



WALNUT PARK

AUSTIN, TEXAS

WALNUT PARK

AMENITIES & FEATURES

PREMIER LOCATION

- ◆ Heavily wooded site with dramatic 30-foot bluffs overlooking the scenic Walnut Creek
- ◆ Conveniently located on North Lamar near numerous shops, major employers and restaurants
- ◆ Easy access to I-35 and a short distance to US-183 and SH-45
- ◆ Directly across from the 293-acre Walnut Creek Metropolitan Park, one of the city's largest and most treasured parks, featuring 15+ miles of natural trails for hiking and mountain biking.
- ◆ Walnut Creek Metropolitan Park also features softball fields, basketball courts, volleyball courts, picnic areas, BBQ pits, covered pavilion, playgrounds, swimming pools and off-leash dog areas.
- ◆ Less than 1.5 miles to HEB and 24-Hour Fitness
- ◆ Less than 5 miles to The Domain, The Shops at Tech Ridge, Whole Foods, China Town, Walnut Creek Greenbelt, and a wide variety of restaurants, theaters, and shopping destinations.

RESORT AMENITIES

- ◆ Elegant clubhouse with a full kitchen, bar area, lounge area overlooking the creek.
- ◆ 24-hour fully-equipped fitness center with lockers and changing area
- ◆ Indoor spa with cascading waterfall, steam room and cedar sauna
- ◆ Two-tier swimming pool with water feature, volleyball pool, gas grill and spacious sundeck overlooking Walnut Creek
- ◆ Event space with media area, pool table, shuffle board and bar area
- ◆ Conference room
- ◆ Complimentary wireless internet at the pool and clubhouse
- ◆ Controlled-access, gated community
- ◆ Professional onsite management
- ◆ 24-hour emergency maintenance response
- ◆ Private, detached garages, carports and storage units available*
- ◆ Complimentary curbside trash pick-up and onsite recycling stations
- ◆ Pet friendly

ENERGY & SOUND CONTROL

- ◆ High-efficiency, 14-seer rated HVAC systems
- ◆ Energy-efficient, natural gas hot water heaters with Aqua-Therm hydronic heating*
- ◆ Natural gas cooking
- ◆ Double-pane, insulated windows with Low-E glass
- ◆ Energy efficient insulation rated R-15 in the exterior walls and party walls
- ◆ Energy efficient insulation rated R-38 in the attic space
- ◆ Double-wall construction between units as well 3 inches of sound reducing hardrock concrete between floors to ensure optimal sound proofing

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SUPERIOR CRAFTSMANSHIP & DESIGN

- ◆ Unique Italianate architectural design
- ◆ Signature carved stone columns
- ◆ Exterior materials include limestone masonry, stucco, barrel-tiled roofs and cedar siding
- ◆ Large, private patios and balconies
- ◆ Nine open floor plan designs with 9 and 10-foot ceilings
- ◆ Bookshelves, plant valances, crown moulding and vaulted ceilings (some with exposed, heavy-timber trusses)*
- ◆ Gas fireplaces with carved-stone surrounds, tiled hearths and 100-year old longleaf pine mantles*
- ◆ Spacious linen, coat and storage closets (additional leasable storage closets available)*
- ◆ Upgraded carpet with Saltillo tiled entries, and ceramic tiled kitchens and bathrooms*
- ◆ Stained concrete flooring*
- ◆ Transom and clerestory insulated windows
- ◆ Upgraded plumbing fixtures, hardware and lighting fixtures with dimmers*

KITCHEN AMENITIES

- ◆ Spacious, gourmet kitchens with granite countertops and backsplashes
- ◆ Stainless steel appliances and natural gas ranges
- ◆ Designer hardwood cabinets with under-cabinet lighting
- ◆ Stainless steel, side-by-side refrigerators with water and ice dispensers*
- ◆ Kitchen islands with granite countertops*
- ◆ Built-in pantries and wine racks*
- ◆ Walk-in utility rooms with full-size washer and dryer connections*
- ◆ Select units come equipped with stacked washer and dryer*

BEDROOM & BATHROOM AMENITIES

- ◆ Master bedrooms accommodate a king size bed
- ◆ Oversized walk-in closets with built-in shelving*
- ◆ Direct access to the balcony from living rooms and bedrooms*
- ◆ Luxurious bathrooms include cultured marble vanities, dual sinks* and hardwood cabinets
- ◆ Glass-enclosed, walk-in showers with tiled bench seating*
- ◆ Garden & steeping tubs*
- ◆ Glass-block windows*
- ◆ Bidets*

