

River View Estates

We have lived at 704 River Down Rd for 2 years. As we looked at homes online, this house and location was our top choice. The floor plan and space allocation were exactly what we were looking for including all the vaulted ceilings and 8' doorways. It lives large in the common areas and the Master Suite with adequate space allotted to secondary bedrooms and storage. It was a perfect mix for entertaining guests for the evening or out-of-town family/friends that could comfortably stay for extended periods.

One of the favorite things it offered was the privacy that we wanted in the exterior living areas and protected views that we could enjoy as we entertained guests in the pool and deck areas of the back yard. We love the "view" we enjoy every single day through the grand windows inside or stepping outside to relax in one of the many living areas outside. It is incredibly relaxing as you prepare your morning coffee and enjoy the peaceful back yard or a quiet stroll along the sidewalks throughout the neighborhood. We are often told how our home is like a RESORT. So private, beautiful and relaxing.

Our neighbors, the residents of River View Estates are a unique blend of elderly retired couples, middle-aged professionals, many that work from home and young families with children of all ages. At any given time throughout the day, you might see individuals out for a walk with their dog, others busy working on their landscaping and flower beds or young mothers strolling with their children. It is a quiet and peaceful neighborhood where families are still quite comfortable sending their children out to play in the front yard with neighboring friends and family members. You will not pass by anyone without hearing a friendly greeting, "good morning" as you pass by.

We have come to have many friends throughout the neighborhood and it is one, if not the most enjoyable neighborhood we have ever lived in – it's as if we have lived here for many years - enjoying meals and wine together on a regular basis.

As for Georgetown, we are a short distance from the town square. You can easily drive there or the city is in the process of developing a bike/walking trail through the San Gabriel River basin below the house that will lead directly to the downtown area and multiple parks to

enjoy along the way. The river basin below the house supports a wide variety of wildlife including the usual racoons, possum and armadillo as well as more unique selection of deer, ringtail cats and grey fox. You can expect to see them roaming comfortably and at ease sharing their environment with the residents of RVE.

Another aspect of Georgetown specifically that we found appealing was the downtown area. The courthouse square is surrounded with a variety of specialty shops, coffee and eating venues. Pick any evening of the week and you will find the sidewalks filled with couples and families strolling through the area enjoying the “hometown” feel that the city has to offer. Numerous events and celebrations keep the city buzzing with activities with a family focus.

This location is also conveniently located to Wolf Ranch and the many shops from Target, HEB, TJ Maxx, Kohls, Old Navy, etc. not to mention all the dining n fast food options. Just jump on SW bypass and you are there in a few minutes.