



## HORSESHOE BAY RESORT.

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### REAL ESTATE AT HORSESHOE BAY RESORT

Nestled in the heart of Texas, just 45 minutes west of Austin, is the renowned Horseshoe Bay Resort. Conveniently located in the center of the Texas Golden Triangle, where two-thirds of the state's wealth and population reside, the Resort lies along the panoramic shore of beautiful Lake LBJ in the midst of the scenic Texas Hill Country. This geographic locale creates the ideal location for both resident and visiting golfers due to its mild summers and short winters.

Visitors are encouraged to explore the most uniquely situated golf course and lakefront residential resort community in the country. Horseshoe Bay Resort Realty represents a diverse portfolio of Real Estate opportunities including Waterfront, Golf Course and beautiful Hill Country estates, view homes, ranches, town homes and developed home sites.

Residents are able to experience a true resort lifestyle - private and secure, located in the fabled hills of Texas. Sheltered by exotic flora and breathtaking landscapes are world-class amenities that provide members with every conceivable service.

Horseshoe Bay is located on the shores of America's largest constant-level lake - Lake LBJ. Lake LBJ, a reservoir created by the construction of the Wirtz Dam in 1948, is part of a string of seven artificial lakes along the Colorado River. The water is maintained at a constant level by the Lower Colorado River Authority, allowing for lakefront property homes to be built 20 to 25 feet from the shoreline.

Horseshoe Bay Resort Realty's professional staff of licensed real estate agents adds meaningful value to real estate transactions with their experience through providing in-depth local market analysis, re-sale counseling, negotiation strategy assistance and business and legal process guidance in the conveyance of property.

*Horseshoe Bay Resort Real Estate agents are accessible to visitors at the new state-of-the art office located at the entrance to Horseshoe Bay Resort as well as in the lobby of the Horseshoe Bay Resort Marriott Hotel. Real Estate inquiries may also be made to the Horseshoe Bay Resort Realty office by telephone at 830-596-9506.*

### REAL ESTATE OFFERINGS:

**The Waters at Horseshoe Bay Resort** - Life at The Waters can be as active as residents desire since they are located in the center of a well-established, amenity-rich resort community.



Membership to the exclusive Horseshoe Bay Resort lets owners at The Waters take full advantage of a range of amenities and activities for almost every interest.

Members can lounge at one of the four resort swimming pools, sun on the private white sand beach, work out at the fitness center, pamper themselves with a relaxing treatment at the full-service spa or simply explore the Hill Country splendor on one of the winding leisure trails located on property.

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Luxury condos and lock-and-leave living are available to owners at The Waters as they choose from five finely appointed single-level floor plans, with 1-, 2- and 3-bedroom options. The architecture combines a coastal elegance with a dash of Hill Country flair that blends beautifully with the unspoiled shoreline nearby.



The Waters community is professionally managed, including exterior home and grounds maintenance. Condominium owners may also choose to participate in a Resort-managed rental program, the only rental program in the area that allows for guests to access Horseshoe Bay Resort amenities. Lush interior furnishing packages are also available to buyers. Additional information about the programs is available by request.

**Skywater Over Horseshoe Bay** - Skywater over Horseshoe Bay is a 1,600-acre residential community adjacent to Horseshoe Bay Resort and Lake Lyndon B. Johnson (LBJ), in the heart of Texas Hill Country. The last large-acreage property available in Horseshoe Bay, it will have multiple residential offerings.

Skywater amenities will include Summit Rock, an 18-hole Jack Nicklaus Signature Golf Course and clubhouse, access to the Horseshoe Bay Resort Airport and Jet Center, dining and retail, an extensive park and trail system and more. Committed to sustainability, the community has plans for dozens of features that are energy- and environmentally-focused at a level unmatched by other communities in Texas.

Skywater features approximately 1,000 lots. The project will contain custom home sites with golf course and hillside views, a residential fly-in community and a pre-built/pre-designed product. Approximately 40 percent of the project is planned for golf and open space.

Skywater is committed to being environmentally-minded with several aspects of the project including but not limited to:



- Rainwater harvesting systems
- Passive solar energy
- The use of natural, indigenous materials
- Energy management systems
- Organic gardens
- Saline pools (naturally treated water)
- A self-sustaining irrigation system
- Alternative transportation and parking
- A sales pavilion powered with 100% renewable energy

**The Trails of Lake LBJ** - The Trails of Lake LBJ in Horseshoe Bay, Texas is developed on one of the most beautiful ranches in the region. Miles of private hiking and horseback riding trails strategically adjoin the home sites. Environmental planning crafted a limited number of home sites in the Trails. Much of the community is preserved ranchland designated as a wildlife habitat with connecting hike, bike and horseback riding trails.



The environmental design has a variety of home site settings, from lakefront to lakeview as well as large acreage home sites near the Equestrian Center. The many spectacular homes are carefully placed to maintain the privacy and serenity of the Texas Hill Country. Carefully designed architectural guidelines enhance investments and insure the future of the lifestyle created at the Trails of Lake LBJ.





**The Enclave** - Situated in the west corridor of the exquisite Horseshoe Bay Resort, The Enclave is established with Mediterranean charm and is constructed with integrity and merit. During planning and throughout construction, precautions have been and will be taken to preserve native trees and the environment. The Enclave address is enhanced with landscaped streets, a community gathering pavilion and

inviting pool. The Enclave will consist of six buildings with four condominiums per building for a total of 24 condominiums.

#### **About Horseshoe Bay Resort**

Founded in 1971 and purchased by the Jaffe Group in 1996, Horseshoe Bay Resort is Texas' original lakeside resort. Located in the exquisite Hill Country, the 7,000-acre Resort offers three, championship Robert Trent Jones, Sr. golf courses. In addition, a highly anticipated Jack Nicklaus Signature Golf Course, Summit Rock, is currently under development. Horseshoe Bay Resort also offers a made-to-scale, 18-hole par 72 Bermuda grass putting course, four swimming pools, a spa and fitness facility, a full-service marina, seven dining facilities, 16 adult tennis courts, and three USTA-sponsored kids' tennis courts. Accommodations include hotel rooms and suites (385 bedrooms) within the Horseshoe Bay Resort Marriott Hotel and adjacent Paseo villas and in addition 50 luxury lakefront condominiums available for rent at The Waters at Horseshoe Bay Resort. The resort also features a jet center with a 6,000-foot lighted runway.

For more information about Horseshoe Bay Resort Realty, please call 830-596-9506 or visit [www.hsbresortrealty.com](http://www.hsbresortrealty.com).

In addition, for more information on Horseshoe Bay Resort, please call 830-598-2511 or visit [www.hsbresort.com](http://www.hsbresort.com).

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