



# Lakeside at la Frontera

*Excellent Design with Elegant Urban Living*

Stunning architecture. Luxurious décor. Alluring landscapes. Introducing Lakeside at La Frontera, elegant urban living in the heart of Texas Hill Country.

At Lakeside, every apartment radiates attractive characteristic style – with exquisite French doors and ceramic tile foyers, dramatic nine-foot ceilings framed

by attractive crown molding, spacious kitchens with energy efficient appliances, and oversized bathtubs for everyday indulgence. Meticulously designed and beautifully appointed, Lakeside's spacious apartments are equally matched by enchantingly landscaped grounds. The complex overlooks a beautiful central lake planted with natural aquatic plants. A functional indoor/outdoor pool marries style and substance with its lap lane, cascading fountain and spa. A double-sided fireplace warms an outdoor living area. And the Clubhouse – with its first-class fitness room, and billiards room with multiple televisions – lets residents enjoy leisure activities and urban convenience under one roof.

Located in Round Rock's burgeoning master-planned community, La Frontera, Lakeside combines hill country tranquility with the metropolitan sophistication of nearby Austin. Even major employers such as Dell Computer Corp., Motorola, IBM and State Farm Insurance are just minutes away.

*Lakeside at La Frontera. The ultimate luxury for your vibrant lifestyle.*



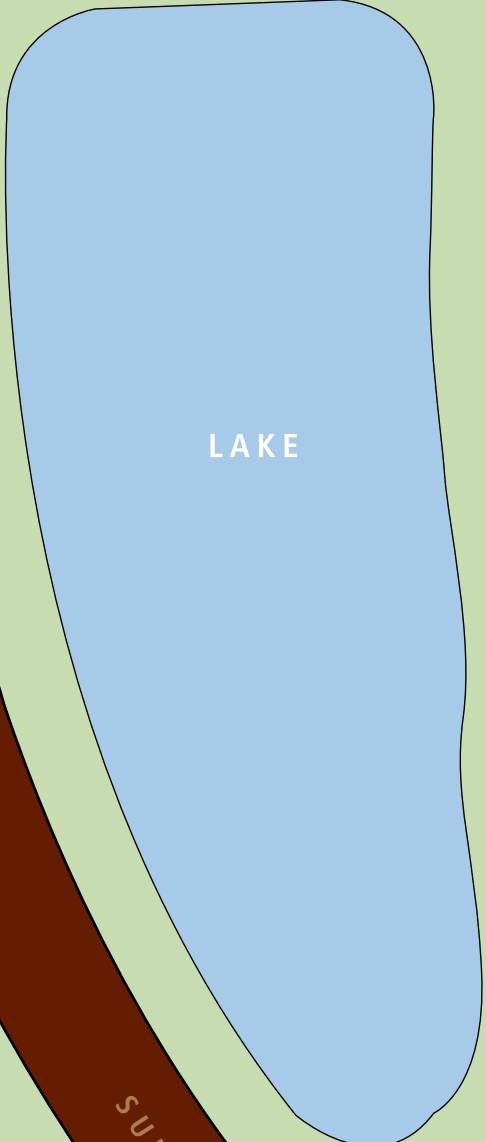
941 Hesters Crossing | Round Rock, TX 78681  
T: 512.600.9400 F: 512.600.9401  
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Lakeside  
at la Frontera

