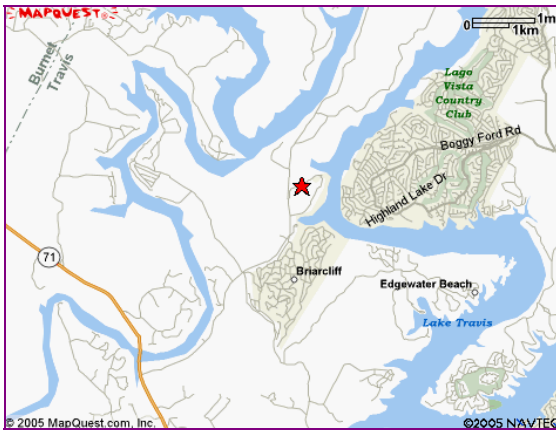


LOCATION

Breezy Hollow is situated in Austin's majestic Hill Country, along the natural cliffs of Lake Travis. Located 30 minutes west of Austin, off Highway 71 West & FM 2322 near the Briarcliff Subdivision & Pace Bend Park.



DIRECTIONS

- Take Highway 71 West from Austin
- Go 11 mi. West of RR 620 to FM 2322
- Right on FM 2322 & go 4 miles. Turn right onto Felicia Dr.
- You will cross a cattle guard as you turn onto Felicia. Follow Felicia past the 2nd cattle guard and it's the 3rd house on left. Address is 22514 Felicia Dr. on left.



22658 Felicia Dr. Briarcliff, TX 78669

Breezy Hollow Lake Travis Waterfront Home

- Spectacular Lake Travis Views
- Custom 3Br/3B
- Elegantly furnished on 2 levels
- Private covered boat dock

Donna Garrison, Realtor, ABR
Capitol Area Realty, Inc.

AUSTIN LAKESIDE PROPERTIES

22658 Felicia Drive
Briarcliff, Texas 78669
(512) 264-2312
(800) 432-2312

www.austinelakeside.com

ACCOMMODATIONS

Breezy Hollow is a beautiful waterfront home with gleaming hardwood floors and trim, nicely furnished on two levels. It features a covered dock for a 25 ft boat. The tastefully furnished open floor plan has three bedrooms and three full bathrooms. The living - dining area with fireplace has spectacular lake views.

The master bedroom has a king size bed and private bath. Another upstairs bedroom has a single trundle bed and bathroom. The lower level features another lake view living area with patio, a full size sleeper sofa & queen Aero bed, lake access and a bedroom with queen size bed and full bathroom.

The easy access covered boat dock is situated in deep water - no wake cove right on main Lake Travis, perfect for swimming, fishing & boating.

- Spectacular views of Main Lake Travis
- Home theater system with surround sound, wide screen TV, cable, DVD, VCR
- 3 bedrooms with 3 bathrooms
- Private covered boat dock
- Washer/Dryer & Propane BBQ Grill



RENTAL RATES

High Season Rates (Mar. 15 – Oct. 15)
\$500/day Holidays and Weekends (Fri-Sun)
\$425/day Weekdays (Mon-Thu)
\$3000/week

Low Season Rates (Oct. 16 – Mar. 14)
\$400/day Weekends (Fri-Sun)
\$350/day Weekdays (Mon-Thu)
\$2200/week

2-night minimum rental (3-night minimum on Holiday weekends). Fri, Sat, Sun & Holiday nights are priced at weekend rates. Price does not include state tax. Please confirm price when booking your stay.



RESERVATIONS

Confirmed reservations require ½ of total rental within 7 days of telephone booking, with balance due at check in. Confirmation of the reservation is e-mailed upon receipt of ½ down payment. We accept Visa & MasterCard, Cash, or checks & money orders – payable to **Austin Lakeside Properties**. All rentals require a Credit Card for the security damage deposit. If you cancel less than 30 days to rental, ½ the rental is charged, less than 14 days, the total rental is charged. There is a \$25 fee on all cancellations.

Check-in time: 3:00 p.m.
Check-out time: 11:00 a.m.

Occupancy limited to 8 adults. (Children over 12 years old are considered adults.) Absolutely **no pets** are allowed! Absolutely **no smoking!**

Bed linens are provided, but **bring your towels!** Maid service and towels are available on request and for additional charge. Please call for pricing.

BOAT DOCK

A covered 25' boat slip is available for your use. It has a large covered deck area, swim ladder, and large side area for visitors to tie up to. Due to anchoring limitations, no boats greater than 25' or 5000 lbs may be tied to the side.