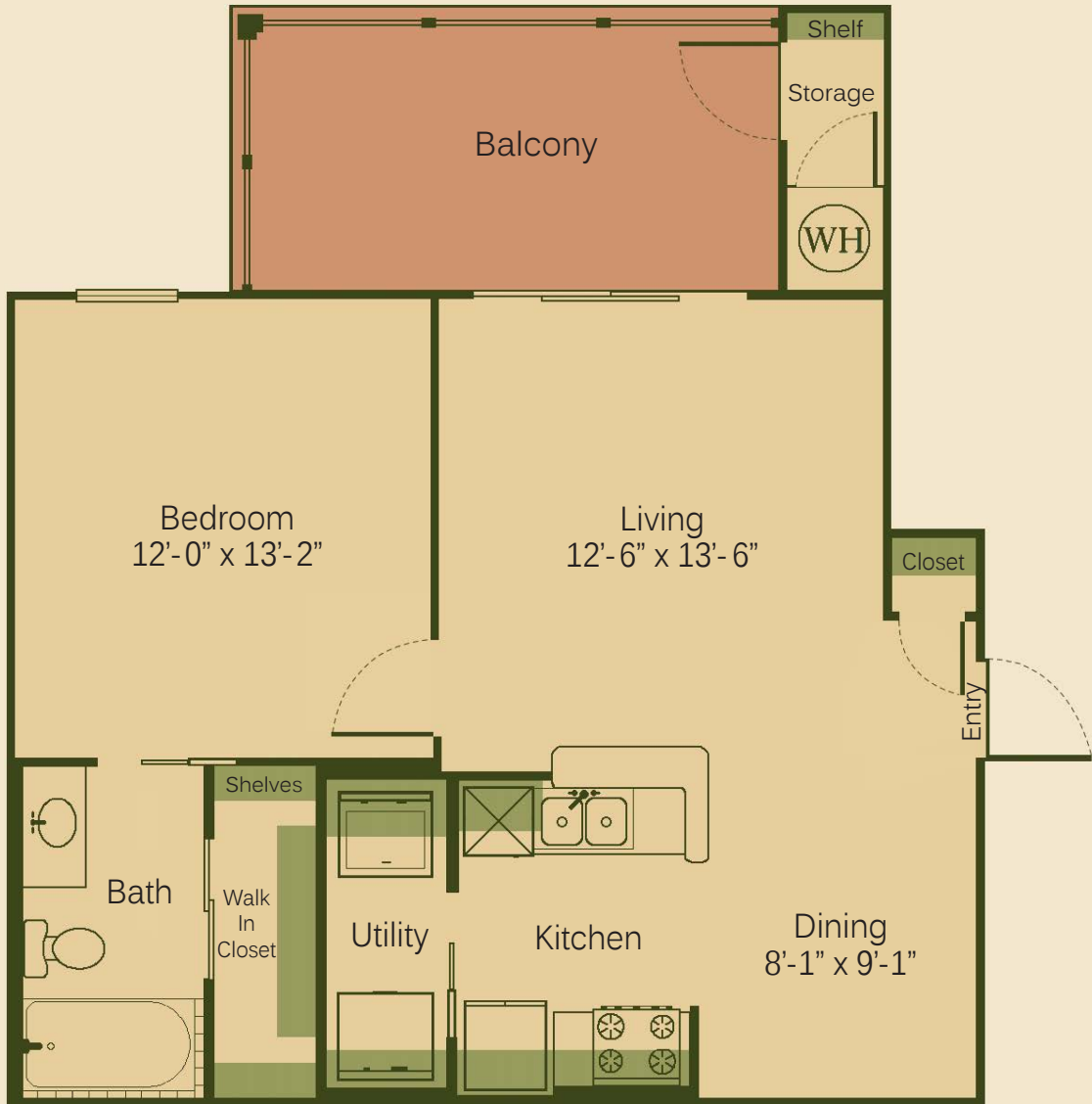
*In select units, floor plans may vary slightly.**

