

# River Stone Ranch

## Apartment Homes

### INTERIOR FEATURES

- 9-foot and 10-foot ceilings
- Architectural columns
- Built-in microwave
- Built-in bookcases
- Ceiling fans
- \*Dual vanities
- \*Fireplace with custom hearth
- Full-size washer/dryer connections
- \*Garden tubs
- Tiled entryways
- Transom windows
- Walk-in closets

\* in select apartment homes

### AMENITIES

- Attached & detached garages
- Clubhouse with full kitchen and pool table
- Covered parking
- Fitness center
- Indoor half-court basketball facility
- Indoor racquetball court
- Lighted tennis court
- On-site laundry
- Outdoor fireplace cabana
- Picnic area with grills
- Sand volleyball court
- Storage facilities
- Swimming pool & spa
- Trellised sun deck

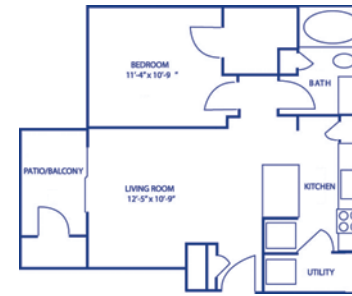
Welcome to River Stone Ranch, a luxury Mediterranean resort-style community with contemporary amenities, multi-level buildings and a gated entrance.

The community features colorful landscaping with attention to trees and green spaces allowing room to run, play and relax. A variety of one and two bedroom floorplans are available to suit any the needs of any lifestyle.

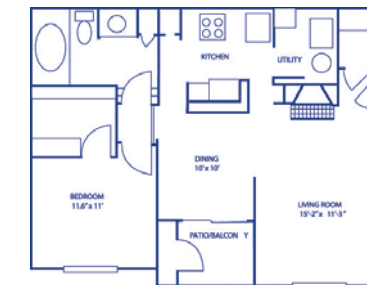
Located on South Mopac at William Cannon Drive, River Stone Ranch is convenient to Downtown Austin and has easy access to all major highways, area lakes, golf courses, country clubs, shopping and more.

Experience fine Austin living at River Stone Ranch.

### FLOOR PLANS



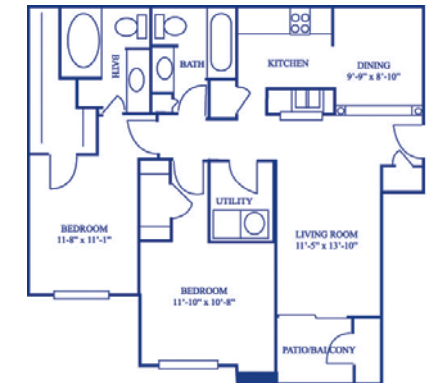
**A1** 1 Bedroom/ 1 Bath  
638 Square Feet



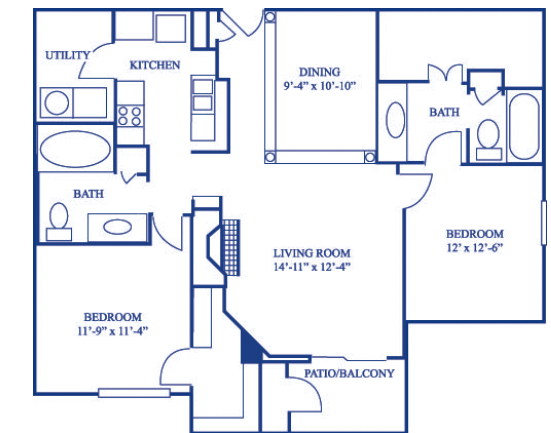
**A2** 1 Bedroom/ 1 Bath  
782 Square Feet



**A3** 1 Bedroom/ 1 Bath  
882 Square Feet

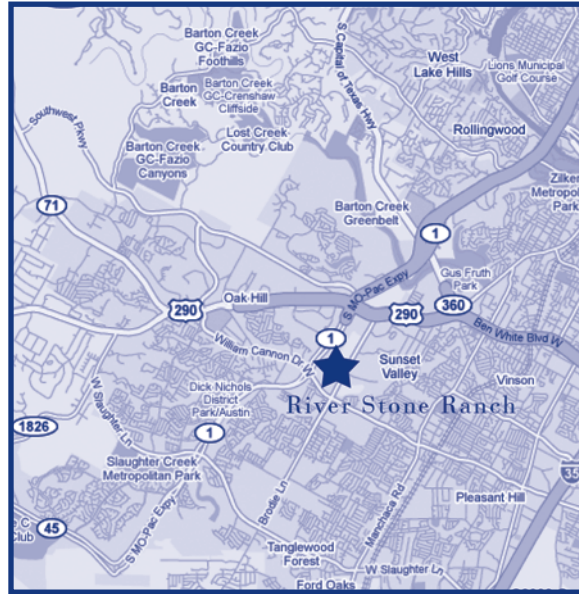


**B1** 2 Bedrooms/ 2 Baths  
1,082 Square Feet



**B2** 2 Bedrooms/ 2 Baths  
1,243 Square Feet

## LOCATION



## River Stone Ranch Apartment Homes

5701 Mopac Expressway South  
Austin, TX 78749  
Phone: 512.899.1600  
Fax: 512.899.1688  
riverstoneapts@northland.com

## DIRECTIONS

**From North Austin**  
Take I-35 South  
Take 290 West  
Turn left on Mopac South  
Take the William Cannon exit  
Turn left and head back north on the Mopac feeder road  
River Stone Ranch will be on the right

**From South Austin**  
Take I-35 North  
Take 290 West  
Turn left on Mopac South  
Take the William Cannon exit  
Turn left and head back north on the Mopac feeder road  
River Stone Ranch will be on the right

## AREA ATTRACTIONS

Austin Music Hall  
Austin Nature and Science Center  
Austin Zoo  
Barton Creek Greenbelt  
Barton Creek Mall  
Enchanted Rock State Natural Area  
Hamilton Pool  
Lady Bird Johnson Wildflower Center  
Lake Austin Hike and Bike Trails  
Lake Travis  
Paramount Theater  
Sixth Street  
South Congress shops and boutiques  
Waterloo Park  
Zilker Park and Botanical Gardens

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