are intended for the parents of high school juniors and sophomores (all grades welcome; students are also welcome).

The following topics will be discussed in detail:

• How to choose the right college for the right price.

• How to get ahead by developing a customized plan for all college expenses and why it is critical to start that plan now.

• How to meet all essential deadlines and important upcoming events.

• The do's and don'ts of the FAFSA and CSS/Financial Aid Profile forms.

• Which assets are taken into consideration and which are exempt in the U.S. Department of Education's calculation of your Expected Family Contribution.

• Increasing your tax deductions in addition to the American Opportunity and the Lifetime Learning Credits.

• Sources of aid you want vs. sources of aid to avoid.

• Proven ways to successfully negotiate with the different aid offices.

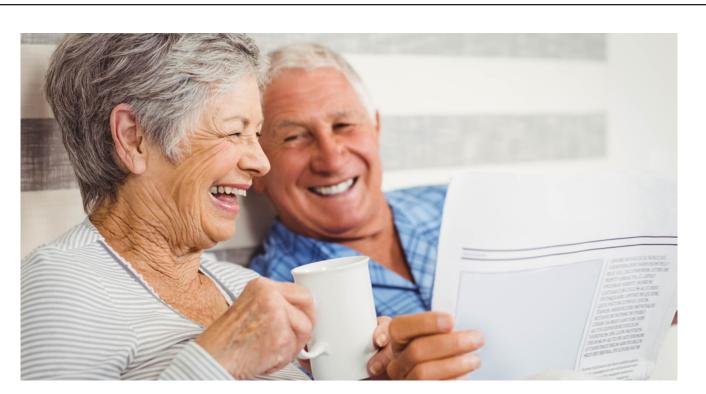
• The single biggest mistake parents make that can cost thousands!

Tuesday, April, 10th @ 6 pm Circle C Community Center Room 3 7817 LaCrosse Ave. Austin, TX 78739 Reservations are necessary

Parents: If your child is heading to college in the near future this workshop is for you!

For reservations please call (512)250-8682 24 hours a day or book on our website: www.collegefundingspecialiststx.com.





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JOIN US FOR THE 8TH ANNUAL HOPE 4 MINDS supporting k offer braining GOLF TOURNAMENT

We are excited to announce that we have merged with Team Luke Foundation to form Team Luke Hope for Minds. Our team is growing and we are thankful you are joining us on this journey!

Monday, April 23,2018 8:00 am - 1:00 pm flights \$175/golfer

Grey Rock Golf Course 7401 Hwy 45; Austin

Tournament Includes:

-Light Breakfast/Lunch -Golfer Gift Bags -Golfer shirt -Prizes for 1st, 2nd, & 3rd -Games & Prizes

Sponsorships Available

HOPE FOR MINDS

Register or sponsor at www.teamlukehopeforminds.org Questions? Call 512-845-1466

Birds of Circle C

Submitted & Photographed by resident Rob Santos

The diversity of birds that reside in and travel through our Circle C neighborhood is striking. The pictures here represent a small fraction of the wild birds in our area. I live in Park West Community and have a bird feeder attached to my backyard deck. All photographs were taken from my dining room and kitchen windows between July 2017 and January 2018 using a Nikon D500 and 70-22mm f2.8 lens.

If you wish to partake of the visual riches of wild birding in Circle C, just set up a birdfeeder in your back yard and enjoy the show! Here is a small sampling of birds that have visited Park West in Circle C since July 2017.



Painted Buntings are arguably the most colorful bird in the US. They migrate from Central America and Mexico to the Austin area and beyond. This one stayed in the Park West area in July and August before heading south.

Carolina Chickadees are also a favorite who stick around all year. These small birds sport a black cap on a white face and a body featuring gray-white plumage. They dart about and are a bit edgy. They will swoop onto the birdfeeder, find the largest, choicest nut, and then dart off to a safe bough where they peck away at their morsel. And then they repeat!



Carolina Wrens are fidgety, little balls of energy with a most pleasant tweet. They are year-round residents. This one followed me into our home on a damp, cold November night. After a 45-minute indoor chase, we were able to safely retrieve and release it. As you can see in this picture, it sings and is thriving!



Great Strides South Austin

The Cystic Fibrosis Foundation of Central Texas and the Bercen Family invite you to Great Strides South Austin on May 5 at the Austin Zoo! Great Strides is a fun, family-friendly event with a short walk, kid's activities, food, and of course – Zoo animals!

