

TEXAN WEST CAMPUS – LUXURY APARTMENTS

Property Address:

2616 Salado Street
Austin, Texas 78705

Management Office:

1st Floor Castilian Residence Hall
2323 San Antonio Street
Austin, Texas 78705

Phone: (512) 478-9811

(800) 334-5320

Fax: (512) 476-8003

Website: www.CampusIA.com

Email: leasing@campusia.com

Office Hours for Management Office:

Monday-Friday: 9:00 AM – 7:00 PM

Saturday: 10:00 AM – 4:00 PM

Sunday: 12:00 PM – 4:00 PM



Live at Texan West Campus and experience luxury apartment features with the student lifestyle you've been looking for!

When it comes to apartment living, we've raised the bar. Texan West Campus offers the perfect blend of convenience and sophistication. Located in the heart of West Campus, we're just a short walk from the UT campus, Greek houses, and restaurants. We invite you to experience for yourself our opulent interiors, breathtaking views and convenient location. Texan West Campus – a community for individuals who desire a luxurious lifestyle without the extravagant price tag.

Fall 2012 – 2013 Pricing

	Unit Type	Approx. Size (in Sf)	Rate per Bedroom	Rate per Unit	Security Deposit per Bedroom
Seton	1-1	521 - 541	\$1125	\$1125	\$1000
Seton Loft	1-1 + Loft / Bedroom	617 - 625	\$675	\$1350	\$500 (2 bedrooms)
Salado	2-1	808	\$795	\$1590	\$500
San Pedro	3-2	1183	\$725	\$2175	\$333
Rio Grande	3-2	1208 - 1240	\$755	\$2265	\$333
Rio Grande Loft	3-2 + Loft / Bedroom	1367 - 1399	\$655	\$2620	\$375 (4 bedrooms)
Guadalupe	4-4	1692	\$799	\$3196	\$375
Guadalupe Loft	4-4 + Loft / Bedroom	1891	\$695	\$3475	\$300 (5 bedrooms)

**Pricing Subject to Change at Any Time*

- Rent amounts listed above are for 12 equal installments per bedroom. Total rate for the bedroom = Rate per Bedroom x 12.
- The Application Fee is \$50 per applicant. We allow up to 2 residents per bedroom.
- Security Deposit amount is due in full upon application.
- Reserved Garage Parking @ \$1200 per year/per space if paid in full up front; If monthly payment option is chosen, payments will be \$125 per month.
- We allow small cats and dogs (under 15lbs). There is a \$300 non-refundable pet fee and a \$300 refundable pet deposit per pet. (maximum of 2 per apt.)

Apartment Features:

- Designer Whirlpool Stainless Steel Appliances
- Granite Tile Countertops and Backsplashes in Kitchens
- Ceramic Tile Kitchen, Entryway and Bathrooms
- Wood-Style Flooring in Living Room Areas*
- Pre-Wired for Surround Sound Systems
- Frameless Glass Showers
- Custom Wood Cabinets
- Walk-In Closets in all Floor Plans
- Designer Ceiling Fans Included in all Bedrooms
- 9-foot Ceilings with Crown Molding
- Full Size Washer and Dryer Included in Every Unit
- Recessed Overhead Lighting
- Energy Efficient Double Pane Windows
- Private Balconies with Breathtaking Views*
- Individual Monitored Security Systems (Resident's Option)
- FREE Cable and Internet service to each unit!

Community Features:

- Rooftop Pool and Sundeck with Fantastic Views!
- Limited Access Gated Parking Garage with Assigned Spaces
- Controlled Access Pedestrian Gates
- Central Elevator Access to all Levels
- Electronic Key System on all Units
- Gorgeous Views- UT Campus, Downtown Austin, and Hill Country!
- Courtyard-Style Interior Front Access to all Units

Lifestyle Features:

- PROFESSIONAL MANAGEMENT
- 24-Hour Maintenance Service
- Nearby Shuttle Stop
- Just a Short Walk from UT Campus, Greek Houses and Restaurants!
- Convenient Shopping, Dining & Entertainment
- Resident Activities

** In select units*

Directions to Texan West Campus

From IH-35 going North: Exit Martin Luther King Jr. Blvd. Turn left onto MLK Blvd. (second stop light). Turn right onto Guadalupe Street from MLK Blvd. Turn left onto 28th Street. Turn left onto Salado Street. Texan West Campus will be on the right.

From IH-35 going South: Exit 26th Street/Manor Road. (#235B). Bear right onto 26th Street. Turn right onto Guadalupe Street from 26th Street. Turn left onto 28th Street. Turn left onto Salado Street. Texan West Campus will be on the right.

Directions to Texan West Campus Leasing Office at The Castilian

From IH-35 going North: Exit Martin Luther King Jr. Blvd., take a left onto MLK and go West, at the 6th traffic light make a right onto San Antonio St. and go North, drive through 3 stop signs - The Castilian is at the end of the street on the right, take the 2nd ramp entrance and park on the 2nd floor. Our leasing office is on Level

From IH-35 going South: Exit Martin Luther King Jr. Blvd., take a right onto MLK and go West, at the 6th traffic light make a right onto San Antonio Street and go North, drive through 3 stop signs - The Castilian is at the end of the street on the right, take the 2nd ramp entrance and park on the 2nd floor. Our leasing office is on Level 1.

Texan West Campus

www.CampusIA.com



SETON



SALADO



SAN PEDRO



RIO GRANDE



RIO GRANDE WITH LOFT



GUADALUPE



GUADALUPE WITH LOFT