

Circle C Neighborhoods

>> GUIDE FOR BUYERS



Circle C is the largest master planned community close to Downtown. Only 15 minutes away, residents enjoy suburban living without sacrificing proximity to Downtown Austin's events and activities. With two (soon to be three) community centers, a tennis club, public golf course, highly rated, on-site schools, shopping, restaurants, movie theater and parks, it's not surprising Circle C is one of the most desirable neighborhoods in Austin. Check out our explanation of each section along with a neighborhood map so you can familiarize yourself.

Circle C Ranch

Circle C Ranch was the first and largest Circle C development. Built from 1988-2008, the average home is 4 bedrooms, 2 baths, 2,828 sqft. Circle C Ranch is ideal for the buyer who is looking for an established neighborhood with all of the amenities Circle C has to offer.

Circle C West - Hielscher

Circle C West, sometimes known as Hielscher was built between 1998-2007. Homes have 3-4 bedrooms, 2.5-3.5 baths with 2,000 - 3,000 sqft. Like Circle C Ranch, Hielscher has more of an established feel, a feature most residents love.

Wildflower Park

The only Circle C neighborhood located east of MoPac, Wildflower Park is one of the most affordable Circle C neighborhoods. With smaller homes, you'll see, on average, 3 bedrooms, 2 baths and 2,195 sq ft. Built between 1998-2005, Wildflower park homes are new enough not to need too much work and old enough to have mature landscaping.

Circle C on the Park

Located on the edge of Slaughter Creek Park and adjacent the Circle C Swim Center, Circle C on the Park is one of the prime neighborhoods. Residents also enjoy the walkability very few Circle C neighborhoods have. The

average home is 4 bedrooms, 3 bathrooms, 3,658 sq ft.

Park West

Park West is a gated (1 of 3 gated communities) community of garden homes and is a perfect neighborhood for home owners looking for minimal maintenance. The average garden home is 4 bedrooms, 2 bathrooms, 2,500 sq ft.

Park Place

Built between 2003-2006, Park Place is one of Circle C's most desirable neighborhoods. Located adjacent Escarpment Village, Park Place is one of the more walkable neighborhoods. The average home is 4 bedrooms, 2 baths, 2,500 sq ft.

Circle C North

Circle C North is a perfect neighborhood for first time home buyers or those who don't need a lot of space. Smaller than the average homes, Circle C North is also less expensive. The average home is 3 bedrooms, 2 bathrooms, 2,000 sq ft.

Vintage Place

Built in the early-mid 2000's by Capital Pacific homes, Vintage Place has a unique look. Located adjacent to Escarpment Village, Vintage Place is one of the most walkable Circle C neighborhoods. The average home is 4 bedrooms, 3 bathrooms, 3,000 sq ft.

Enclave

Enclave was built by KB Homes from 2007-2012. Floorplans have 3-5 bedrooms, 2-4 bathrooms, 2,000-4,300 sq ft. Enclave is within walking distance to the Circle C Amenity Center with resort style pool.

Enclave Estates

Enclave Estates, also built by KB Homes from 2007-2012, is a gated community of homes on large lots. Enclave Estates is also within walking distance to the Circle C Amenity Center and is a more intimate choice for buyers looking to more privacy. Floor plans have 3-5 bedrooms, 2-3.5 bathrooms, 3,043-5,211 sq ft.

Fairway Estates

Built by KB Homes from 2007-2013, Fairway Estates is one of two Circle C neighborhoods with homes on Grey Rock Golf Course and the third gated community in Circle C. With the superior location, finish outs in these homes are much more luxurious than nearby neighborhoods. Floor plans have 3-6 bedrooms, 2-4 bathrooms, 3,015-5,368 sq ft, 3 car garages.

Muirfield

The 2nd Circle C neighborhood to have golf course homes, Muirfield was built by Newmark and David Weekley Homes in the mid-2000's. The average home is 4 bedrooms, 3 bathrooms, 3,350 sqft. Before Fairway Estates and Avana, Muirfield was the luxury go to neighborhood. Though it is still a highly desirable place to live, it's not the most expensive neighborhood in Circle C.

Alta Mira

Built by DR Horton Homes from 2005-2012, Alta Mira is a great place for home buyers looking for a newer home, but don't want to buy from a builder. And, located just off 1826, there are more options for getting out of Circle C during the morning commute. The average home is 4 bedrooms, 3 bathrooms and 2,800 sqft.

Avana

Avana was acquired by Circle C shortly after construction began. Built solely by Standard Pacific from 2011 to today, you'll find everything from a moderately priced new home to a luxury modern home on a large lot. A third amenity center and elementary school are planned for Avana in the future.

Cornerstone at Circle C

Built by Standard Pacific Homes from 2014 to today, Cornerstone at is one of the smaller neighborhoods with only 36 homes at build out. Cornerstone is located on the northwest

corner of 45 and Escarpment and is perfect for the person who loves Avana-Esquel's product but wants to be a little more connected to the main neighborhood.

Barstow Court

Barstow Court was built by Streetman Homes from 2013-2014. Circle C's smallest neighborhood, Barstow Court has only 22 homes. Located near Circle C North, Barstow Court is within walking distance to Slaughter Creek Park and Escarpment Village. Barstow Court was so highly anticipated, it sold out during pre-sales, before the builder even got their model built.

Greyrock Ridge

Another Streetman (now Standard Pacific) community, Greyrock Ridge will have just under 400 homes upon build out. Homes are very similar to what you'll find in Avana, but start at a lower price, making them ideal for those who love Avana but aren't looking to spend that much.

More Info About Circle C

For more info about Southwest Austin's Circle C neighborhood, visit http://www.AustinRealEstateHomesBlog.com/southwest_austin/circle_c/.

Eleven Oaks Realty believes buying homes should be about you, our client, not us. We believe buyers should be counseled to make an informed purchase decision, not sold the very first house they see. We believe in sharing honest, unbiased information about the market, so our clients can determine how to best navigate it. We know our industry hasn't always offered exceptional service, and we're out to challenge the status quo for our clients.

Circle C Neighborhoods Map

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