



# AUSTIN NEIGHBORHOOD GUIDE

## CONTACT

+512-988-1741  
Natasha.Antonioni@gmail.com  
www.AntonioniEstates.com  
#LiveYourDreamAlready

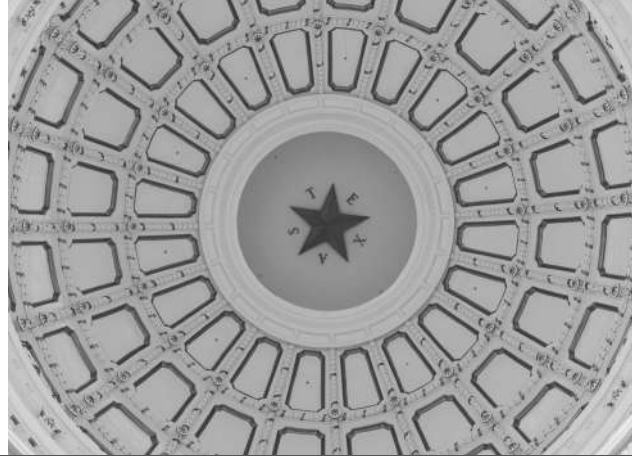
*One way to get the most  
out of life is to look  
upon it as an  
adventure.*

WILLIAM FEATHER



## AUSTIN

What you've heard is on point. The dynamic culture, forward-thinking folks, topnotch cuisine and beautiful outdoors lets you create a rhythm all your own. With more than 250 music venues and a lively arts scene, Austin rocks. So take a peek, and put the Live Music Capital of the World® on your radar.



## CITY MOTTO

Keep it Weird!



## NEIGHBORHOODS

TRAVIS HEIGHTS

EAST AUSTIN

SOCO

TARRYTOWN

WESTLAKE HILLS

BARTON CREEK

CUERNAVACA

LAKEWAY





## TRAVIS HEIGHTS

Travis Heights is a prominent residential neighborhood close to the happening South Congress scene. You'll find mature live oaks, rolling streets and an assorted array of 1920s-era homes, a sprinkling of modern homes with robust gardens.

Locals hike the wooded trail of the Blunn Creek Greenbelt, which connects a pair of neighborhood parks, the Big Stacy, with a spring-fed pool, and the Little Stacy.



## RESTAURANTS

Café No Sé, Perlas, Odd Duck, Botticelli's, Home Slice Pizza, Garrison, Second Bar + Kitchen

