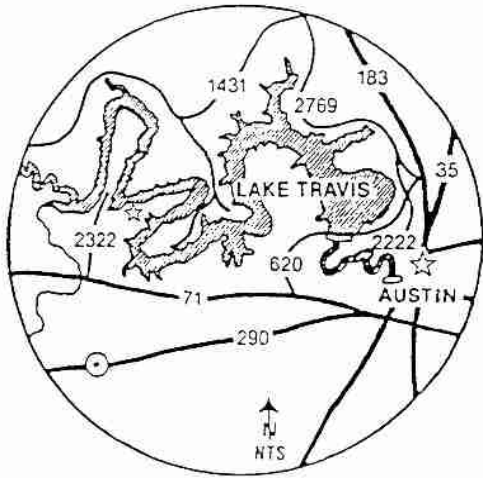


## LOCATION

*Luna Azul* is situated in the majestic Texas Hill Country, along the deep channel side of Lake Travis. Located 35 minutes west of Austin on the south shore of Lake Travis just downriver (to the east) from Briarcliff Marina and directly across the lake (to the south) from Lago Vista.



## DIRECTIONS

- Take Highway 71 West from Austin
- Go 11 mi. West of RR 620 to FM 2322
- Go 2.3 miles, turn right on Bee Creek Rd.
- Go 1.5 miles, turn left on Thurman Bend Rd.
- Go 2.4 miles, turn left on Skyline Dr. (Lakewood Estates entrance).
- Go 0.2 miles, turn left on Lakeshore Dr.
- Go 2 blocks to 21016 Lakeshore Dr. West.



22658 Felicia Dr. Briarcliff, TX 78669



## *Luna Azul* *Lake Travis Waterfront Home*

- Spectacular 180° view of a 4-mile stretch of Lake Travis and the Texas Hill Country
- Watch both the sunrise and the sunset from a large north-facing covered deck
- Private covered boat dock in deep, clear water for boating, swimming, and fishing.
- 2-acre tree-covered lot with 200 feet of lake frontage.
- Located 35 minutes west of Austin on the South Shore of Lake Travis.
- Tastefully updated and decorated home sleeps 8 adults comfortably.

**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](http://www.austinelakeside.com)

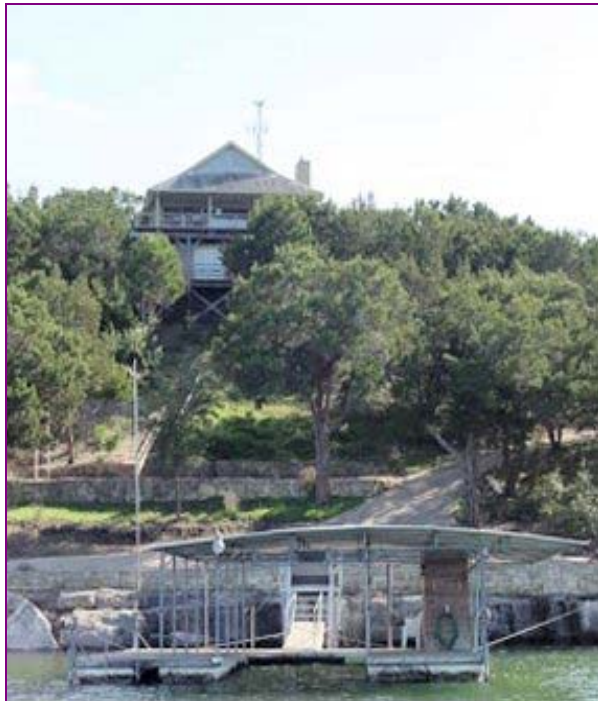
## ACCOMMODATIONS

*Luna Azul* ("blue moon") is a privately owned waterfront home, tastefully decorated and furnished, on the south shore of Lake Travis. The home sleeps 8 comfortably in 2 bedrooms (each with a queen bed), a large sleeping loft (with a queen and trundle bed) and a portable "aero" bed in the living room. It has 2 full baths, each with tub/shower.

The living and dining areas are open to a spacious and fully equipped kitchen, and each has expansive windows onto the large covered deck overlooking the lake. The signature "blue moon" light is even visible from the lake below.

The home has a color TV with cable, VCR, DVD stereo with CD, telephone, high speed wireless internet, gas grill, washer and dryer, and a one car garage. A ping pong table, horse shoe court, and tetherball are also available.

There is ample off-street parking for your friends, and both a stairway and a paved driveway from the house down to the bluff just above the water.



## RENTAL RATES

**High Season Rates** (Mar. 15 – Oct. 15)  
\$450/day Holidays and Weekends (Fri-Sun)  
\$375/day Weekdays (Mon-Thu)  
\$2500/week

**Low Season Rates** (Oct. 16 – Mar. 14)  
\$325/day Weekends (Fri-Sun)  
\$275/day Weekdays (Mon-Thu)  
\$1800/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 & 4000 lb. lift is available for your use on our private boat dock. Due to dock anchoring limitations and main channel wakes, only one extra boat may be tied alongside the dock. No boats bigger than 27' or 4500 lbs may be tied up.