Registered walkers will receive entrance to the Austin Zoo for the day. Donations and fundraising are encouraged as our ultimate goal is to find a cure for cystic fibrosis. Cystic fibrosis is a progressive, genetic disease that causes persistent lung infections and limits the ability to breathe over time.

> Event Details: Great Strides South Austin Walk Saturday, May 5 Austin Zoo

9am Registration | 10am Event Begins

More information can be found at greatstrides.cff.org or by contacting awalter@cff.org.



WHAT'S IN SEASON AT THE WILDFLOWER CENTER?

Submitted by Amy McCullough, Lady Bird Johnson Wildflower Center Photos by Joanna Wojtkowiak (Indian paintbrush) and Wildflower Center (Texas yellowstar)

Here's what's likely to be blooming, fruiting or setting seed in Central Texas this time of year. Look for these native plants around town, at the Wildflower Center and perhaps in your own backyard!

(CASTILLEJA INDIVISA)

All right, y'all: Time to learn a new word! Indian paintbrushes those beautiful flowers often seen dotting fields of bluebonnets with fiery red — are "hemiparasitic." That means they dig their roots into neighboring plants to steal nutrients, making it especially risky to transplant these colorful annuals. A Texas native that also occurs in neighboring states, Castilleja indivisa is a member of the snapdragon family, and its color comes from bracts rather than petals. These bracts are leaflike parts situated around and under rather inconspicuous whitish-yellow flowers on the upper third of the plants. The whole ensemble resembles a paintbrush dipped in crimson-orange pigment. No wonder they're naturals at painting a landscape!

TEXAS YELLOWSTAR (LINDHEIMERA TEXANA)

One of many plants named after Ferdinand Jacob Lindheimer (the Father of Texas Botany), Texas yellowstars shine bright on the land much like their astronomical namesakes. And the sunny blooms on these water-conserving annuals tend to cluster, creating floral constellations among fuzzy green foliage. Lindheimera texana's common name comes from its five ray petals, but its starry blooms occasionally have three or six petals instead. In any form, they're easily cultivated garden superstars that do well in full sun and ask for little in the way of care; keep an eye out for them in wild prairies and along roadsides as well. Twinkle on, little stars.

Find these plants at the Wildflower Center and learn more about them at: wildflower.org/plants-main





DOCENTS WANTED!

Are those green thumbs itching to get to work? Our popular Spring Native Plant Sale is just around the corner with plants for seasoned and aspiring gardeners alike. We'll have hundreds of native species to choose from, including wildflowers, grasses, trees, shrubs and more. Members get first pick on Friday, April 13, followed by an open-to-the-public day Saturday, April 14. See you there! More details at wildflower.org/events.

Ladybird Beetles

-Wizzie Brown, Texas Agrilife Extension Service



Ladybug Eggs



Ladybug Larva

Ladybird beetles, also known as ladybugs, are beneficial insects that can help eat pests in the landscape. While they help to control various soft-bodied insect pests, they are best known for eating aphids in the adult and larval stage. One ladybug can eat up to 5,000 aphids during its lifetime. Ladybugs may supplement their diet with flower nectar and honeydew in times when prey is scarce.

Ladybugs have a complete life cycle with four life stages- egg, larva, pupa, and adult. Adults come in a variety of sizes and colors. They are oval with a domed body shape, are brightly colored, and have contrasting markings. After mating, female adults lay eggs in clusters on plants, usually near aphids, mealybugs, or scale insects. The eggs are yellowish-orange and look like footballs sitting up on end. Larvae emerge from



Ladybug Pupa



Ladybug Adult

eggs to feed on the insects that are found nearby. Larvae are alligator-shaped, and often greyish-black with bright markings. Larvae feed on insect prey for several weeks before pupating on the plant. The pupae are non-feeding, non-moving, and are unprotected by a cocoon.

To conserve the ladybugs that you find in your landscape, learn to recognize all stages of the beetles. Make wise pesticide choices and target use to specific areas. Add plants that can provide pollen and nectar for the beetles to supplement their diet.

