

# VELSA

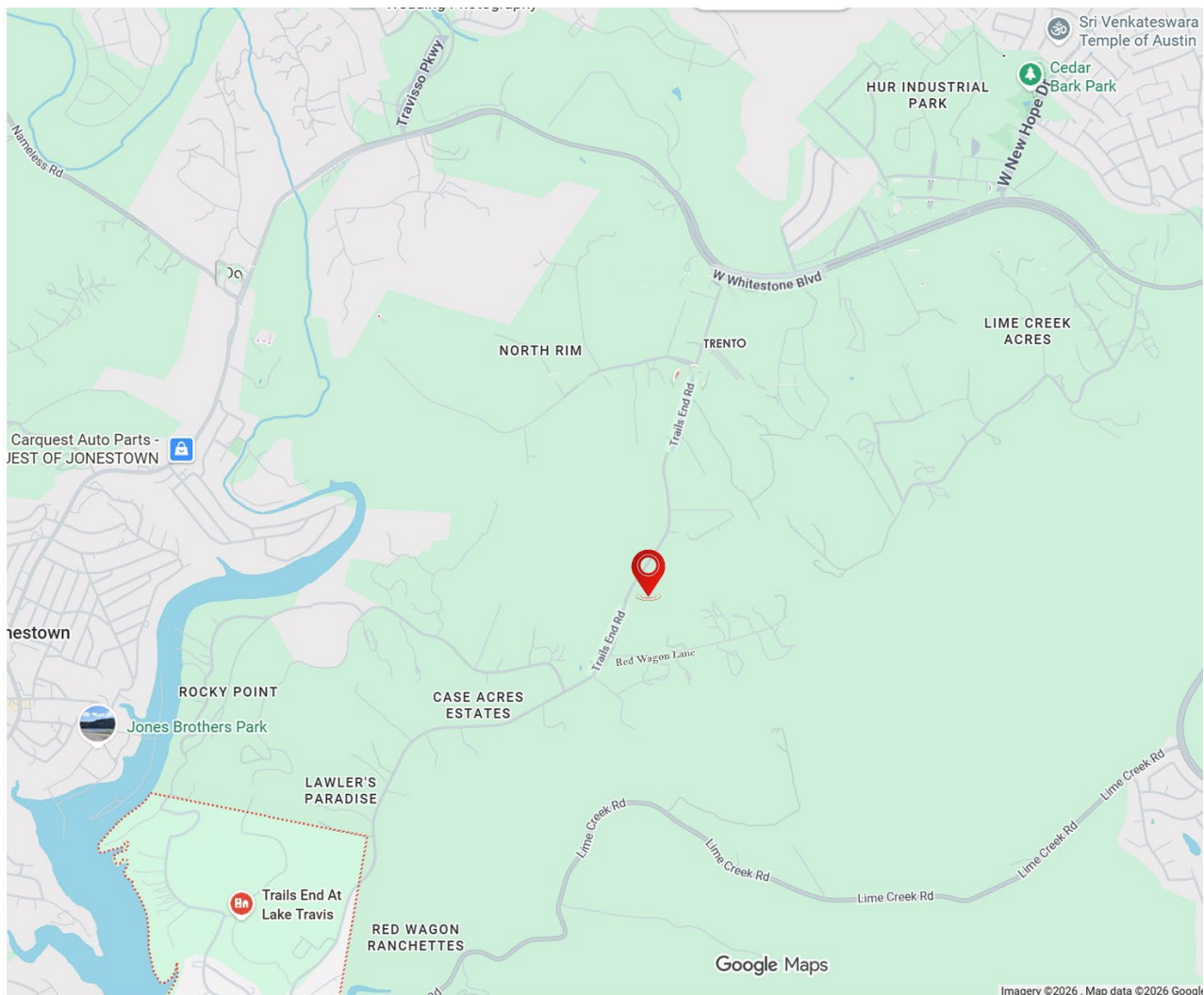
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## OVERLOOK

### LUXURY ONE-ACRE CUSTOM DESIGN-BUILD HOMES AVAILABLE

Trails End Road, Leander, Texas – 78641

Velsa Homes' newest project, Velsa Overlook, is located in Travis County, just off Whitestone Blvd and Trails End Road. Set on 36 acres, this exclusive community offers breathtaking views overlooking Lake Travis. Velsa Homes specializes in luxurious, custom-built residences thoughtfully designed to bring every vision to life transforming a house into a true home. Velsa Overlook features just 13 luxury one-acre custom homesites, creating a private, secluded gated neighborhood with a grand sense of space and tranquility.