WALNUT PARK



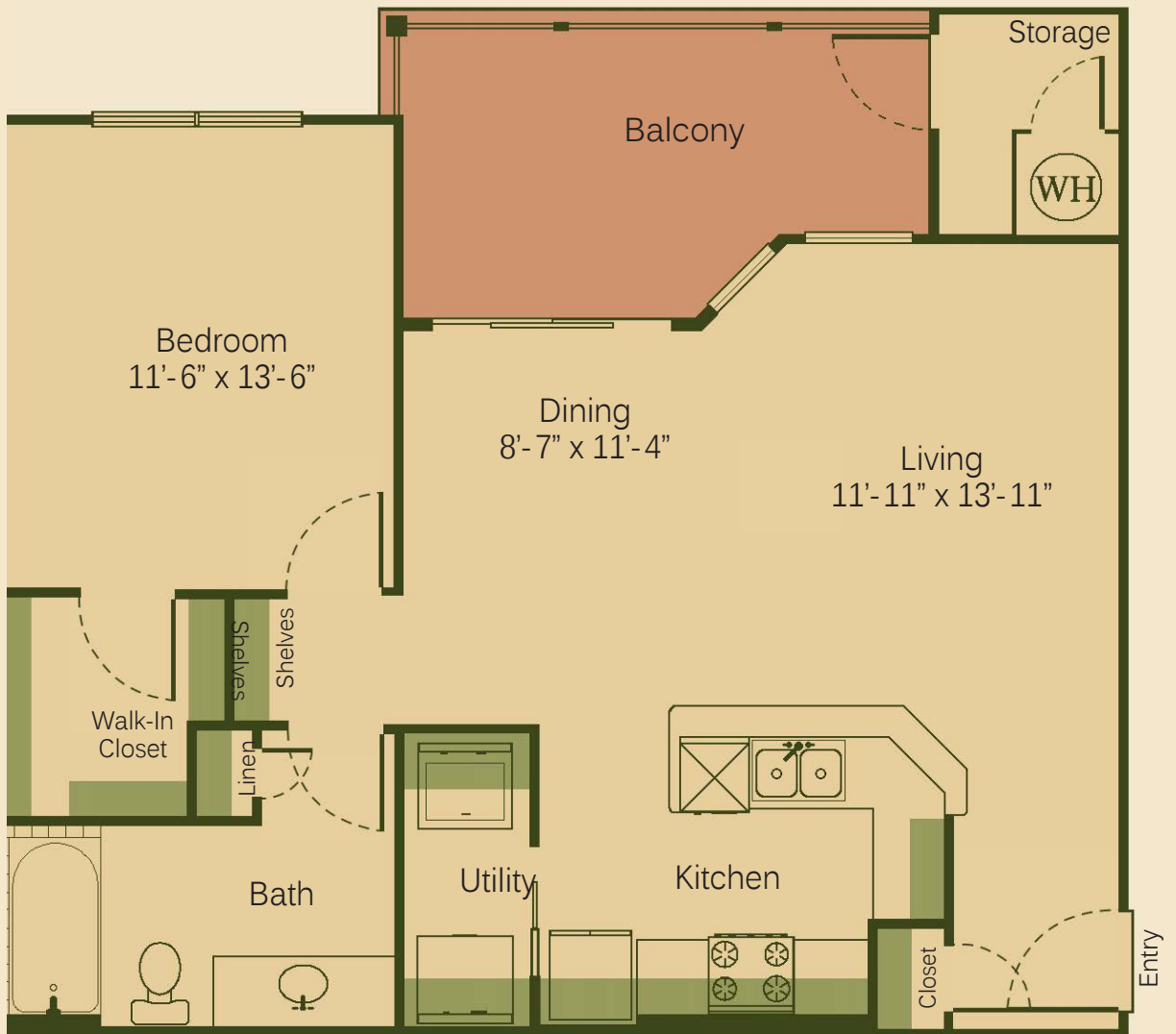
Available in select units, our fireplaces have become a trademark design of the Larry Peel Company. Each gas fireplace features carved stone surrounds, Saltillo tile hearths and 100-year old longleaf pine mantles.

WALNUT PARK



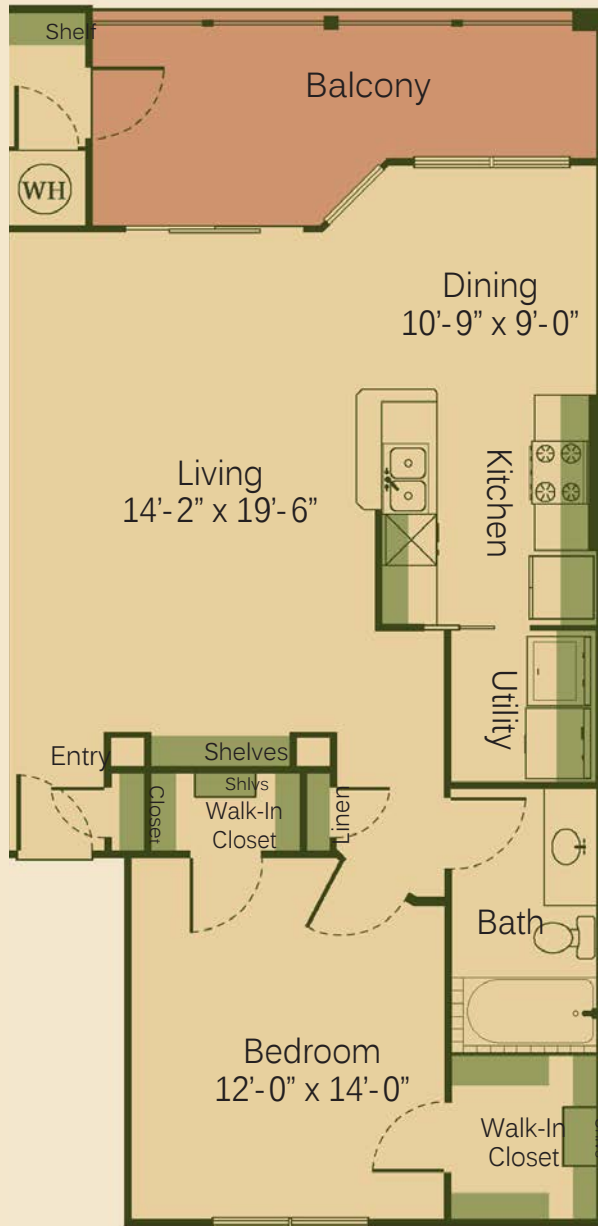
A1 ONE BEDROOM, ONE BATH
664 SQUARE FEET

