





ALL PERSONS UNDER THE AGE OF 18 MUST BE SUPERVISED BY AN ADULT OR LIFEGUARD
PROPERTY FENCE LOCATED TO CLIMB OVER WALL
NO DIVING



Welcome to Ridgeview, a stylish blend of contemporary living and natural beauty located in the heart of vibrant Travis County. With convenient access to downtown Austin and nearby shopping, entertainment and outdoor fun, Ridgeview keeps you connected to the city, while providing plenty of room to live. It's another distinctive choice brought to you by Simpson Property Group, dedicated to impeccable service and extraordinary living.

www.RidgeviewApartments.com

8600 Brodie Lane Austin, TX 78745
512-220-8211 www.ridgeviewapartments.com



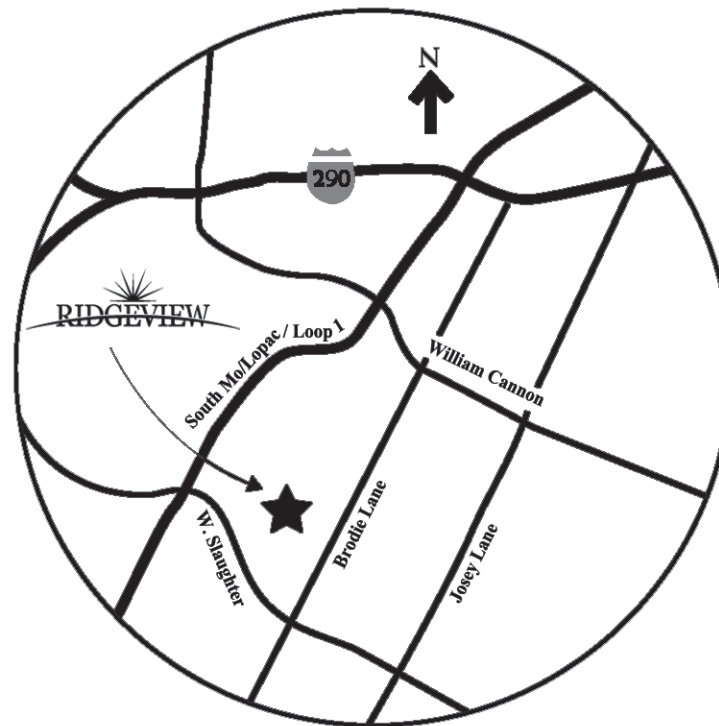


Be spontaneous.

Ridgeview offers access to all kinds of entertainment – both indoors and out.

LOCATION

Ridgeview is an oasis in the midst of a thriving city. Here at Ridgeview you will find that we have anticipated your every wish or need. Enjoy lazy afternoons in our resort style swimming pool, or unwind with a workout in the fully equipped fitness center. Entertainment is provided via a surround sound theater showing feature films and sporting events. Afterwards, move on to the clubhouse for a game of billiards. Finally, escape the frantic pace of city life and relax in the privacy of your spacious new home.



Area Features

- Easy access to work and play in downtown Austin
- Minutes from great shopping, dining, and entertainment
- Convenient to the South Mopac, 290 and 360
- 15 minutes from Austin Bergstrom Airport, St. Edward's University, Austin Community College, Huston-Tillotson University, and University of Texas at Austin





The only thing you won't find is a dull moment.

Shops. Restaurants. Taverns.

LIFESTYLE

Ridgeview is contemporary apartment living—elevated. We designed this community in the heart of Austin as an escape from the bustle of urban life. Consider it your own private oasis—a place that takes you far away without actually having to get in your car.

Not only is Ridgeview easy to get to—it's just plain easy living. Take a lazy afternoon in our resort-style swimming pool. Unwind with your favorite flick in the state-of-the-art surround sound theater. Or lift weights—and your spirits—after a long day in our fully-equipped fitness center.

And when all you want to do is escape the busy pace of city life and relax in the privacy of your spacious apartment home, we can accommodate that, too. After all, this is your urban retreat. We're just here to make sure your lifestyle at Ridgeview is unsurpassed in comfort and convenience.





