

SMART BUYER GUIDE

LIFESTYLE & COMMUNITY

12927 Golden Rainbow

Helping buyers make informed decisions with greater transparency.

TOP-TIER SCHOOLS

- **Hamilton Elementary & Hamilton Middle:** Zoned to two highly regarded schools.
- **Strong Academic Reputation:** Known for excellent parent involvement, academic achievement, and extracurricular opportunities.

LOCATION, COMMUTE & CONVENIENCE

- **Quiet Interior Setting:** Located away from major roads and neighborhood cut-through traffic.
- **Easy Commuting:** Quick access to Hwy 249, Grand Parkway (99), and major employment centers.
- **Everyday Convenience:** Kroger is located immediately outside the neighborhood entrance, with extensive shopping and dining just minutes away.
- **Walkable Neighborhood Streets:** Low-traffic interior streets are ideal for evening walks and outdoor activities.

COMMUNITY AMENITIES

- Community swimming pool
- Tennis & pickleball courts
- Playground
- Walking trails & greenbelts
- Picnic & grilling areas
- Mature trees and established landscaping

LONG-TERM VALUE

- **Community Infrastructure Investment:** Recently completed neighborhood water system improvements help support long-term reliability.
- **Architectural Standards:** HOA design guidelines help maintain a consistent neighborhood appearance and protect property values.