For more information or help with identification, contact Wizzie Brown, Texas AgriLife Extension Service Program Specialist at 512.854.9600. Check out my blog at www.urban-ipm. blogspot.com



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Nature Watch: Little Armored One

by Jim and Lynne Weber



Spanish for 'little armored one', the armadillo is one of the most interesting mammals in North America. All but one of the 20 different species of armadillo live in Latin America, but the Nine-banded Armadillo (Dasypus novemcinctus) makes its home as far north as Texas

(except for the western Trans-Pecos), Oklahoma, and Louisiana. In fact, this armadillo is the official state small mammal of Texas!

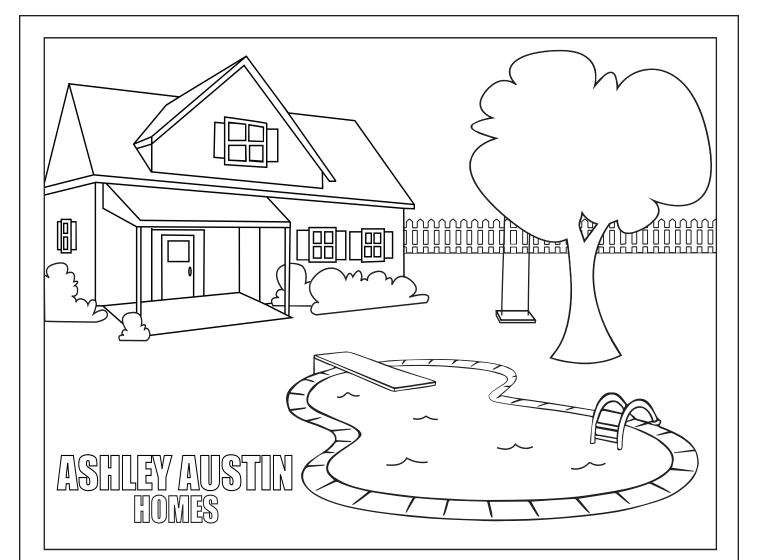
A cat-sized, insect—eating mammal, armadillos have bony plates that cover their back, head, legs, and tail, protecting them from predators. No other living mammal wears such a shell, but contrary to popular belief, the Nine-banded Armadillo cannot roll into a ball and encase itself with its shell. Only the Three-banded Armadillo can accomplish this, by curling its head and back feet inward and contorting its shell as protection. No amount of armor can protect them from the cold, however, and because of their low metabolic rate and lack of fur and body fat stores, cold weather can wipe out whole populations of these little creatures. Armadillos have a pointy snout and small eyes, and are prolific diggers. They dig for food and dig many burrows, mostly along creekbeds in Central Texas, and they do not survive in areas where the soil is too hard to dig. Armadillos spend up to 16 hours a day digging, mainly active in the dawn and dusk hours, looking for beetles, ants, termites, and other insects. Their eyesight is quite poor, but they use their keen sense of smell to locate food, and utilize their long, sticky tongues to grasp berries, caterpillars, grubs, fungi, and sometimes even carrion.

Armadillos are quite fond of water, visiting water holes and streams to drink, feed, and even take mud baths. Their specific gravity is high, which means they normally ride low in the water when swimming. For short water crossings, they often just walk underwater across the bottom, but for deeper and longer crossings they voluntarily ingest air to inflate themselves and increase their buoyancy by retaining the air in their digestive tract!

Armadillos are thought to be a pair during the breeding season, sharing the same burrow. Due to their bony shells and

(Continued on Page 16)





KIDS COLORING CONTEST, WIN A \$50 GIFT CARD TO TARGET!



1. Have your child submit their best artwork by 5/1/18!

2. Fill out the information to the right.

3. Mail your artwork to: Ashley Austin Homes 9600 Escarpment Blvd Ste 745 #235 Austin, TX 78749

4. Winner will be anounced on our Facebook page on 5/9/18!

PARENTS NAME

CHILDS NAME

CHILDS AGE

ADDRESS

STATE & ZIP CODE

PARENTS EMAIL

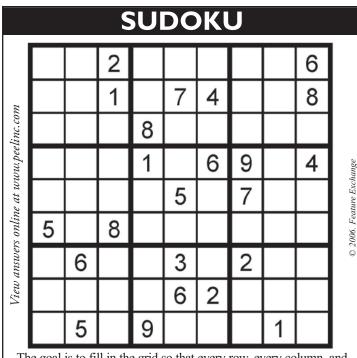
WWW.ASHLEYHOMEVALUATION.COM

(Continued from Page 14)

the underside location of their genitalia, copulation occurs with the female lying on her back. While breeding occurs in July, the embryo remains in a dormant state until November. Always of the same sex, identical quadruplets develop from the single egg, and four young are born in a grass-lined burrow in March.