AMENITIES

Apartment Features

- Side-by-side refrigerator w/ ice maker*
- Built-in microwave
- Glass-top stove*
- Double side stainless steel kitchen package*
- Built-in wine racks and book cases*
- Dishwasher
- Elegant crown moldings
- Cast-stone fireplaces*
- NAVCO wood flooring
- Ceiling fans in living and bedroom
- Double basin master bath vanities*
- Linen closets*
- Island kitchen with decorator pot racks*
- Plant ledges*
- Intrusion alarms
- Exterior storage closets
- Handicap-accessible units*
- Laundry room with full size washer/dryer connections

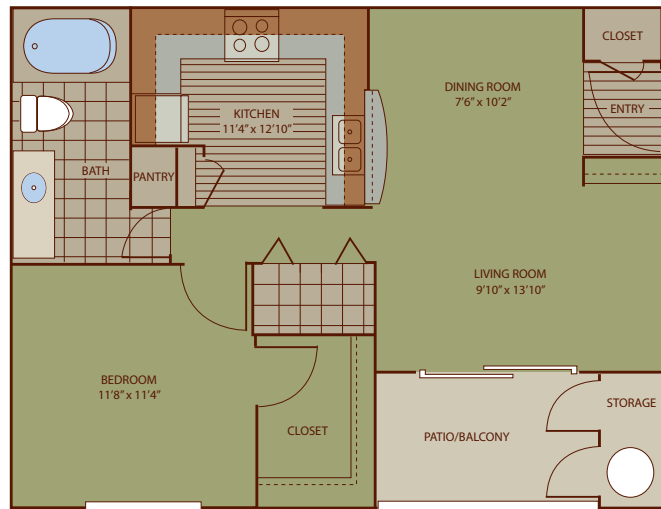
Community Features

- Luxury clubhouse w/ kitchen and billiards table
- Multi-media business center
- Surround sound movie theater
- Fully-equipped fitness facility with Nautilus equipment and Schwinn spinning cycle room, and onsite fitness classes
- Putting green
- Social area w/ BBQ grills
- Resort style swimming pool
- Valet trash pick-up
- Trash compactor
- Clothes care center
- Poolside WiFi
- Covered parking**
- Controlled entry gates
- Pet friendly

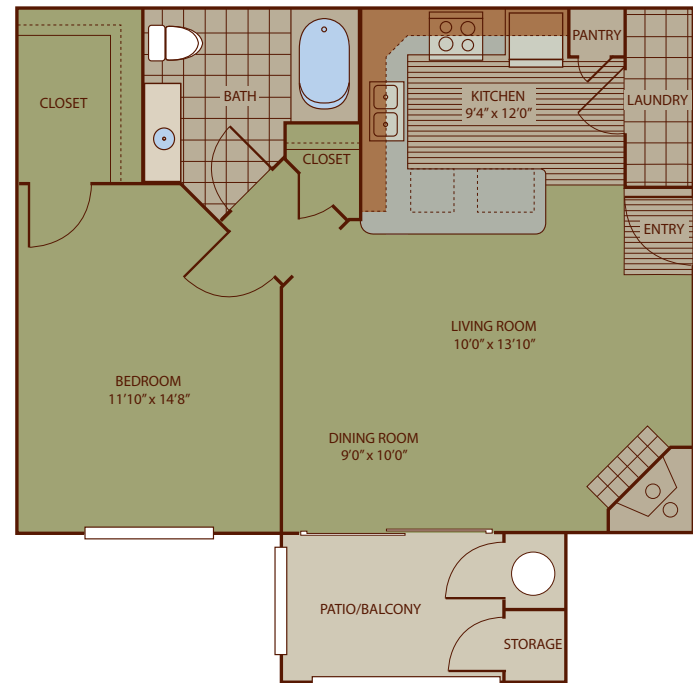
*Available in certain homes. **Available for an additional fee.