WALNUT PARK



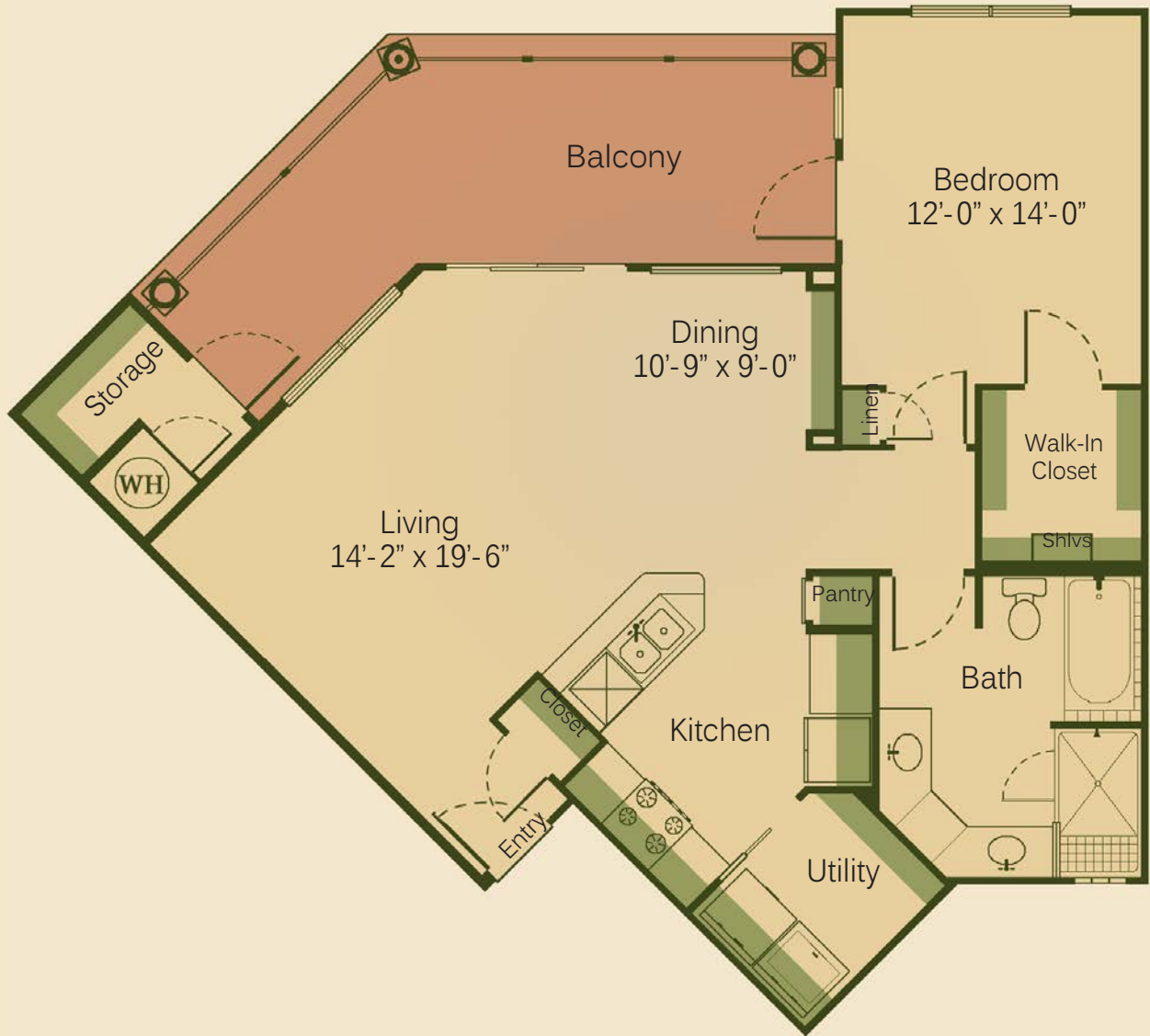
1A ONE BEDROOM, ONE BATH
785 SQUARE FEET