While the Nine-banded Armadillo is a unique mammal whose range is expanding northward, there is reason to be concerned about their conservation status in Texas. Encroaching human civilization, overgrazing, and progressive climatic change may be keeping them on the move, and many mammalogists agree that armadillos are rare at best when compared to populations of a few years ago. This decline also appears to be correlated with increasing populations of feral hogs, as well as the propensity for people to make trinkets from armadillo shells. Perhaps our state motto should read 'Don't Mess with Texas Armadillos!'

Send your nature-related questions to naturewatch@austin. rr.com and we'll do our best to answer them. If you enjoy reading these articles, check out our books, Nature Watch Austin and Nature Watch Big Bend (published by Texas A&M University Press), and our blog at naturewatchaustin.blogspot.com.



The goal is to fill in the grid so that every row, every column, and every 3x3 box contains the digits 1 through 9. Each digit may appear only once in each row, each column, and each 3x3 box.

READY. SET. SUMMER!

YMCA of Austin Camps offer children & teens safe, exciting, and memory-making experiences. At the Y, campers gain a sense of accomplishment, build relationships, and find their sense of belonging.

Summer Camp Registration Now Open

- For ages 4-14 - Sites in Travis, Hays and Bastrop Counties

- 5 days a week - Financial assistance is available

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Learn more and register at AustinYMCA.org/camp or call Program Services at 512.236.9622



Lee Ann LaBorde, Agent 8400 Brodie Ln Ste 105 Austin, TX 78745 Bus: 512-282-3100 leeann@leeannlaborde.net

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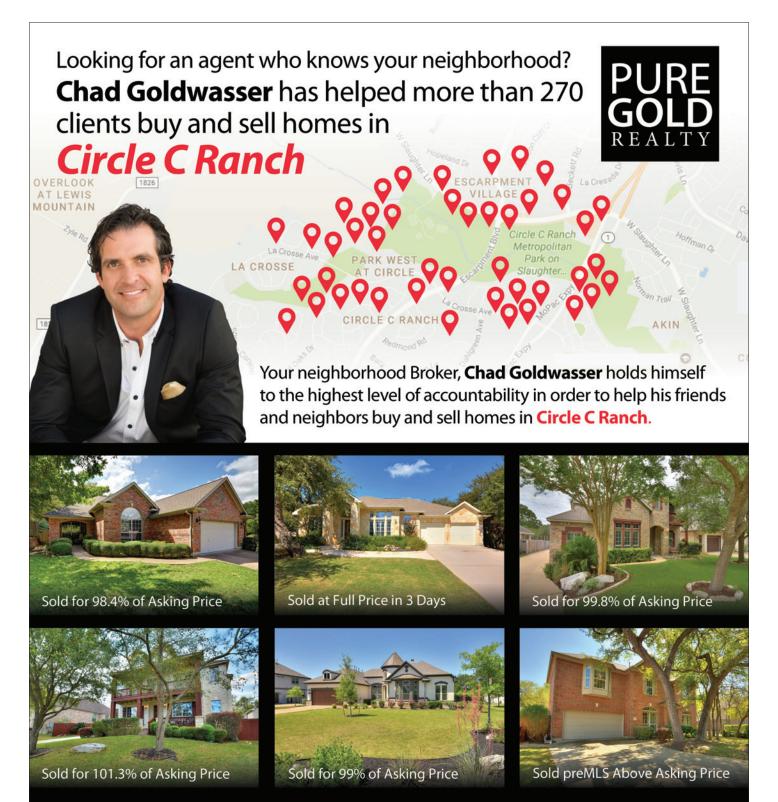
SEWING IMPAIRED? EXPERIENCED SEAMSTRESS & FORMER FABRIC STORE OWNER Located in Circle C offering alterations, hemming, mending, and uniform patches, as well as wardrobe consultations. Providing fitting and consultations on formal wear for all occasions including proms and weddings. Do quilt repair and have associates for home dec projects. Call LIZ: 301-6966.