FLOOR PLANS

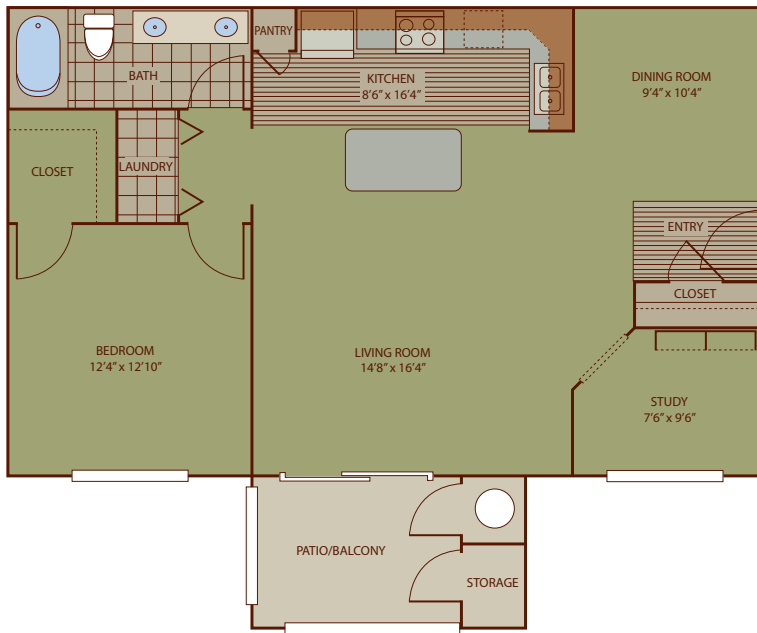
This award-winning community features a range of contemporary apartment home floor plans, from cozy one-bedroom enclaves to roomy 1,470-square-foot, three-bedroom retreats.