## HOTELS

South Congress Hotel, Hotel Saint Cecilia, Kimber Modern Boutique Hotel

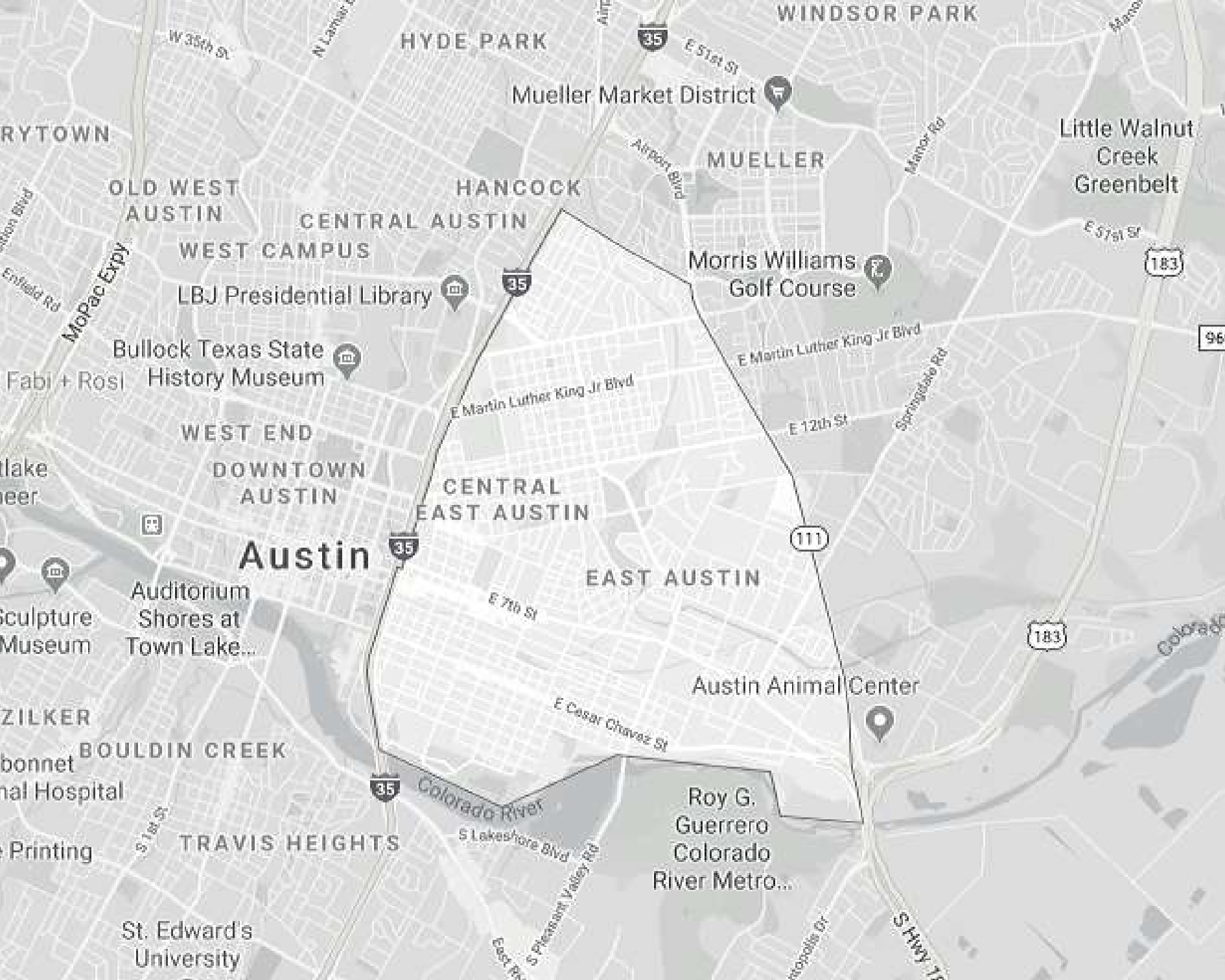
## NEARBY

Little Stacy Neighborhood Park  
Norwood Estate Dog Park  
Big Stacy Neighborhood Park  
Blunn Creek Greenbelt  
Boardwalk at Lady Bird Lake

## SCHOOLS

Travis Heights Elementary School  
Lively Middle School  
William B. Travis High School  
  
Aldea Verde Preschool  
Academia Preescolar Spanish Immersion Preschool  
First United Methodist Preschool





HYDE PARK

WINDSOR PARK

Mueller Market District

MUELLER

Little Walnut  
Creek  
Greenbelt

OLD WEST  
AUSTIN

HANCOCK

CENTRAL AUSTIN

WEST CAMPUS

LBJ Presidential Library

Morris Williams  
Golf Course

Bullock Texas State  
History Museum

WEST END

DOWNTOWN  
AUSTIN

Austin

CENTRAL  
EAST AUSTIN

EAST AUSTIN

Auditorium  
Shores at  
Town Lake...

Austin Animal Center

ZILKER

BOULDIN CREEK

bonnet  
nal Hospital

TRAVIS HEIGHTS

Roy G.  
Guerrero  
Colorado  
River Metro...

St. Edward's  
University

## EAST AUSTIN

East Austin is a diverse neighborhood in an upward transition. You'll find early 1900s bungalows next to modern condos. Cool cocktail bars commingled with local eateries, including the iconic Franklin Barbecue. East Cesar Chavez attracts hipsters for drinks, art, artisan shops and local bands.