**VELSA HOMES**  
LUXURY CUSTOM HOMES  
DESIGN-BUILD  
[www.velsahomes.com](http://www.velsahomes.com)

**VENKAT GUDAPURI**  
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[Venkat@velardevelopment.com](mailto:Venkat@velardevelopment.com)



The information contained herein cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.

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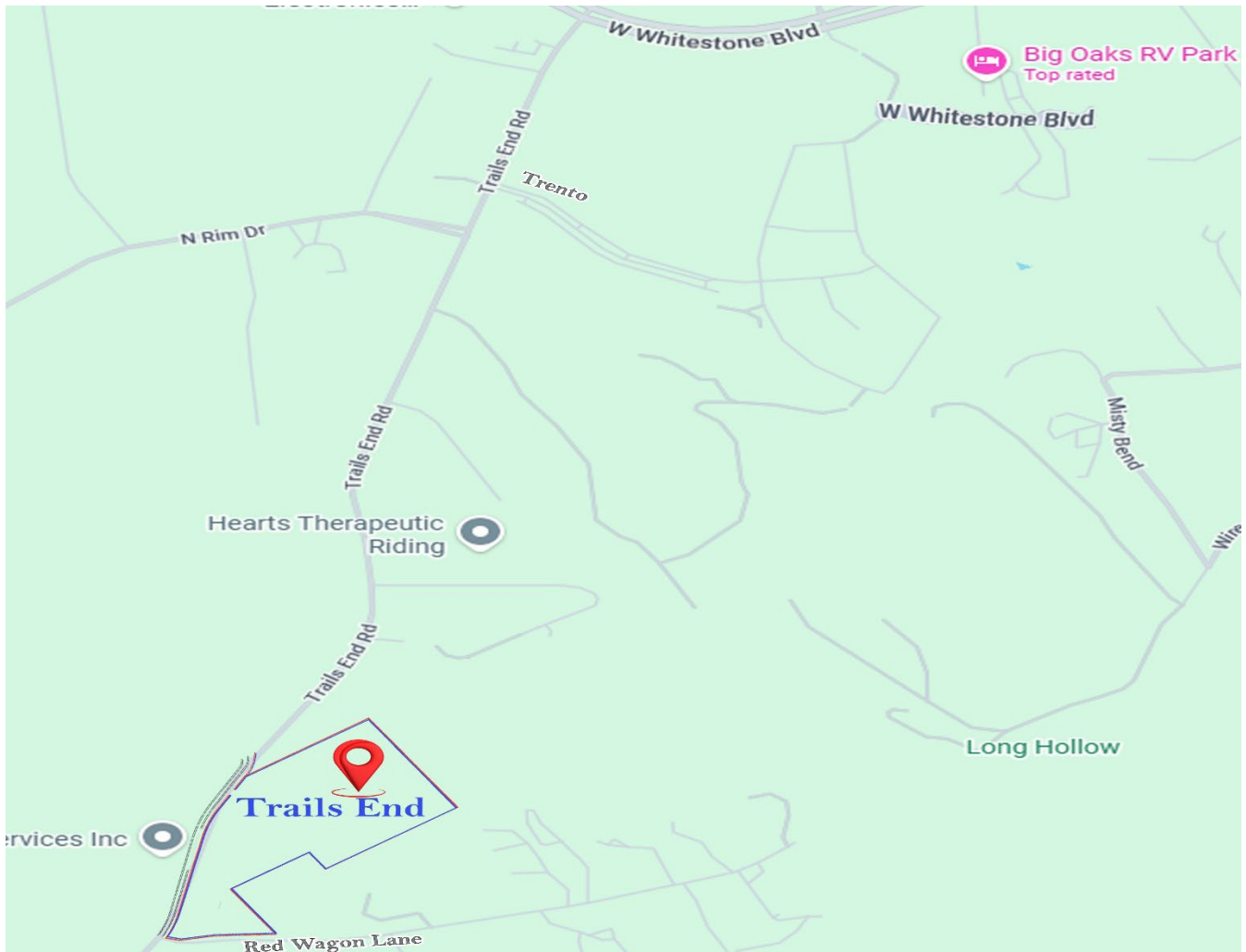
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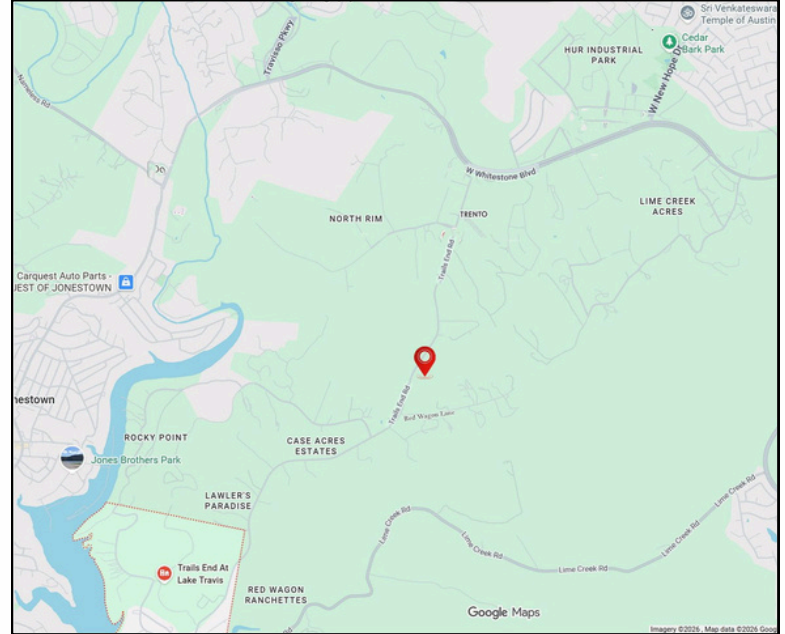
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## OVERLOOK