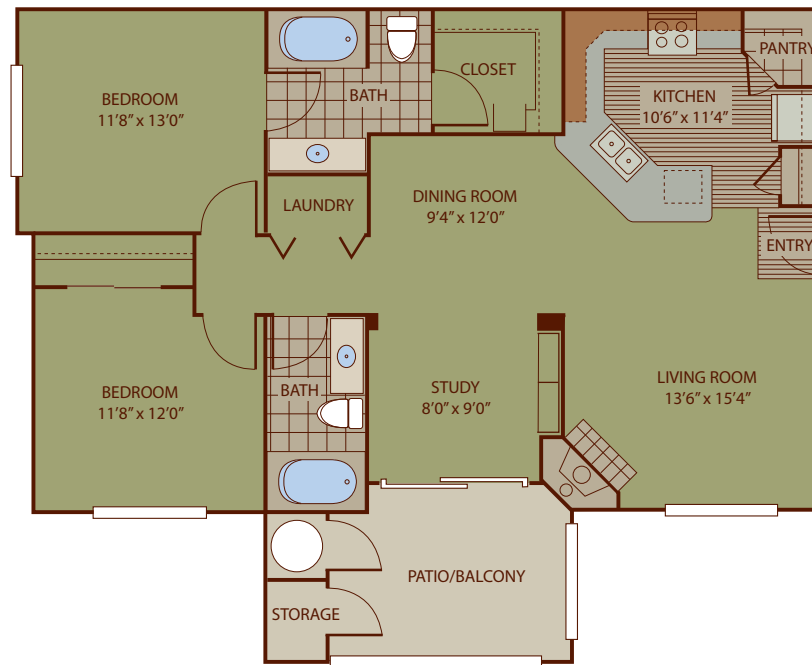
690 Square Feet
1 bedroom / 1 bath



792 Square Feet
1 bedroom / 1 bath



972 Square Feet
1 bedroom / 1 bath



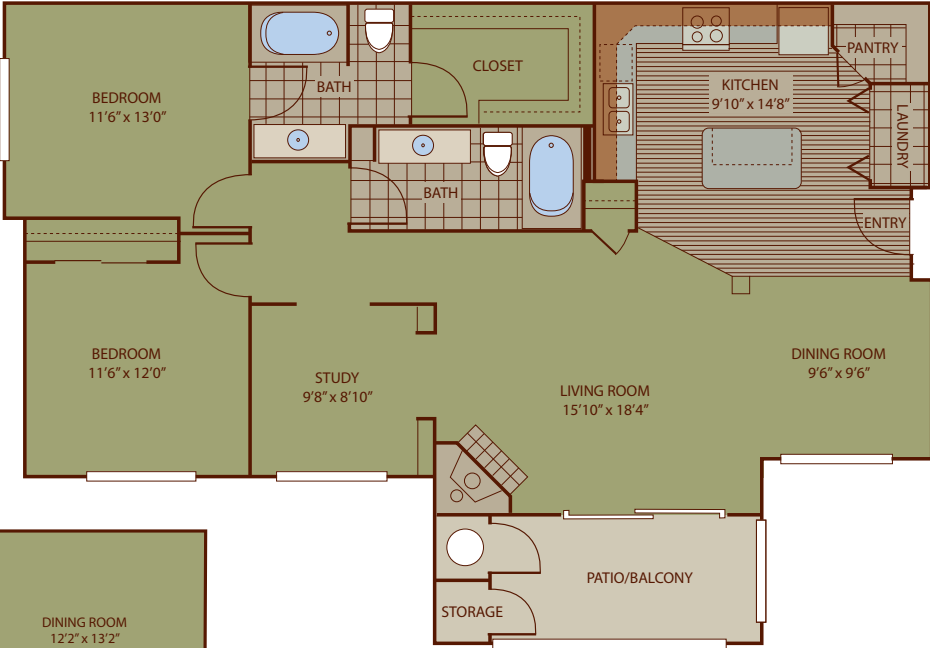
1147 Square Feet
2 bedroom / 2 bath

Our floor plans blend style and space, creating an open and inviting home.

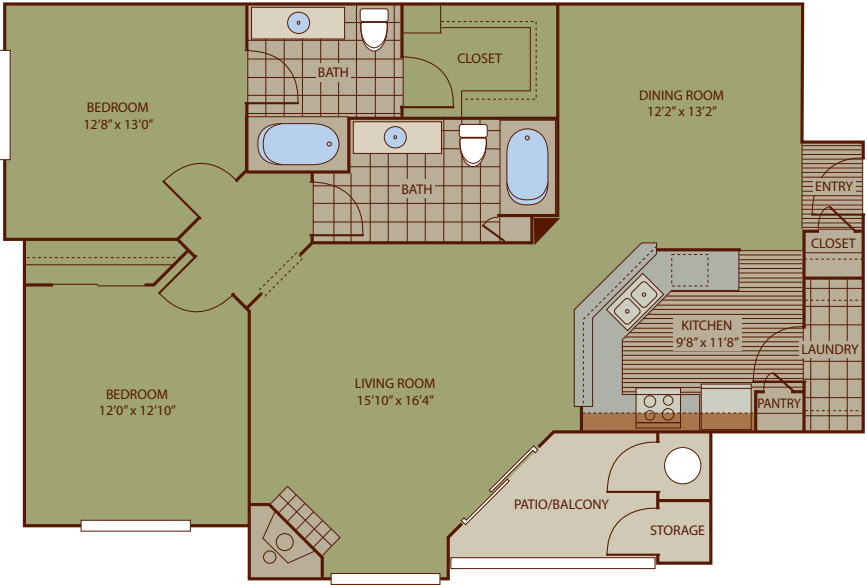


FLOOR PLANS

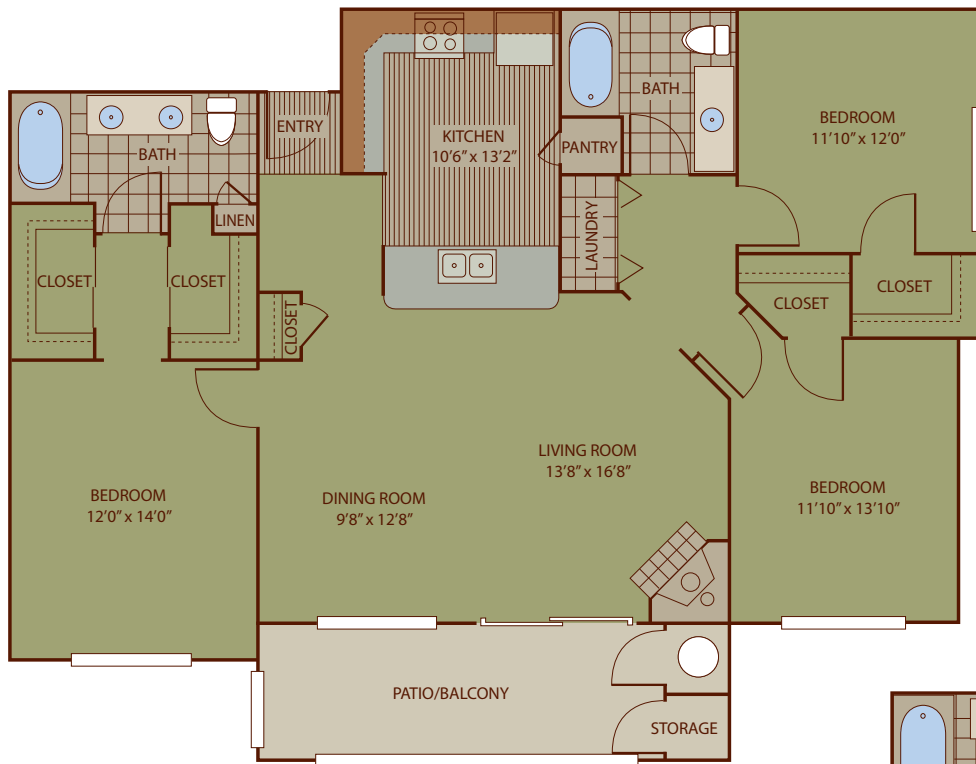
In addition to all the basic everyday luxuries like NAVCO wood flooring and built-in microwaves, you'll enjoy convenient exterior storage closets, and a spacious study with built in bookcases.