## RESTAURANTS

Justine's, Blue Dahlia Bistro, Launderette,  
Ah Sing Den, Oseyo, Suerte

## HOTELS

East Austin Hotel, Native Hostel Bar + Cafe,  
ARRIVE East Austin



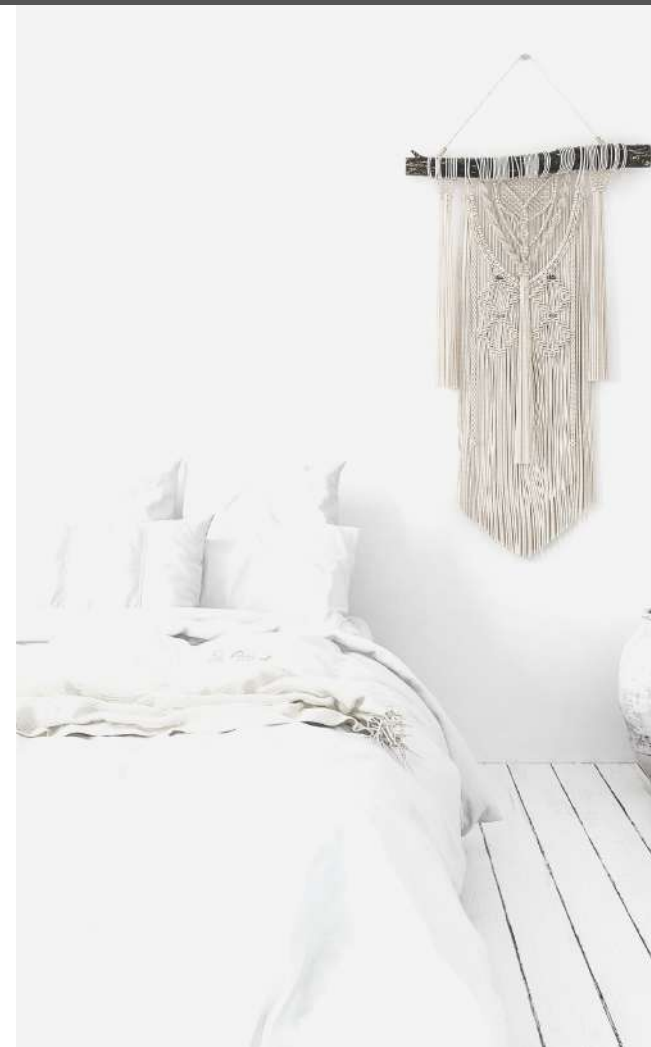
## NEARBY

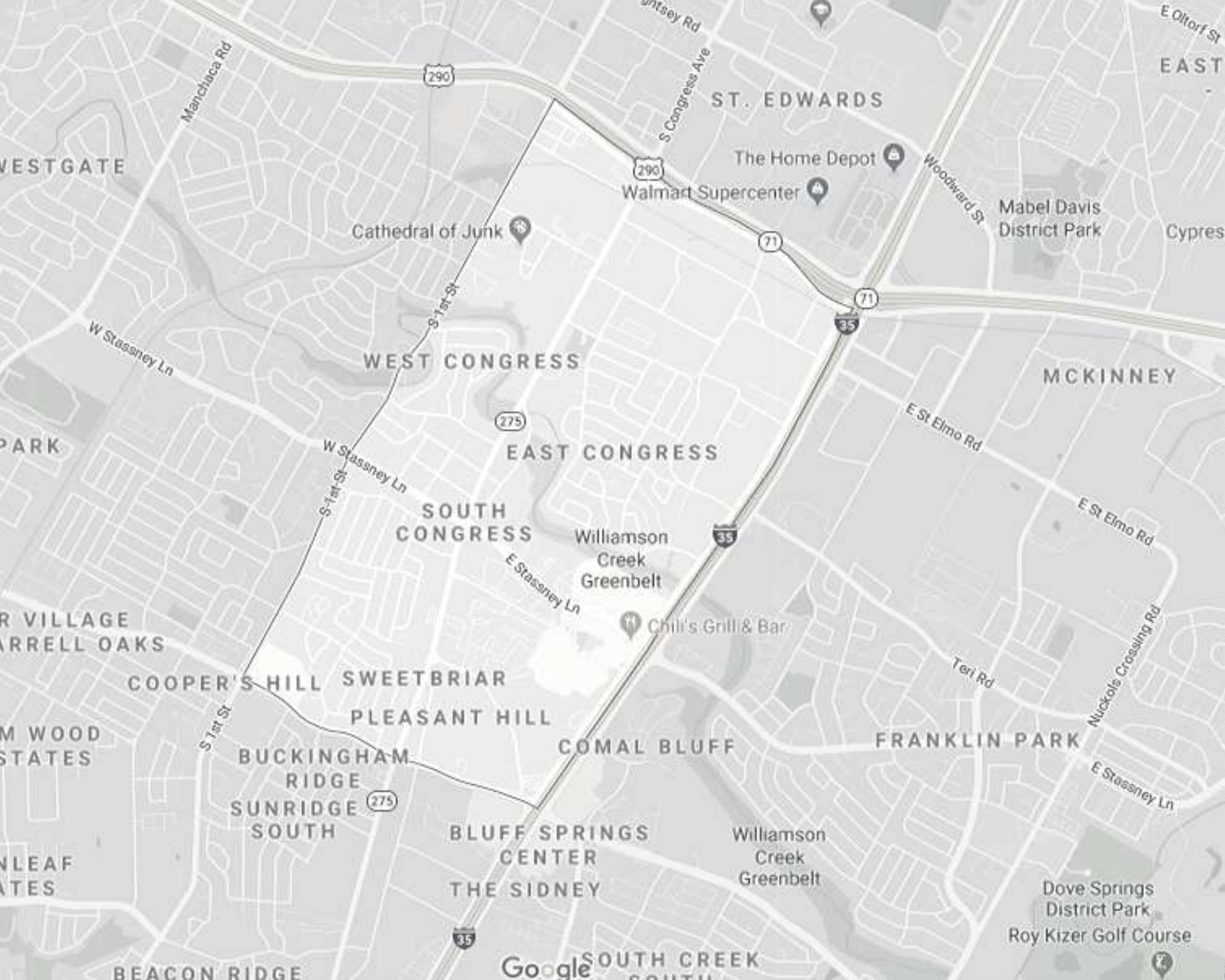
East 6th Street  
Big Medium Museum  
Museum of Natural & Artificial Ephemerata  
Huston-Tillotson University  
Tejano Walking Trail

