



CYNTHIA MATTIZA · KUPER SOTHEBY'S INTERNATIONAL REALTY

The Austin Tech Relocation Field Guide: Westlake, Bee Cave, Lakeway & Lake Travis

I'm Cynthia Mattiza, an Associate Broker with Kuper Sotheby's International Realty. This guide is the worksheet version of how I help people who are moving to Austin for work choose a community in West Austin. Print it, fill it in, and bring it to our first call.

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1. What are you choosing between? (intake and comparison worksheet)

Start with what is fixed. Write these down before you look at a single listing.

- ☐ Your start date, and the date by which you need to be in a home (or in temporary housing).
- ☐ Where each working adult in the household will work, and how many days a week they will be there.
- ☐ Your budget range and how you plan to fund it (savings, equity in a home you own, vested stock, a lender pre-approval).
- ☐ Your non-negotiables (for example a school district, lake access, a quiet home office) and your nice-to-haves.
- ☐ The communities you are comparing: Westlake, Bee Cave, Lakeway, Rough Hollow, Spicewood or others. For each one, write the single biggest reason it fits and the single biggest reason it might fail.

	Westlake	Bee Cave	Lakeway	Rough Hollow	Spicewood
Biggest reason it fits					
Biggest reason it might fail					
My commute test (minutes, worst day)					
Monthly cost (my own numbers)					
My verdict					

NOTES

2. How do I test a commute, including with two workplaces?

Use the free-flow table in the commute guide only as a floor. Then test at your real departure window.

- ☐ Pick a typical weekday and a typical departure time for each workplace; avoid holidays and school breaks.
- ☐ Drive the route yourself, or ask a mapping app for a typical-traffic or arrive-by view, and write down the route taken, the time you left, the time you arrived and any tolls.
- ☐ Repeat on a second day. Write down the worst result, not the average.

- ☐ With two workplaces: multiply each result by the number of round trips per week to each, add them, and compare communities. Do the same for remote days: a community that is slightly worse on a daily drive can win on a four-day-remote week.
- ☐ Free-flow reference figures are in the commute guide and are labeled: free-flow, no traffic, OSRM, measured 2026-10-22.

Google Maps typical-traffic range for the first recommended route, departing 8:00 AM on a Tuesday (Oct 27, 2026), measured 2026-10-23

Destination	Westlake	Bee Cave	Lakeway	Rough Hollow*	Spicewood*
Downtown core (Texas State Capitol reference point)	12–22 min	26–50 min	35–65 min	40–75 min	50–85 min
AMD, 7171 Southwest Pkwy	10–20 min	10–16 min	18–30 min	22–35 min	30–55 min
Oracle, 2300 Oracle Way	16–30 min	26–45 min	35–65 min	40–70 min	45–80 min
Apple, 5501 W Parmer Ln (existing)	18–30 min	30–55 min	30–60 min	35–65 min	50–90 min
NVIDIA, 11001 Lakeline Blvd	20–30 min	30–65 min	26–50 min	30–60 min	45–90 min
Dell Technologies, Round Rock	22–30 min	35–60 min	30–55 min	35–65 min	50–100 min
Tesla, 1 Tesla Road	24–35 min	30–45 min	35–65 min	40–70 min	50–80 min
Samsung, Taylor (1530 FM 973)	40–55 min	50–80 min	50–80 min	55–85 min	70–110 min

These are Google's traffic-model estimates for one weekday departure time. They are a starting point, not a forecast: drive your own route at your own window, and also test the return trip, school drop-off, remote days and tolls. * Approximate origin point.

NOTES

3. How do I verify school boundaries and decide on amenities?

The district follows the exact address. Check every home you consider, using the district's own tools.

- ☐ Eanes ISD: check the property on the Travis CAD site and its taxing jurisdiction, then use the district SchoolSearch map (eanesisd.net/district/maps).

- ☐ Lake Travis ISD: use the attendance-zone lookup and street directory (litisdschools.org/families/school-attendance-zones). New construction may be missing from the lookup; call the district.
- ☐ Highland Lakes High School is planned by Lake Travis ISD, with a school opening listed as August 2029 and attendance-zone work starting in August 2027. If you have an elementary-age child, ask how high-school zoning could change for your address.
- ☐ Spicewood: the district depends on the exact parcel. Use the CAD taxing-jurisdiction lookup for each address.
- ☐ Amenity priorities: rank your top three (lake access, golf or club, trails, walkable dining, privacy) and cross out any community that does not deliver two of them.

NOTES

4. Which numbers do I need to compare monthly housing costs?

Collect your own figures; do not use averages. Each has a source and a date.

