



# Homeowner Guide

River Bluff

Sales Center - 737-843-9393



## Schools

**Rancho Sienna Elementary School**  
751 Bonnet Blvd.  
Georgetown, TX 78628  
512-260-4450

**Liberty Hill Middle School**  
13125 Hwy. 29, Liberty Hill, TX 78642  
512-379-3300

**Legacy Ranch High School**  
450 CR-258, Liberty Hill, TX 78642  
512-379-3290

**Liberty Hill High School**  
16500 West Hwy. 29  
Liberty Hill, TX 78642  
512-260-5500



## Utilities

**GAS:**  
**Atmos Energy®**  
888-286-6700

**ELECTRIC:**  
**PEC**  
888-554-4732

**SEWER/WATER:**  
**City of Leander**  
512-259-1142

**CABLE/PHONE/INTERNET:**  
**Spectrum**  
833-267-6094

**Suddenlink®**  
877-794-2724

**AT&T®**  
800-288-2020



## Post Office

801 South Hwy. 183  
Leander, TX 78641  
512-259-9196



## Police

**Leander Police Dept.**  
705 Leander Dr., Leander, TX 78641  
512-528-2800



## Fire

**Leander Fire Dept.**  
101 E. Sonny Dr., Leander, TX 78641  
512-528-2848



## Homeowner's Association

**Colby Property Management**  
205 Paloma Dr.  
Temple, TX 76502  
254-316-1812  
kiana@colbyhoa.com

**HOA:** \$900/yr.

**Paid at Closing:**  
\$250 Working Capital Assessment  
\$375 Resale Certificate (Estimated)  
\$250 Transfer Fee  
(Estimated; Prorated Annual Assessment, Transfer and/or Conveyance Fees as Applicable)



## Taxing Authority

**Williamson County Tax Assessor's Office**  
904 S. Main St.  
Georgetown, TX 78626

**Contact:**  
Deborah M. Hunt  
512-943-1603

**Tax Rate:**  
1.984181% of the appraised value of the property\*

### Notes:

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## KB Home Warranty

866-262-7623  
austincs@kbhome.com



## MyKB

- Appointment reminders
- Maintenance notifications
- Seasonal home maintenance
- Warranty documents

[kbhome.com/mykb](http://kbhome.com/mykb)

888-KB-HOMES | [kbhome.com](http://kbhome.com)

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\*Real estate taxes for homes are determined by multiplying the annual local tax rate by the appraised value of the property, which value may not be the purchase price of the property. It is advisable for buyers to contact the local tax assessor's office for the most current information as it is subject to change.