MARIANNE'S CLEANING SERVICE: Serving S.W. Austin for over 20 years. Bi-weekly, monthly, one time, move in/move out cleans welcome. Honest, dependable with excellent references. Isn't it nice to come home to a clean house? Call 512-653-5955 or email at maryspicandspan@ yahoo.com. Free estimates.

ARE YOU OVER 40, RETIRED, OR PRENATAL/ POSTNATAL?: Do you want to: de-stress, get stronger and feel better? Using a gentler/safer approach, I help my fitness clients feel great using: yoga, strength-training, pilates and cardio. www.slowdownfitness.com

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Personal classifieds (one time sell items, such as a used bike...) run at no charge to Fairfield residents, limit 30 words, please e-mail *advertising@PEELinc.com.*



These Circle C neighbors just **SOLD** their homes quickly and for top dollar using our proven, repeatable process. Looking for an agent with a proven track record? Contact **Chad Goldwasser** for the best representation in Austin.

Call Chad Today for Results!

512-750-8333





"The #1 Circle C Ranch virtual tour real estate website, originally designed in 1999 and still serving our Circle C residents today." John Squires and the Squires' Team with Keller Williams Realty, your neighbors and realtors for life.



Need a little more elbow room? John's new listing is <u>"UNDER</u> <u>CONTRACT!"</u> at 13429 Mar drone Mountain Way in the gated Hills of Texas Estates. Beautiful 1-story, 4 bed, 3 bath, white stone home on 1.49 acres+/- with panoramic and hill country views. Wood floors, game room, professional workshop..loaded! 4 miles from JD's off 1826. \$539,000.











13625 Madrone Mountain <u>"COMING SOON!"</u> STUNNING 2-story home with 15 mile views off of the custom deck overlooking resort-style pool. 1+ acres backing to farms. Gated subdivision close to town! Offered at \$675,000.!

6704 Back Bay Lane—John's listing is "JUST LISTED!" in a quiet cul-de-sac. Newmark's soughtafter 'Highland' plan with 2 beds and 2 baths downstairs. 2 beds and 1 bath up with HUGE game room looking over the big back yard with towering oaks. Brand new wood floors! \$524,900. Call John for viewing appointment!



SquiresTeam.com

Squires Team.com leighborhood Specialists FOR SALE CALLIOHN AT 512-970-1970

KELLER WILLIAMS

#1 Team In Circle C Ranch!

Allow me to provide you with a no-obligation market analysis on your valuable Circle C Ranch property or show you any home for sale. I work around your schedule and can meet you at *any* time at your convenience. (512) 970-1970 "sell" phone. ((()))







Kevin has worked with John for over 20 years in real estate. He is an investment expert, commercial broker and buyer specialist. Let's start your portfolio today. (512) 529-8763



11200 Cowher Court– John's Listing is <u>"CONTRACT PENDING!"</u> with back-ups being accepted. Stunning KB home on huge cul-desac lot and loaded with upgrades. John helped his clients build this custom home with two master bedrooms, 4 additional bedrooms and 5.5 baths! Espresso cabinetry throughout the home, granite, surround sound wired, pool bath and more! Listed at \$734,500.



11006 Pebble Garden Lane– John's Listing is <u>"CONTRACT PENDING!"</u> with back-ups being accepted. Custom Doyle Wilson estate home featuring Brazilian cherry hardwood floors, bamboo hardwood floors, custom kitchen with granite, stainless and more! This amazing home has a 2-story office/library for those working from home. 4 HUGE bedrooms, 4.5 baths, a massive master with double-fireplace and a big game room with media screen round out this amazing home. 3 surround sound wired systems also. This home was listed with 2 different real estate brokers in the last year for 133 days in a hot real estate market with no contract! The sellers were referred to John Squires and the Squires Team. John staged the home, held open house himself and received multiple offers within 4 days on the market. Highly marketed and contracted at \$539,000. all John Squires at any

Call John Squires at any time for a quick response to your real estate questions at (512) 970-1970!

#1 Agent in Circle C Ranch history with 530+/- homes "Sold!" to date in Circle C Ranch.
Over 1,030+ homes sold in the greater Austin area.
#1 agent sellers and buyers served in southwest Austin since 1999 with 650 homes sold just in southwest Austin alone.
Free staging with professional, luxury home-stager.
Free home renovation consultation.

John Squires is the preferred relocation-realtor in Circle C from Keller Williams Realty. *Flexible* commissions and moveup and move-down plans for transitioning families or retirees.