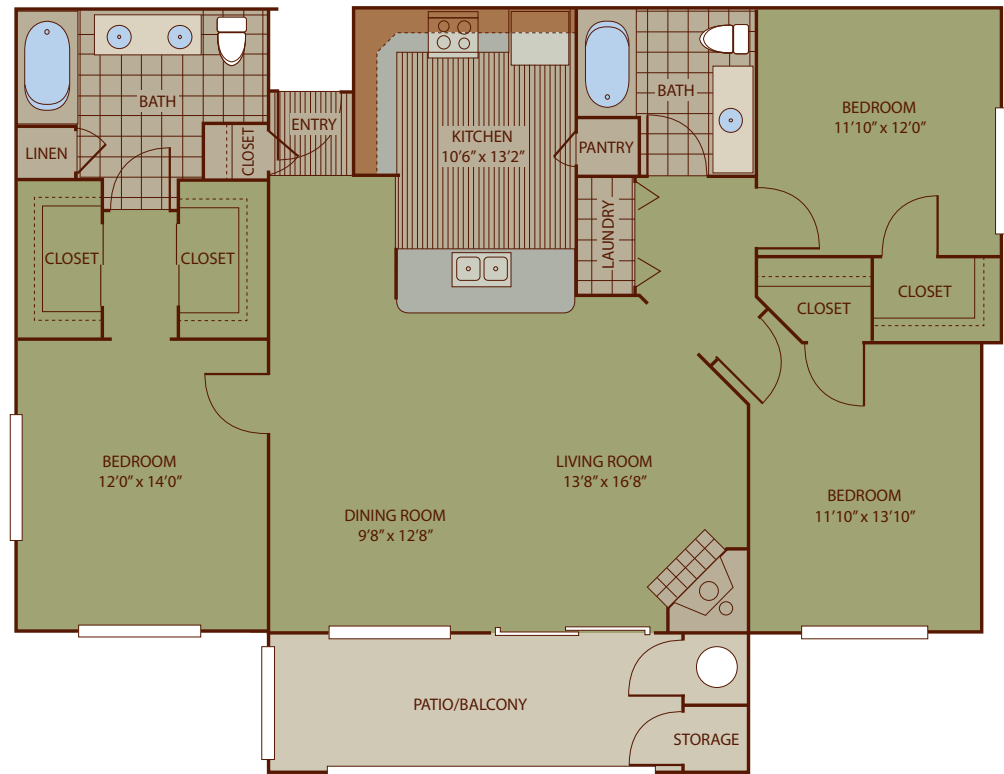
1336 Square Feet
2 bedroom / 2 bath



1250 Square Feet
2 bedroom / 2 bath



1432 Square Feet
3 bedroom / 2 bath



1468 Square Feet
3 bedroom / 2 bath

Austin is calling.

But with a home like this, you may be tempted to stay inside.