Velsa Overlook is an exclusive, gated community spanning 36 acres in Travis County. Designed for custom-built luxury homes, the neighborhood offers low tax rates, a strong sense of community, and views overlooking Lake Travis. The development features just 13 one-acre homesites, creating a private and refined living experience.



### LOCATION

Velsa Overlook is located at Trails End and Red Wagon Road.

### SCHOOL DISTRICT

ISD	Leanderisd.org
Mason Elementary	1501 N Lakeline Blvd.
Cedar Park Middle	2100 Sun Chase Blvd.
Cedar Park High	2150 Cypress Creek Rd

### TAX RATES

Combined Tax Rate:	1.884135%
Travis County	0.375845%
Travis County Health District	0.118023%
Austin Community College	0.103400%
Leander ISD	1.086900%
Travis Co ESD NO 1	0.100000%
Travis Co ESD NO 7	0.099967%

### UTILITIES/SERVICE

Electric	Pedernales Electric Cooperative
Gas	Self-Propane Tank (Optional)
Water	City of Jonestown
Sewage	Septic Tank
Trash	Waste Management
Cable, Internet, Phone	Spectrum
Post Office	500 E Whitestone Blvd

### HEALTHCARE & EMERGENCY SERVICES

Ascension Seton Cedar Park Hospital	512.528.7000
Baylor Scott & White	512.260.6100
Jonestown Police Department	512.267.7007
Travis County Fire Station	512.267.5170





## Information About Brokerage Services

*Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any coincidental information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>All City Real Estate, Ltd. Co.</u>	<u>9003633</u>	<u>admin@allcityaustin.com</u>	<u>(866)277-6005</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Kevin P. Scanlan</u>	<u>477367</u>	<u>kevin@allcityagents.com</u>	<u>(866)277-6005</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Kevin P. Scanlan</u>	<u>477367</u>	<u>kevin@allcityagents.com</u>	<u>(866)277-6005</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Venkat Gudapuri</u>	<u>708865</u>	<u>vgudapuri@gmail.com</u>	<u>512-590-4165</u>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date