## SCHOOLS

Brooke Elementary School  
UT Elementary Charter School  
Alternative Learning Center

Sankalpa Academy  
Stepping Stone School





WESTGATE

Manchaca Rd

290

290

ST. EDWARDS

The Home Depot

Walmart Supercenter

Cathedral of Junk

71

71

35

Mabel Davis District Park

Cypress

W Stassney Ln

WEST CONGRESS

275

EAST CONGRESS

SOUTH CONGRESS

Williamson Creek Greenbelt

35

Chili's Grill & Bar

E St Elmo Rd

MCKINNEY

E St Elmo Rd

PARK

R VILLAGE  
ARRELL OAKS

COOPER'S HILL SWEETBRIAR

PLEASANT HILL

COMAL BLUFF

FRANKLIN PARK

BUCKINGHAM  
RIDGE  
SUNRIDGE  
SOUTH

BLUFF SPRINGS  
CENTER  
THE SIDNEY

Williamson Creek Greenbelt

Dove Springs District Park  
Roy Kizer Golf Course

NLEAF  
ATES

BEACON RIDGE

Google SOUTH CREEK

## **SOUTH OF CONGRESS**

SoCo offers lots of foot traffic with its vibrant hip shops, trendy boutique hotels and Austin-vibe eateries. Live music nightly at the legendary Continental Club along with outdoor road-side shows. Along with an insta-worthy vista of the Texas State Capitol. Healthy food trucks, pretty people and an eclectic mix of modern and farmhouse architecture.



## **RESTAURANTS**

Sway, Elizabeth Sreet Cafe, Enoteca Vespaio, Güero's Taco Bar, Central Standard

## **HOTELS**

South Congress Hotel, Hotel San José



## **NEARBY**

Williamson Creek Greenbelt  
Zilker Park  
Texas Capitol  
Lady Bird Lake  
The Moody Theater  
Austin City Limits Live

## **SCHOOLS**

Texas School for the Deaf  
Galindo Elementary School  
Pleasant Hill Elementary School  
Martin Middle School





Mayfield Park and  
Nature Preserve

ROSEDALE

NORTH LOOP

HYDE PARK

Mueller Market D

TARRYTOWN

OLD WEST  
AUSTIN

HANCOCK

CENTRAL AUSTIN

WEST CAMPUS

LBJ Presidential Library

Bullock Texas State  
History Museum

Fabi + Rosi

WEST END

DOWNTOWN  
AUSTIN

CENTRAL  
EAST AUSTIN

Austin

EAST AU

Rollingwood

Champions Westlake  
Gymnastics & Cheer  
Arden + London

Barton Springs  
Municipal Pool

Umlauf Sculpture  
Garden & Museum

Auditorium  
Shores at

## TARRYTOWN

Tarrytown is a elegant neighborhood offering a range of architectural homes along oak tree-covered streets. The area also hosts a 23-acre nature preserve with roaming peacocks, a historic golf course and spring-fed pool. The Laguna Gloria, an art museum, occupies a riverside Italianate-style villa built in 1916. Lake Austin Boulevard includes a few water-front restaurants and lively bars.



