

Cool Water at Sonterra Jarrell, TX 76537

Get Directions



Community Contact:

512-829-3596

concierge@pacesetterhomes.com

Price: From the High **\$200s**

Sq.Ft. Range: 1,245 - 2,546

Beds: 3 - 4

Baths: 2 - 3

Pacesetter Homes' newest community, Cool Water at Sonterra located in Jarrell, TX. Cool Water is located in the City of Jarrell on Interstate 35 within the masterplan community of Sonterra. Just a 44-mile commute from Austin, Jarrell is within 3.5 hours of what is commonly known as the Texas Triangle (San Antonio, Dallas/Fort Worth and Houston). 15 miles north of downtown Georgetown, 30 miles east of Taylor, 25 miles from Hutto, and 24 miles from Round Rock. Jarrell is a charming city in Williamson County located 45 minutes from Austin, TX. This city shares a common vision and its efforts are focused on the goal of preserving community values and strengthening the economic base that binds us together. Jarrell is known for its laid-back lifestyle and is truly a great place for families to live, work, and play.

Community Details:

- Wineries
- Inner Space Cavern
- Blue Hole Park
- Round Rock Premium Outlets
- Chalk Ridge Falls Park
- Stillhouse Hollow Lake
- Lake Georgetown
- Granger Lake
- Belton Lake



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Prices, products, and specifications subject to change without notice.
Visit with a Pacesetter Representative for more details. 06.16.2026



Show Home

104 Stoney Brooke Road, Jarrell, TX

Show Home Hours:

Monday To Saturday: 10:00AM – 06:00PM

Sunday: 12:00PM – 06:00PM



Community Facts

Schools

Jarrell ISD

- Igo Elementary School
- Jarrell Middle School
- Jarrell High School

Recreation

- Mill Creek Golf Club

Shopping

- FSG Fine Jewelry
- Wolf Ranch Shopping Center
- Gatherings
- Pink Poppy ARTisans Boutique
- Mesquite Creek Outfitters
- Nathaniel's Hats

Dining

- El Pitaya
- Pizza Pie Co.
- Starbucks
- Aurora's Family Kitchen
- Mexicano Grille and Bar

Entertainment

- City Lights Theaters Georgetown 12
- Interspace Cavern
- Southwestern University's Sarofim School of Fine Arts

Parks & Outdoors

- Jarrell City Park
- Berry Springs Park and Preserve
- San Gabriel Park
- Champion Park
- Southwestern Williamson County Regional Park

Taxes and HOA Dues

- Tax rate = 2.6163%



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- Yearly HOA dues = \$312
 - Louie Management LLC

Utilities

- Bartlett Co-op (Electric)
- Sonterra / Cool Water MUD (Utilities)
- Suddenlink (Phone/Cable)





COOL WATER



Pacesetter Homes © 2026 plat map is an artist conception and may contain inaccuracies. Property information, ownership, and zoning of surrounding area is subject to change. Buyer must rely solely on own investigation and recorded neighborhood plat located at zoning department of the area's municipality.



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