WALNUT PARK



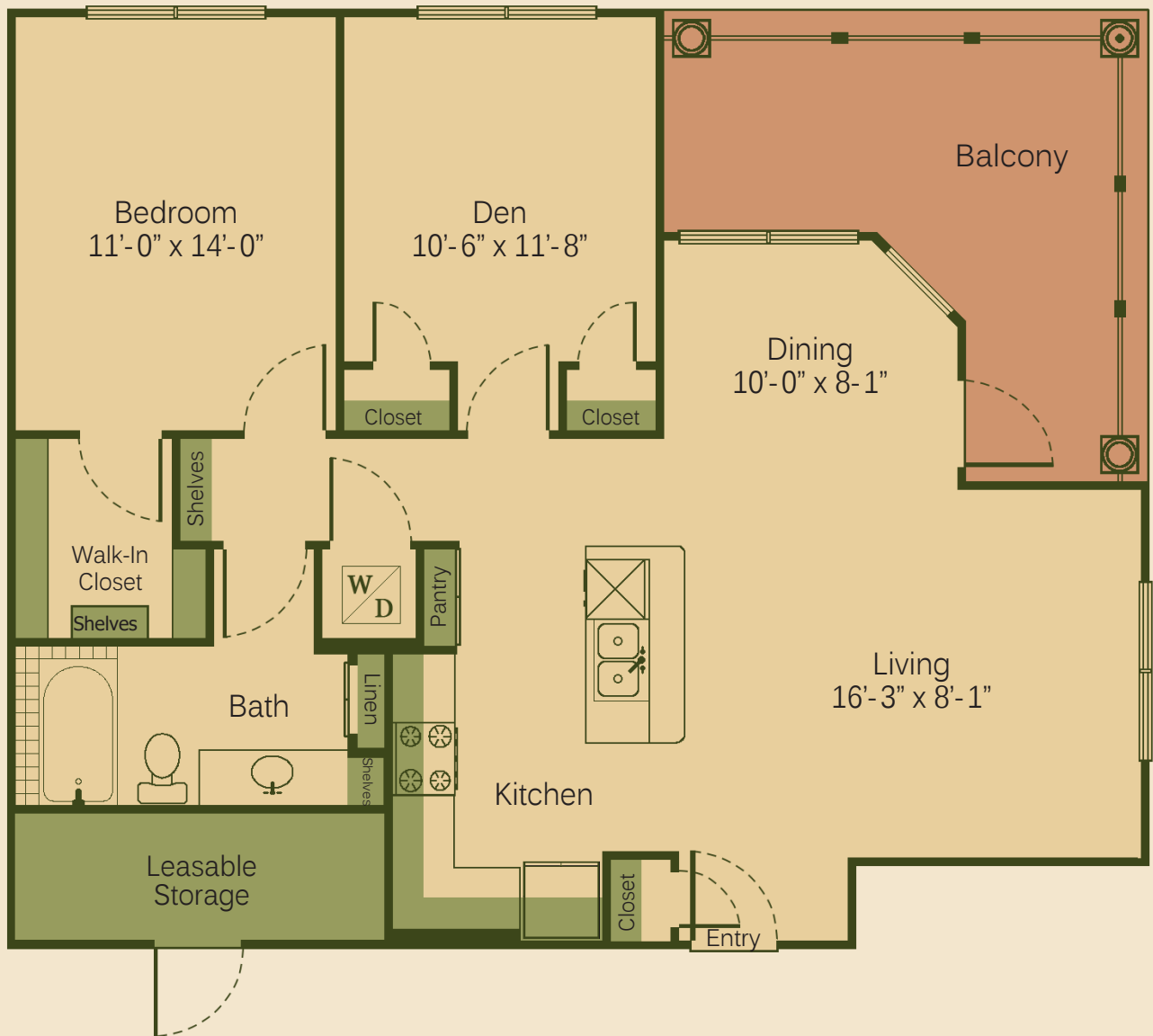
1B ONE BEDROOM, ONE BATH
878 SQUARE FEET