HESTERS CROSSING ROAD

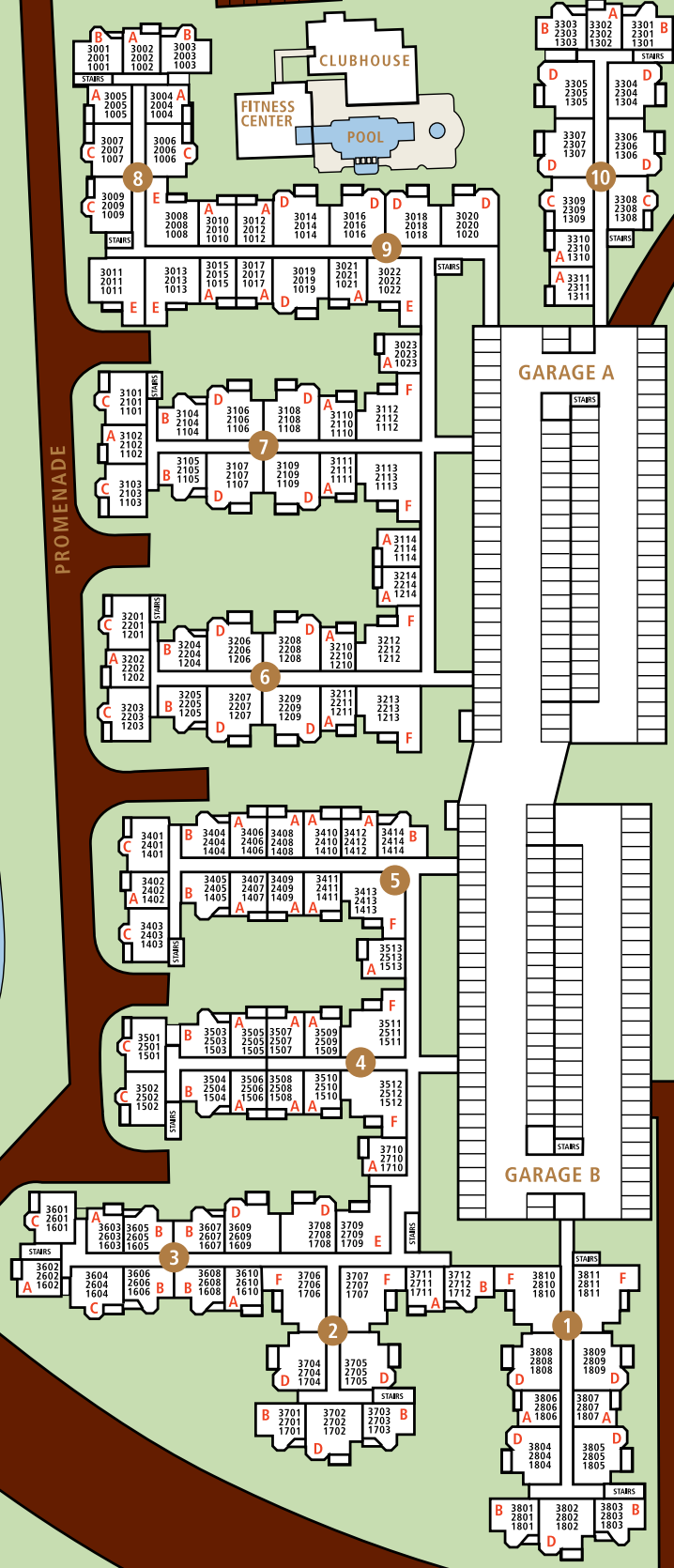
JOGGING PATH AROUND LAKE



LAKE

PROMENADE

SUNDANCE PARKWAY

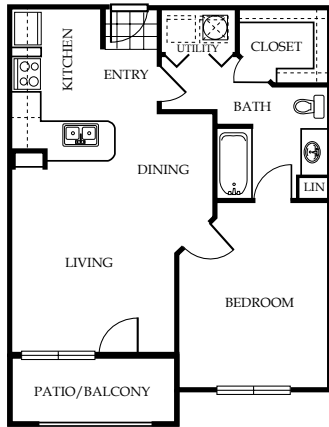


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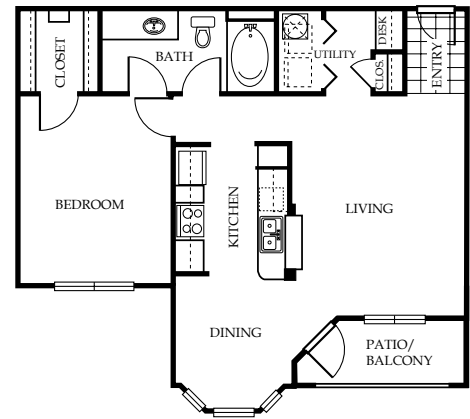
SITE MAP

# FLOOR PLANS

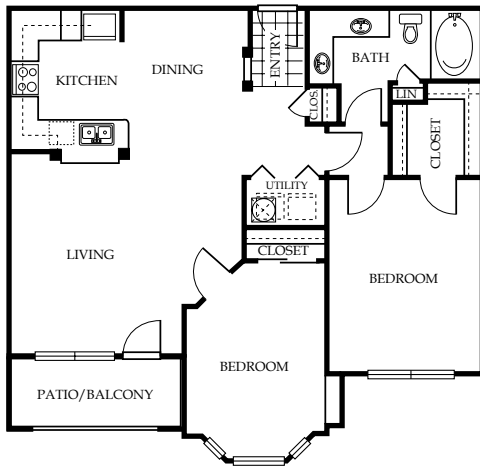
**Unit A**  
1 Bedroom  
1 Bath  
663 sq. ft.



