

# Statesman homes

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## DEERBROOKE



Create  
natural  
connections  
at this beautiful new  
community in Leander. Page 3



### SPOTLIGHT ON

East Riverside-Oltorf: An eclectic mixed-use development that attracts all kinds.  
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### INDOOR TRENDS

What to consider when selecting floor texture for specific rooms.  
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# Deerbrooke offers an everyday oasis to grow natural connections

## Metropolitan Conveniences Meet Natural Landscape

Leander is a quickly growing community, and it's no wonder why. Located just 25 minutes north of Austin on Highway 183 North lies Deerbrooke – Leander's hidden gem and newest master-planned community. Our neighborhood boasts some of the area's most tranquil vistas, beautiful scenery, breathtaking nature trails and gorgeous homes, all within one of the top performing school districts in Texas. Developed by Randolph Todd and Crown Community Development, Deerbrooke offers homeowners the best of all worlds. Residents enjoy quick commutes, easy access to relaxing natural landscapes, and all the cultural sophistication a big city offers – whether that's taking in a downtown restaurant or a local sporting event. See why excellence is truly in Deerbrooke's nature.

## Create Natural Connections

Deerbrooke offers extensive amenities aimed at forging meaningful connections between friends and neighbors. These include dramatic topography, tranquil vistas and miles of nature trails all within two miles of top-rated Texas public schools: Tom Glenn High School, Knox Wiley Middle School and Jim Plain Elementary School. Deerbrooke boasts



The newest master-planned community of Deerbrooke in Leander will have an upscale amenity center with a resort-style pool and fitness center.

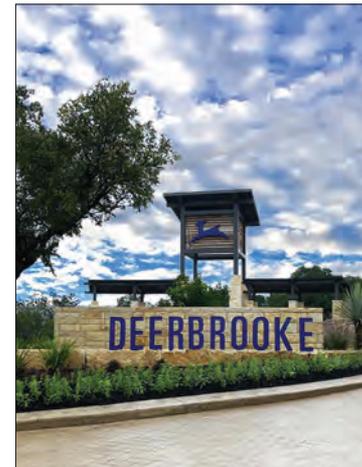
ample community green space, pocket parks, and a planned upscale amenity center that includes a resort-style, beach-entry pool, dog park, playscape and state-of-the-art fitness facility.

## Experience Excellence and Convenience

Designed to exceed generic master-planned amenities and connect residents on a new level, Deerbrooke offers an array of activities based at its future amenity center, scheduled for completion in Summer 2019. As the first community in the area to commit to an expansive, inclusive amenity center, Deerbrooke will offer a family-fun pool, state-of-the-art fit-



ness center, trails, ample green space and kid play areas. At the center of these amenities will be the Deerbrooke Amenity Center, built to host community events and encourage connectivity among our residents. At Deerbrooke, there is no



shortage of indoor or outdoor activities for the entire family.

## Build Your Dream

Deerbrooke's modern homes fulfill the tall order of delivering affordability alongside the latest design trends. The community's four builders are talented and offer luxury residences to fit every lifestyle at every stage of a growing family from the \$250s. Current builders include Monticello Homes, Perry Homes, Sitterle Homes and Waterloo by Brohn Homes, all featuring beautiful open-plan designs, extended covered patios, and modern kitchens and baths.

For more information about builders, visit [DeerbrookeTX.com](http://DeerbrookeTX.com) or stop by the property to tour its brand-new model homes, open daily, at 929 Deer Rim Road, Leander, Texas 78641.



Monticello Homes model home.



Sitterle Homes model home.



Perry Homes' model home.



Waterloo by Brohn Homes model.



Randolph Todd and Crown Community Development breaks ground on the amenity center of Deerbrooke in Leander.