## RESTAURANTS

Tiny Boxwoods, The Beer Plant, Fabi + Rosi, Hula Hut, épicerie

## HOTELS

The Driskill, The Carpenter Hotel



## NEARBY

West Enfield Park  
Reed Neighborhood Park  
Tarrytown Park  
Mayfield Cottage and Gardens  
Zilker Park

## SCHOOLS

Casis Elementary School  
The Girls' School of Austin  
O Henry Middle School  
Good Shepherd Episcopal School  
  
Westminster Presbyterian Day School  
Dill Special Programs School





360

Hotel Granduca Austin

West  
Lake Hills

TARRYTOWN

OLD WEST  
AUSTIN

WEST CA

LBJ Presi

Bullock Texas S  
History Mus

WEST E

AU

Auditorium  
Shores at  
Town Lake...

Umlauf Sculpture  
Garden & Museum

Barton Springs  
Municipal Pool

Champions Westlake  
Gymnastics & Cheer  
Arden + London...

Rollingwood

ton Creek  
ilderness  
Park

W 35th St

Exposition Blvd

Enfield Rd

Lake Austin Blvd

Mopac Expy

1

360

360

Bee Caves Rd

Redbud Trail

Westlake Dr

Bee Caves Rd

Walsh Tarrion Ln

## WESTLAKE HILLS

Referred to as Westlake by locals, it is a prestigious neighborhood in Travis County. Just ten minutes to downtown, Westlake offers Hill Country views, winding roads and a "removed" vibe. The city developed rather quickly during the 70s and 80s on the south side of the Colorado River. It's a suburb with charming local shops, family-friendly fare and is just west of central Austin.



## RESTAURANTS

Sway Westlake, The Grove Wine Bar and Restaurant, Marye's Gourmet Pizza, Blue Dahlia