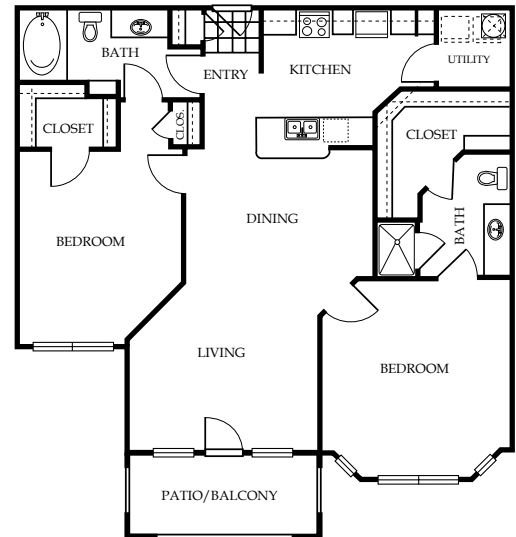
**Unit B**  
1 Bedroom  
1 Bath  
772 sq. ft.



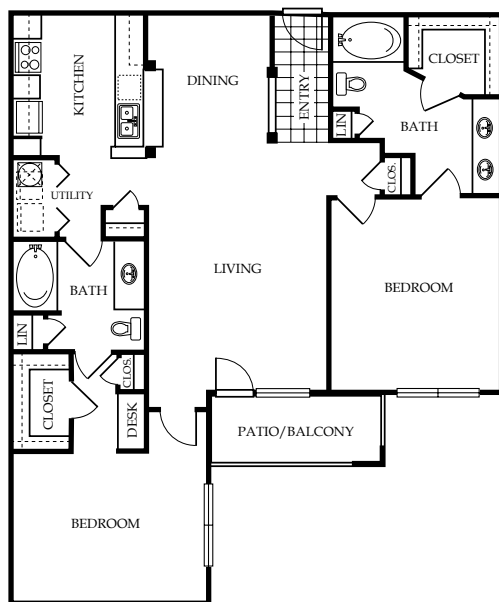
**Unit C**  
1 Bedroom  
1 Bath  
Study  
979 sq. ft.



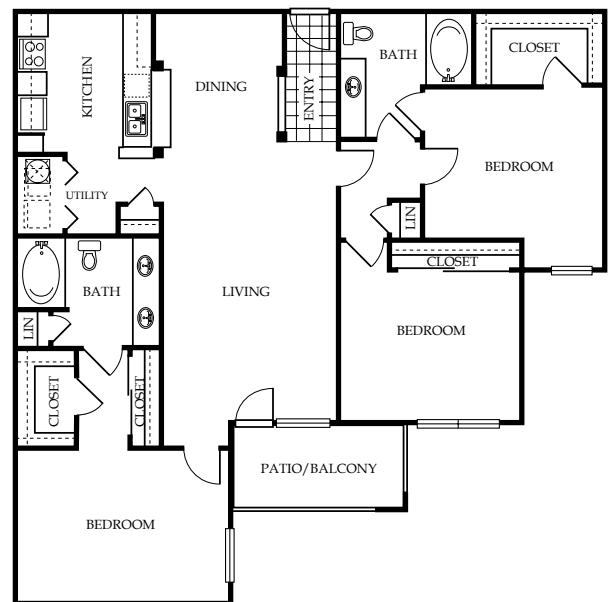
**Unit D**  
2 Bedroom  
2 Bath  
1,163 sq. ft.



**Unit E**  
2 Bedroom  
2 Bath  
1,235 sq. ft.



**Unit F**  
3 Bedroom  
2 Bath  
1,445 sq. ft.



Your selected floor plan and square footage may vary from this illustration due to design configuration and architectural styling. Not all features are available in every apartment.



*Our properties are founded on the idea of making life easier,  
more pleasurable and more convenient for you.*

## INTERIOR AMENITIES

- Expansive kitchens with top-of-the-line, energy efficient appliances including:
- Full-sized washer and dryer
- Microwave oven
- Frost-free refrigerator with ice maker
- Electric range/oven
- Dishwasher/disposal
- Individual hot water heaters
- Nine-foot ceilings
- Tiled entries
- Luxurious carpeting
- Ceiling fans
- Vertical blinds
- Crown molding
- Double-vanity sinks\*
- Oversized oval bathtubs\*
- Ceramic tub enclosures
- Intrusion alarms
- Smoke detectors
- Spacious dressing areas and walk-in closets

\* Select Units

## EXTERIOR AMENITIES

- Wireless Internet at Clubhouse and Pool
- Lakeview units and interior courtyards open to lake and surrounding jogging paths
- Centrally located, four-story parking structures with multiple entrances at each level
- Courtyards with grills and picnic settings
- Promenade walkway and benches along the water's edge
- Unique indoor/outdoor pool with cascading fountain and spa
- Outdoor living room with television and fireplace
- Traditional Hill Country architectural design with exterior stucco and native Austin limestone

## CLUBHOUSE

- Great room that features an open kitchen and double-sided fireplace with game tables and seating areas
- Billiards room
- First-class fitness room with state-of-the-art equipment



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