WALNUT PARK



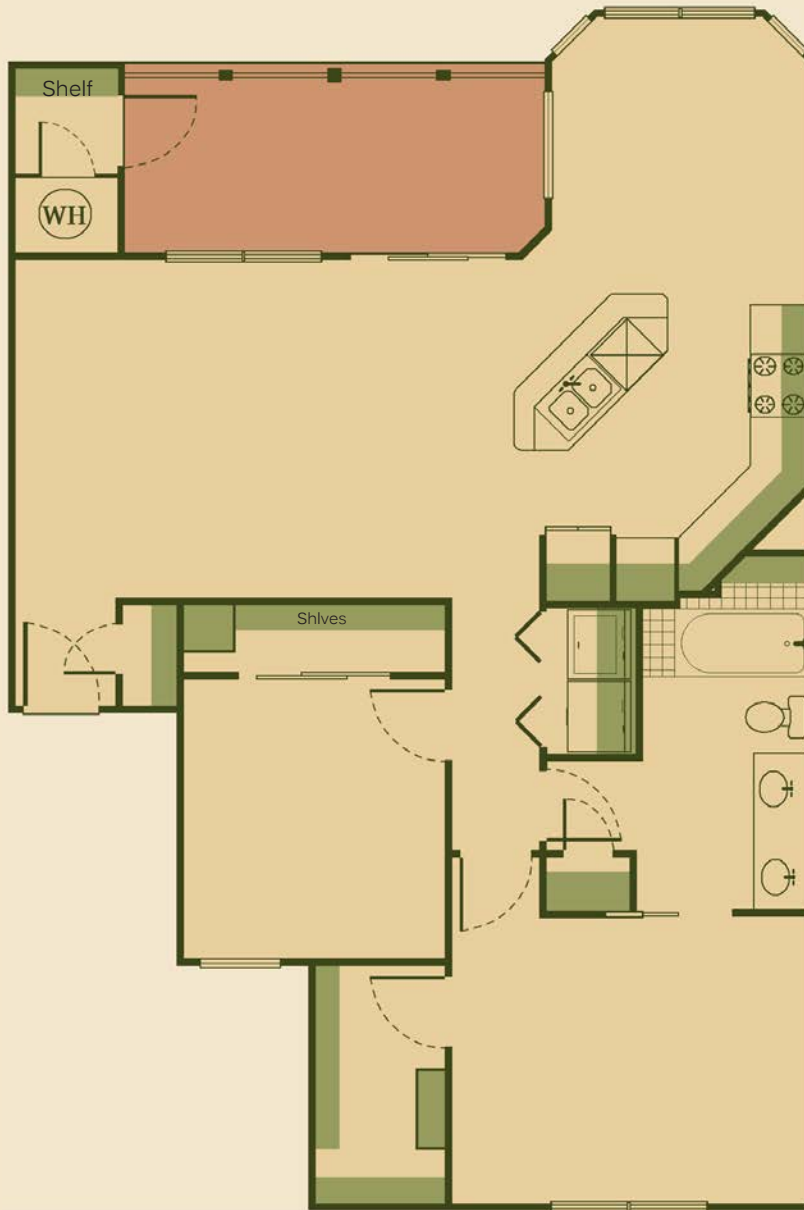
1C ONE BEDROOM, ONE BATH
926-935 SQUARE FEET

