



# FIND YOUR CLIENT'S PERFECT FIT IN WATERSTONE VILLAGE.

## WATERSTONE VILLAGE

<b>Starting from</b> \$284,990	<b>Approx. Sq. Ft.</b> 1,623 - 2,127	<b>Bedrooms</b> 3 - 4	<b>Bathrooms</b> 2.5
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Waterstone Village is a beautiful townhome community in Kyle, TX, just 25 miles south of Austin and eight miles north of San Marcos in the celebrated Hays CISD. Explore shopping, restaurants, and entertainment at Kyle Marketplace, Kyle Crossing, and the San Marcos Premium Outlets. There is no shortage of activities for the outdoor lover. Spend the day fishing at Lake Kyle or enjoy a round of golf at Plum Creek Golf Course.



### FIND US

165 Calcite Road Unit 5  
Kyle, TX 78640

From Austin, take I-35 South to Kyle. Take exit 210. U-turn at Yarrington Rd. Right on Waterstone Blvd. Left on Limestone Creek Way. Left on Calcite Rd. The model home and sales office will be on your right.

### SALES CENTER HOURS

Sun 12pm-6pm; Mon 2pm-6pm; Tue-Sat 10am-6pm

## FIND OUT MORE ABOUT THIS GREAT COMMUNITY FOR YOUR CLIENTS.

512.629.4581 | [meritagehomes.com/austin](http://meritagehomes.com/austin)

### EVERY AUSTIN MERITAGE HOME IS BUILT STANDARD WITH THE FOLLOWING ENERGY-EFFICIENT FEATURES:

- Spray Foam Insulation
- Low-to-Zero VOC Materials, Paints, Stains & Adhesives
- Low-E Windows
- ENERGY STAR® Dishwasher and Appliance Options
- Led Lighting
- High Performance HVAC
- Advanced Thermostat
- Water-Efficient Faucets

### Smarter Homes Come Standard. **M Connected Home Automation Suite.**

Get a smart start in your new home with professionally installed devices that let you manage security and comfort with a few taps on your phone.

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