- ☐ Mortgage payment: a written quote from your lender for the specific loan, rate and date.
- ☐ Property tax: the specific property's tax history and taxing units from the county appraisal district, and your expected homestead exemptions.
- ☐ Homeowners insurance: quotes for the specific address, plus a flood-insurance quote if the home is in or near a flood zone.
- ☐ HOA dues and any special assessments: from the community's documents.
- ☐ MUD or other district taxes: from the tax bill or the seller's disclosure; ask whether the home is in one.
- ☐ Maintenance, utilities and commute costs: your own estimate, written down with its date.
- ☐ Write each input, its source and the date you got it. The monthly-costs guide has a worksheet that sums them.

Educational, not tax, legal or lending advice — confirm with your CPA and lender.

NOTES

5. How do I verify a home office?

Verify at the address, never from the ZIP code.

- ☐ Internet: look the address up on the FCC National Broadband Map, then ask each provider to confirm service at that exact address and ask about upload speed.
- ☐ Cellular: stand in the planned office and test your carrier's signal and a video call.
- ☐ Space: a door that closes, a wall behind you that looks professional, and a room you can heat and cool to your standard.
- ☐ Power: ask how the home has fared in outages and whether a backup is feasible; get a qualified electrician's view before you rely on one.
- ☐ Noise: test the room at the hours you will work.

NOTES

6. Should I rent first, buy remotely or sell first?

Pick the path your constraints point to, then test it with the questions below.

- ☐ Rent first: when your job or your family's needs are not settled, or you want to live in a community before choosing it.
- ☐ Buy remotely: when your start date is fixed and your priorities are clear. A Seattle family I worked with went from first call to contract in about one month and closed in June 2026.
- ☐ Sell first: when the equity in your current home funds the next one. A couple moving from Virginia connected with a Sotheby's advisor there to sell, waited for the right market window, then moved quickly in Austin.
- ☐ Ask: what happens if the job changes, what if the sale takes longer than planned, and what does a temporary-housing bridge cost?

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7. What does a two-day scouting trip and a 90-day move look like?

A scouting trip tests your assumptions; a checklist keeps the move calm.

- ☐ Day one: drive your real commute at your real departure window, then walk or drive two or three communities at the hours you would actually be there.
- ☐ Day two: tour the homes that survived day one, check the home office, meet a lender and sit down with your decision worksheet.
- ☐ 90 days out: choose the path (rent, buy, sell first), get the lender conversation started, confirm school districts for your short list.
- ☐ 60 days out: home search or lease, inspections, internet orders, address-level checks.
- ☐ 30 days out: movers, utilities, school enrollment, homestead exemption plans, address changes.

NOTES

8. What do real examples look like, and how do we start?

Three published examples: a Seattle family choosing Lake Pointe, a two-state move from Virginia, and a corporate-relocation couple who chose a gated waterfront community over the shortest commute. They are on cynthiatx.com under Results.

To start, ask for a shortlist at cynthiatx.com/relocation/shortlist/, or call or text me at 512.940.5293. I read every request myself.

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Next step. Bring this worksheet to our first call, or ask for a shortlist at cynthiatx.com/relocation/shortlist/. Call or text 512.940.5293 · cynthia.mattiza@kupersir.com · Book: <https://cynthiatx.com/book>

Sources

Official and reference sources behind this guide. Reviewed 2026-10-22. Check each source again before you rely on it.

- Commute figures in the web tool and guide: free-flow, no traffic, OSRM, measured 2026-10-22. <https://project-osrm.org/>
- Measured rush-hour ranges: Google Maps typical-traffic range for the first recommended route, departing 8:00 AM on a Tuesday (Oct 27, 2026), measured 2026-10-23.
- OSRM project (public demo routing server used for the free-flow figures) (reviewed 2026-10-22). <https://project-osrm.org/>
- OpenStreetMap / Nominatim (geocoding for origins and destinations) (reviewed 2026-10-22). <https://nominatim.openstreetmap.org/>
- FCC National Broadband Map (reviewed 2026-10-22). <https://broadbandmap.fcc.gov/>
- Eanes ISD: boundary maps (reviewed 2026-10-22). <https://www.eanesisd.net/district/maps>
- Lake Travis ISD: school attendance zones (reviewed 2026-10-22). <https://www.ltisdschools.org/families/school-attendance-zones>
- Lake Travis ISD: Highland Lakes High School timeline (reviewed 2026-10-22). <https://www.ltisdschools.org/bond/hs2>
- Texas Comptroller: property tax exemptions (reviewed 2026-10-22). <https://comptroller.texas.gov/taxes/property-tax/exemptions/>
- Travis Central Appraisal District: homestead exemptions (reviewed 2026-10-22). <https://traviscad.org/homestead-exemptions>
- Texas Department of Insurance: flood insurance (reviewed 2026-10-22). <https://www.tdi.texas.gov/tips/flood-insurance-cost.html>
- FEMA: flood maps and the Flood Map Service Center (reviewed 2026-10-22). <https://www.fema.gov/flood-maps>

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