

## Reservations/Rates

Reservations are first come, first serve. Rates vary based on the time of year and the number of people in your party. Individual rooms are not available for rent. Reservations are subject to the Texas 6% Hotel Occupancy Tax and may be subject to a minimum number of nights stay requirement.

Check-in time is generally anytime after 1:00 P.M. and check-out time is 11:00 A.M. However, my family can usually accommodate special times if necessary.

The Colorado River Overlook accepts MC, Visa, and Discover. Advance payment by personal or business checks is also accepted. We love animals and pets are welcome but a pet deposit may be required. Please inform us at time of reservation if you intend on having pets during your stay. Credit card information (and possibly a deposit) must be provided for all rentals in case there is property damage from abuse or for festival periods.

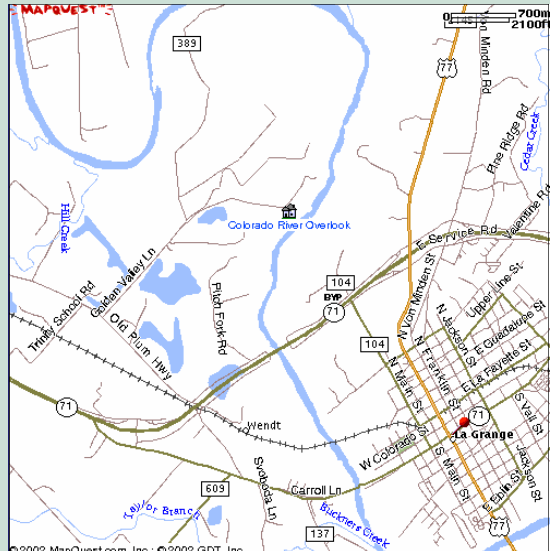
## Additional Information

The Colorado River Overlook does not provide a breakfast but catering/custom services or food baskets may be provided for added cost. Several Restaurants are within a few miles. Deer hunting is not allowed. All terms and conditions are subject to change and will be reflected at the Colorado River Overlook website prior to implementation.

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



The Colorado River Overlook is a proud member of the La Grange Area Chamber of Commerce.



**Colorado River Overlook**  
C/O Jim Wood  
6710 Burnet Lane, # 109  
Austin, Texas 78757

A Country Home  
Away From Home

# Colorado River Overlook

La Grange, Texas



In a Relaxing Country Home Setting  
Enjoy Fishing, Swimming, Hiking, Boat  
and Canoe Rentals in town, Stargazing  
and more !!!

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## Colorado River Overlook



The Colorado River Overlook is a comfortable, two story, three bedroom, ranch style house situated on a forty-foot bluff overlooking the lazy Colorado River. It is located just outside the La Grange, Texas' city limits and is across the river from the Fayette County's Fairgrounds.

My family has been remodeling quite a bit for the last few years for our family's enjoyment. Intimate accommodations for small to medium sized groups are scarce in this area during big events.

The Colorado River Overlook is ideal for individual couples getaways, family reunions, business retreats, small weddings, special events, local festivals and sporting events, church groups, etc. Therefore, my family has recently decided to share our escape in the country with others who can appreciate it's charm.

The large front covered porch spans the house and has a porch swing and four hand-crafted large wooden rocking chairs that faces West for a calm and relaxing sunset view.



The back screened-in porch faces east and looks out to the river.



Play in the great outdoors!



The CRO sleeps up to 13 adults (6 Singles upstairs, dorm style) and six downstairs (King and Single in Master bedroom, Queen and Single in second bedroom, and Single daybed in Living Room).

### Features

- 120 pecan and oak tree acres for camping, kite flying, long walks, etc. with a mile frontage along the Colorado River
- Two baths (shower upstairs, updated shower porcelain tub downstairs)
- Two fireplaces (upstairs and downstairs). There is limited firewood provided for the fireplaces.
- Full kitchen with an electric four burner stove top, freestanding gas four burner stove/oven, microwave, refrigerator/freezer, and clothes washer and dryer
- State of the art water chlorination, filtration, and softener/conditioner water system
- Modern "Tankless" water heating system for unlimited hot water (great for multiple or long showers) for group needs
- AC window units in every room. Space heaters or gas heaters during colder periods
- Direct TV connections available (but you must provide receivers unless otherwise arranged) in living room, master bedroom, and upstairs
- Stereo receiver in living room
- Fishing w/ perch, bass, and catfish along the river or in our stocked pond
- Swimming or tubing (down to the La Grange, TX Hwy 71 Bypass Bridge, 30 minutes)
- Stargazing away from the big city lights
- Steel Firepot for cooking marshmallows or smores at night, too!

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Austin, Texas 78757

Phone: 512-452-9663  
Fax: 512-452-9663  
Email: [jnwood@austin.rr.com](mailto:jnwood@austin.rr.com)