WALNUT PARK



1AD ONE BEDROOM, ONE BATH, ONE DEN
976-987 SQUARE FEET

WALNUT PARK



1BD ONE BEDROOM, ONE BATH, ONE DEN
1,112-1,143 SQUARE FEET

WALNUT PARK



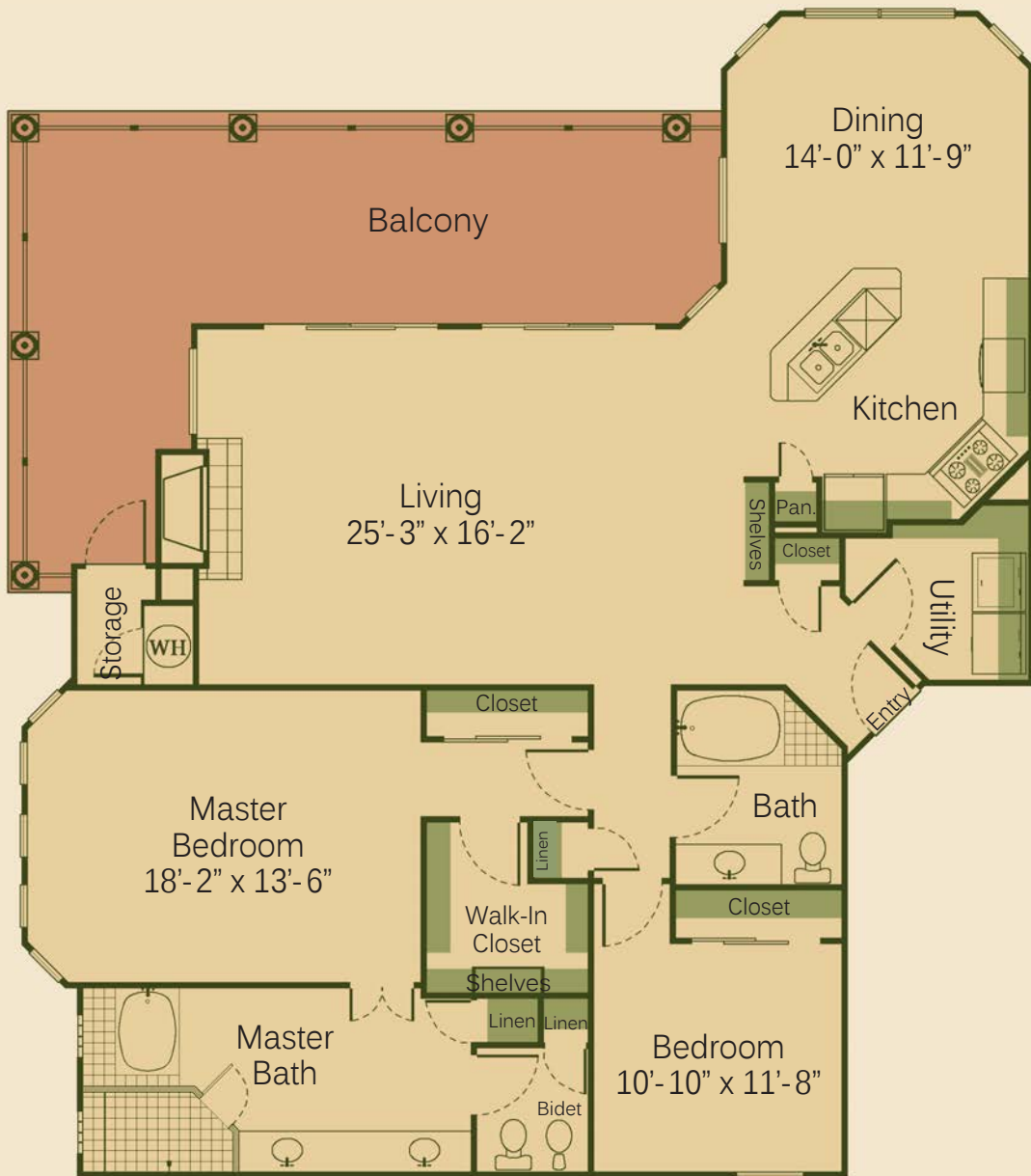
2B TWO BEDROOM, TWO BATH
1,231-1,241 SQUARE FEET

WALNUT PARK



2B3 TWO BEDROOM, TWO BATH
1,295-1,342 SQUARE FEET

WALNUT PARK



2C **TWO BEDROOM, TWO BATH**
1,770 SQUARE FEET

ABOUT THE BUILDER

The Larry Peel Company was founded in 1977 with the purpose of developing superior multifamily communities in exceptionally beautiful, environmentally-sensitive settings. Larry Peel is recognized regionally and nationally for building unique, award-winning designs. We take pride in selecting and developing trophy sites where buildings are integrated into the natural beauty of the existing topography and native landscape without disturbing nature's delicate balance. Concerned about maintaining the splendor and ecological integrity of Texas, we give protection of the environment high priority and the result is evident in each truly one-of-a-kind development.

The Larry Peel Company is an Austin-based company with over 35 years of experience in bringing architecturally innovative designs to the multifamily community.