## HOTELS

The Fairmont Austin, Airbnb



## NEARBY

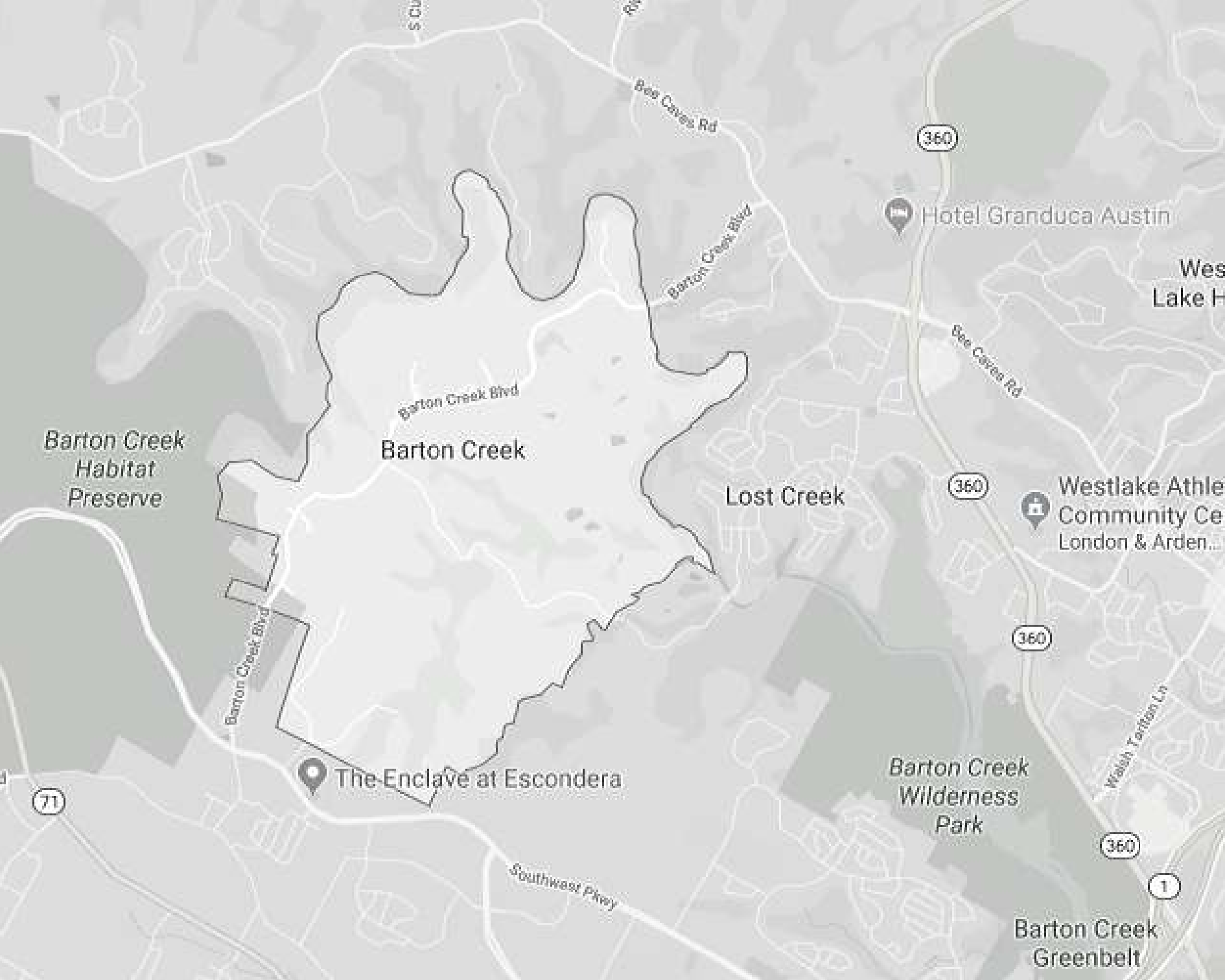
Barton Creek Greenbelt  
Barton Creek  
Lake Austin  
River Place Nature Trail  
360 Bridge

## SCHOOLS

Eanes Elementary School  
Valley View Elementary School  
Forest Trail Elementary School  
Trinity Episcopal School of Austin  
Westlake High School

Primrose School of West Lake Hills  
Fusion Academy Austin





Barton Creek  
Habitat  
Preserve

Barton Creek

Lost Creek

Hotel Granduca Austin

Westlake  
Lake H

Westlake Athle  
Community Ce  
London & Arden...

Barton Creek  
Wilderness  
Park

Barton Creek  
Greenbelt

The Enclave at Escondora

71

360

360

360

360

1

## BARTON CREEK

This exclusive neighborhood rests on 5.4 square miles of wooded hill country. Home to the many gated communities and the notorious Barton Creek Resort and Club, including multiple golf courses. Beautiful winding, manicured roads with vistas galore. From luxury garden homes to Mediterranean villas. Barton Creek real estate hosts annual residents as well as many second and third homes.



## RESTAURANTS

Nopales, Bobs Steak And Chop, Cypress Grill

## HOTELS

The Omni Barton Creek



## NEARBY

Barton Creek Greenbelt  
Barton Creek  
Omni Resort and Spa

## SCHOOLS

Barton Creek Elementary School  
St. Gabriel's Catholic School  
St. Michael's Catholic Academy





an Park Rd

River Place Nature Trail

Commons  
Ford Ranch  
Metropolitan  
Park

Cuernavaca Dr N

Civil Goat Coffee Co.

S Cuernavaca Dr

Emma Long  
Metropolitan  
Park

Colorado River

River Place Rd

Bee Caves Rd

## CUERNAVACA

Cuernavaca is a large eclectic community about 15 miles to Downtown Austin. Cuernavaca began developing in the 80s and 90s with no building restrictions. The neighborhood ranges from luxury estates to tiny homes. Land for sale continues to be a draw for buyers wanting a Hill Country home with an quirky mindset and architectural variety.