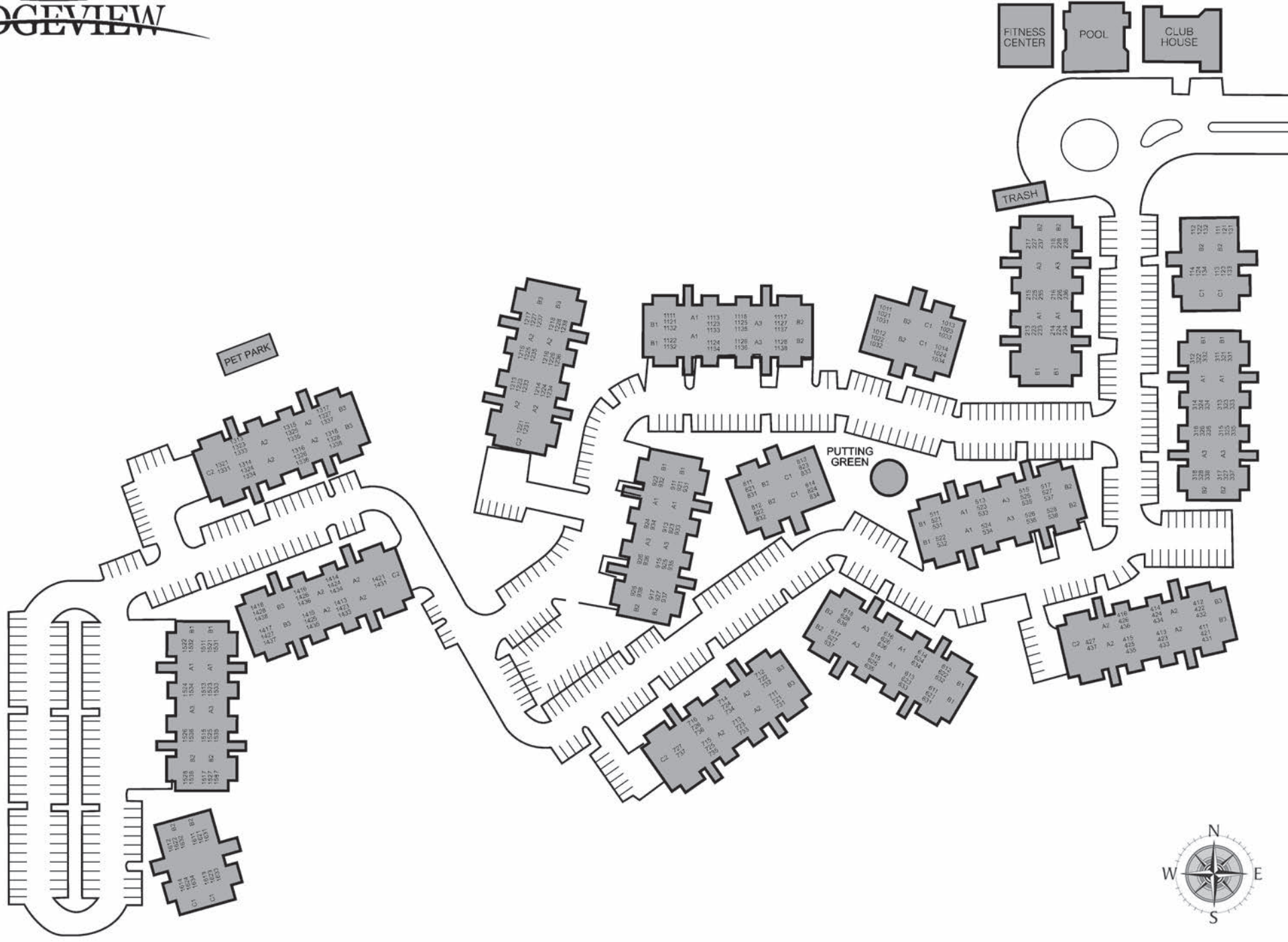
EXTRAORDINARY SERVICE. 24/7.

It's one thing to offer a stylish residence. It's quite another to offer the people who live there a level of service that exceeds their expectations. At Simpson Property Group, we've built our reputation on service. In fact, for several years in a row, we've earned the coveted "A List" Award for Service Excellence — a distinction reserved for only a select few firms by the multifamily real-estate industry.

Of course, our biggest reward isn't a plaque on the wall. It's the trust we earn from our residents every day. At Ridgeview, you'll have a home that we ourselves would be proud to call home. You'll be surrounded by the highest-quality amenities; and you'll enjoy a lifestyle unlike anything else in Austin.



RIDGEVIEW



Stylish residences. A beautiful natural setting. Live life at your pace — at Ridgeview

CLOSE TO EVERYTHING — OR NOTHING AT ALL.

Life at Ridgeview happens at your pace — whether you want the energy of Austin, the relaxation of nature, or the quiet time poolside doing nothing at all. Call today to learn more about our stylish floor plans and gracious amenities. We look forward to having you as a resident at Ridgeview.

FPO
CARD

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Information subject to change, error or deletion.





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