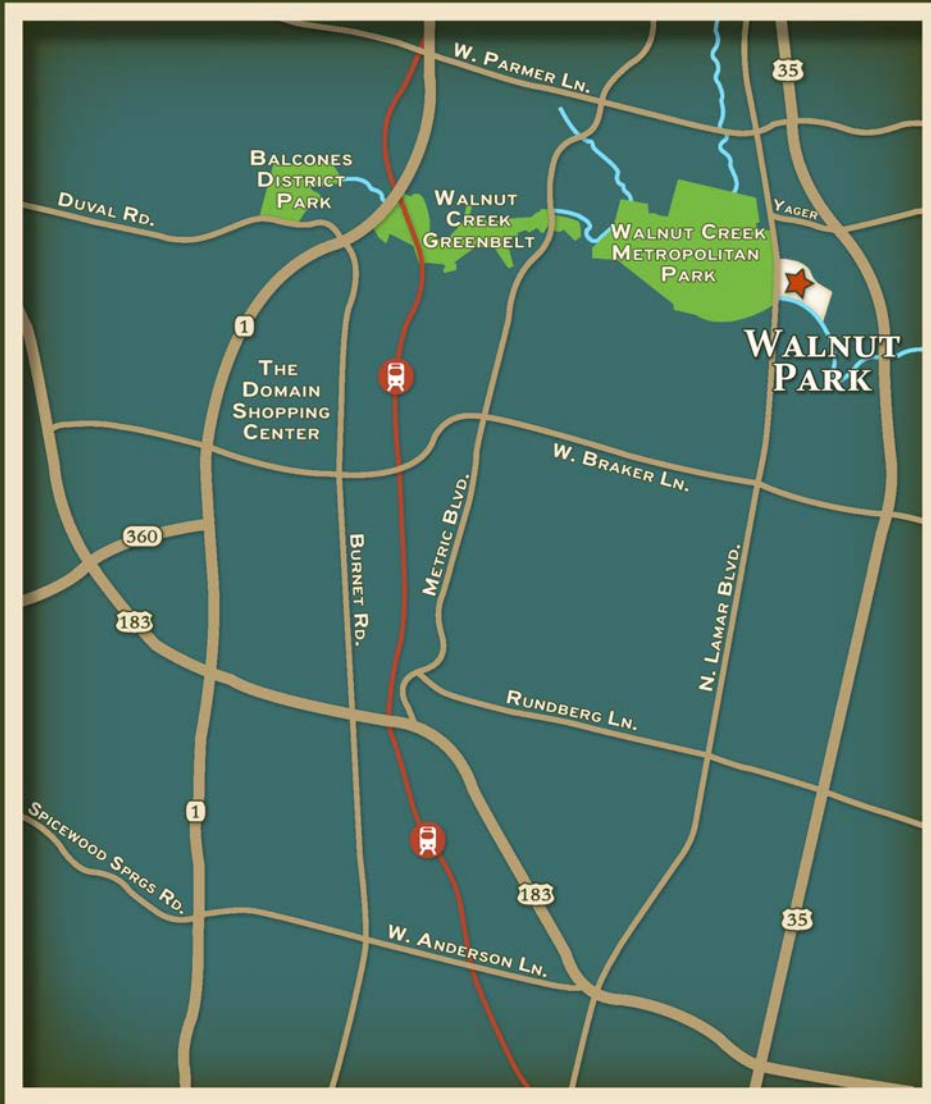
AWARDS & HONORS

- 2013 Larry Peel, Builder/Developer: Nash Phillips Lifetime Achievement Award
- 2012 Larry Peel, Builder/Developer: W. Neal Kocurek Commercial Real Estate. Lifetime Achievement Award
- 2012 Purgatory Creek, San Marcos, TX: Best Apartment Project in Central Texas awarded by the Austin Business Journal.
- 2005 Nalle Woods, Austin, TX: Best Apartment Project in Austin awarded by the Austin Business Journal
- 1996 Hardrock Canyon, Austin, TX: Class A 1996 Property of the Year awarded by Austin Apartment Association
- 1996 Liberty Park Condos, Austin, TX: Featured in National Association of Home Builders Magazine
- 1994 Hardrock Canyon, Austin, TX: Pillars of the Industry Award for Best Garden Apartment Development in the United States awarded by the National Council of Multi-family Housing Industry
- 1992 Windward, Clearlake City, TX: ASID Design Excellence Award
- 1992 Park Mesa, Austin, TX: ASID Design Excellence Award
- 1986 Larry Peel, Builder/Developer: First developer to ever receive the prestigious Multi-family Environmental Awareness Award presented by the City Council of Austin
- 1986 Larry Peel, Builder/Developer: Austin Chamber of Commerce Multi-family Builder of the Year Award
- 1984 Neely's Canyon Condos, Austin, TX: Featured in National Association of Home Builders Magazine

Multifamily Communities Developed by Larry Peel & Co., Inc.

◆ The Bee Cave	1977	Austin, Texas	134 Units
◆ Indian Creek	1979	Austin, Texas	244 Units
◆ Neely's Canyon Condominiums	1981	Austin, Texas	126 Units
◆ Stillhouse Canyon Conominiums	1986	Austin, Texas	180 Units
◆ The Leeward	1990	Houston, Texas	256 Units
◆ The Windward	1992	Houston, Texas	274 Units
◆ Park Mesa	1992	Austin, Texas	148 Units
◆ Hardrock Canyon	1993	Austin, Texas	391 Units
◆ Caprock Canyon	1994	Austin, Texas	336 Units
◆ Liberty Park Condominiums	1996	Austin, Texas	46 Units
◆ Gaines Ranch	1997	Austin, Texas	390 Units
◆ Waters Edge in Legacy	1998	Plano, Texas	300 Units
◆ Waters Edge Georgetown	2000	Georgetown, Texas	330 Units
◆ Village Park Condominiums	2004	Georgetown, Texas	53 Units
◆ Nalle Woods	2004	Austin, Texas	238 Units
◆ Landmark Gardens	2006	New Braunfels, Texas	178 Units
◆ Landmark Lofts	2007	New Braunfels, Texas	110 Units
◆ Quarry Hill	2009	Austin, Texas	148 Units
◆ Purgatory Creek	2011	San Marcos, Texas	286 Units
◆ Two Rivers	2013	Georgetown, Texas	179 Units
◆ Muir Lake	2014	Cedar Park, Texas	332 Units
◆ Walnut Park	2016	Austin, Texas	277 Units

4,956 Total



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