## RESTAURANTS

The Wayback, The Civil Goat, Austin's Pizza

## HOTELS

The Wayback, Sonesta



## NEARBY

Commons Ford Ranch  
Lake Hills Community Pool and Park  
Barton Creek  
Bee Cave Galleria

## SCHOOLS

Valley View Elementary  
Westridge Middle School  
Westlake High School  
  
Lake Hills Montessori





Point Venture

Lakeway Resort and Spa

Holiday Inn Express & Suites Austin NW - Lake

Lakeway

620

Lakeway Blvd

The Hills

Hampton Inn & Suites Austin - Lakeway

The Grove Wine Bar & Kitchen - Lakeway

The Musicians Woodshed  
Arden Music Lesson  
Jul 28 5:30pm

## LAKEWAY

Located about 25 miles from downtown Austin. A robust community with golf courses and marinas, it's own private airport, and a full-service hotel and spa. With 65-miles of lake frontage, 100 acres of parkland and trails, and 500 acres of greenbelts. Nestled in the western portion of Travis County, Lakeway is situated on the south shore of Lake Travis in the scenic Hill Country. It is considered a fine small city and hosts annual and second home owners.



## RESTAURANTS

The Grove Wine Bar & Kitchen – Lakeway,  
Hops & Thyme, Apis Restaurant and Apiary

## HOTELS

Lakeway Resort and Spa, Airbnb

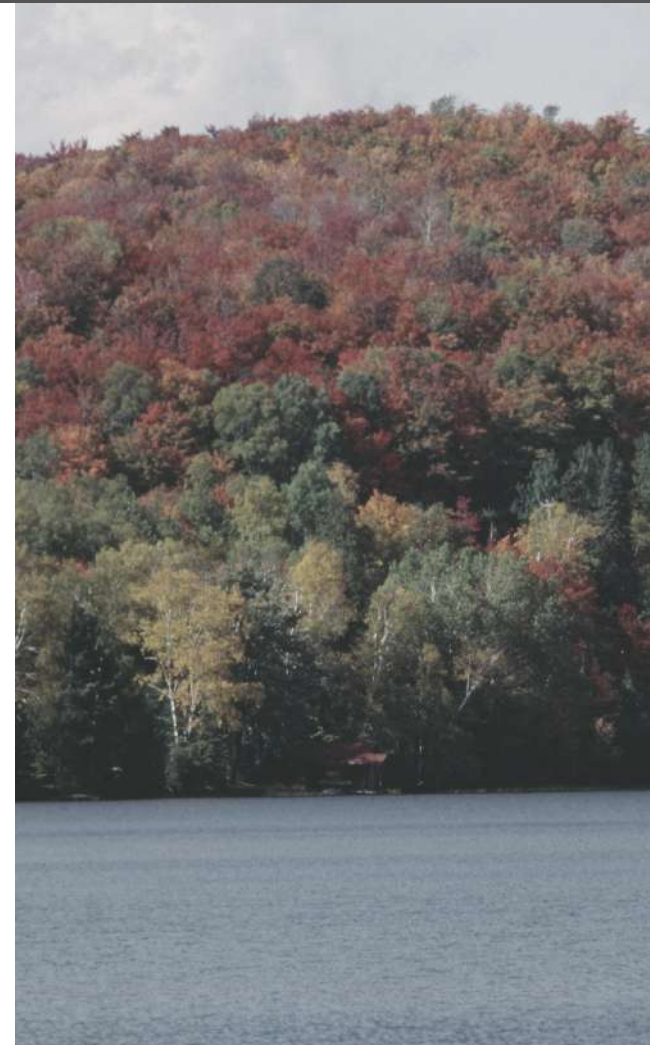


## NEARBY

Lake Travis  
Sail Austin Charters  
Lakeway Marina

## SCHOOLS

Lakeway Elementary School  
Serene Hills Elementary School  
The Goddard School of Lakeway  
Primrose School of Lakeway  
Lake Travis High School



## THANK YOU FOR BEING HERE

Hope you enjoyed. And please know that I'm just a call, text or email away. Feel free to touch base on all things Austin. Always happy to help!



#LiveYourDreamAlready



Natasha Antonioni  
AUSTIN'S Realtor®

Kuper Sothebys  
International Realty

[www.AntonioniEstates.com](http://www.AntonioniEstates.com)

[natasha.antonioni@gmail.com](mailto:natasha.antonioni@gmail.com)

5 12-988-1741

COPYRIGHT © NATASHA ANTONIONI | ALL  
RIGHTS RESERVED.

