

# CIMARRON HILLS

## NEIGHBORHOOD PROFILE



### About Cimarron Hills

Cimarron Hills is a private golf and country club community located on the cusp of Austin and the Texas Hill Country. Our Club is anchored by our award-winning 18-hole Jack Nicklaus Signature Golf Course, and boasts a setting as spectacular as the challenge. The Clubhouse features old-world architecture and modern amenities to include the Cimarron Spa, fitness center, men's and women's lockers and lounges, five tennis courts, swimming pool and world-class dining. We are home to a vibrant club culture with exciting social events such as wine dinners, book club, New Year's Eve Bash and our July 4th Celebration with a spectacular fireworks show. In addition, members have reciprocal benefits at approximately 440+ Troon clubs around the world as part of the Troon Privé Privilege Program.

Whether your perfect day is spent on the green, unwinding with a lux facial and massage, or sipping wine with friends around the fire, Cimarron Hills provides the laid-back luxurious lifestyle you deserve.

### Living

Cimarron Hills offers a variety of activities for the whole family to enjoy all within close proximity to shopping, restaurants and much more! Take our interactive tour and truly experience Cimarron Hills for yourself from the comfort of your own home. See our beautiful country club, golf course and tour our neighborhood and see for yourself why Cimarron Hills is the perfect place to call home.

### Dining

Simply put, the Osage Trace Restaurant is the perfect place to end a round of golf, entertain guests or celebrate special occasions. At Cimarron Hills, we're all about savoring food, wine and cocktails made from simple ingredients and delivered in creative ways. Our culinary team summons decades of experience to create a comfortable dining experience that we're proud to share with our members, their friends and family. Whether it's our famous Cimarron Burger or a five course wine dinner, we strive for the same excellence.

### Nature

Explore your new community in a way that brings you closer to nature. Take a short walk, or a long hike. Either way, it's a refreshing escape into the wonders of the Texas Hill Country. Don't forget your camera. You never know what's in bloom. Or what might be whistling to you from a branch overhead.

## Fitness and Spa

Treat yourself to a luxurious day of pampering at The Cimarron Spa. Select from a full menu of soothing treatments including massages and skin care. Treatments are customized, and our Spa Days packages often include a delicious lunch enjoyed at your leisure in the ladies' or men's lounge.

If you feel the need for a good workout, exercise your options and stroll over to our 45,000 square foot clubhouse. Inside, a spacious fitness center filled with a variety of state-of-the-art equipment is just what you need to help stay strong.

## Pool

An early morning ritual. A summertime escape. Or a place to relax in the afternoon. The pool at Cimarron Hills catches the Hill Country sun and welcomes you with cool, clear water. Swim laps in the 25-meter lanes, or bring the kids to play and splash in the wading area. The pool is always a refreshing place to enjoy your day.

## Family-friendly

Cimarron Hills is famous for our family-friendly events. We have a creative and fun social calendar with a variety of events to choose from each month. Whether it's a casual Burger Night, Photos with Santa or our signature July 4th Bash, everyone in the family will have a blast!

## Education

Cimarron Hills is served by Georgetown ISD and Liberty Hill ISD.

The highly-desired Liberty Hill ISD, a "Recognized Character Plus" school. Students will attend Liberty Hill Elementary (PK-1), Bill Burden Elementary (2-4), Liberty Hill Intermediate (5-6), Liberty Hill Middle School (7-8) and Liberty Hill High (9-12).

Georgetown ISD's mission is to inspire and empower every learner to lead, grow and serve. Students will attend Pickett Elementary (1-5), Tippit Middle School (6-8) and East View High School (9-12).

Advanced education.

Georgetown is home to Southwestern University, a private, four-year liberal arts college offering over 40 degree programs to its students.

A short drive down I-35 will take you to The University of Texas at Austin, one of the nation's most respected schools, noted for both for its academics and athletics.

## Golf

We didn't just design a course that's great for golfers. We got a great golfer to design our course. The result — a 7,302-yard, award-winning Jack Nicklaus Signature Golf Course that rewards thoughtful and strategic play, rather than simple brute force.

"Never try to force an idea onto a piece of land." Those were Jack's exact words. And that's why so many golfers today are able to enjoy a course that ebbs and flows through stately oak trees, mountain laurels, creeks and rolling terrain. A course that Jack describes today as "the finest, purest experience of golf in all the Hill Country — perhaps in all of Texas."

It's one thing to spend an afternoon on a great golf course. It's quite another to live near one. Even if you never step foot on our 7,300-yard award-winning course, you'll still enjoy the daily sight of beautifully manicured greens and endless fairways nestled in the rolling hills.

## OWN A PIECE OF PERFECTION.

We started with a perfect piece of land. Perfectly located in Georgetown, between Austin and the Hill Country. We developed it into a stunning 1,000-acre country club community and filled it with resort-style amenities, gorgeous homes, and an award-winning Jack Nicklaus Signature Golf Course. It's hidden away from the frenzy of the city, yet close enough for shopping, dining, work and fun.

A picturesque drive through our impressive entry and beautiful cascading water feature and you'll want to call Cimarron Hills home. It's a place where coming home feels like a vacation. Discover a collection of luxury residences from the \$300s to \$1.5 million+ from some of the area's finest builders. With its 45,000 square foot clubhouse, tennis courts, pools, trails and golf course, Cimarron Hills is truly country club living at its best.

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Perfectly located between Austin and the Hill Country, with just the right mix of luxurious amenities and stunning, natural beauty, Cimarron Hills offers a friendly, country club lifestyle and a wide range of available homes and homesites.

**Estate Homes**

Home sites ranging from 1/2 acre – 1 acre. Homes minimum sq. ft. 3,500. Many of the homes in this area back up to green belt, hike & bike trail or golf course.

**Homes on the Fairway**

Semi-Custom, luxury homes built on 60'-72' wide lots. Area designed to take advantage of some of the most beautiful fairways at Cimarron. Home sizes average 2,200 – 4,200 sq. ft. Located close to the clubhouse.

**The Villas**

Designed for low maintenance, luxury living. Located close to the clubhouse, these 50'-55' wide homesites offer a cozy, yet exclusive lifestyle with all of the resort-style amenities just a golf cart drive away. Home sizes range from 1,550 – 2,600 sq. ft.

**Country Club Homes**

Sophisticated blend of custom and semi-custom homes offered on these spacious 75' - 80' wide lots. Homes feature classic architectural styles that compliment the beauty of Cimarron Hills. Home sizes range from 2,500 – 4,500 sq. ft.

**Homestead**

Future Development



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*This rendering is for illustration purposes only and subject to change without notice.*



Troon Privé Privilege is Troon's Premier Reciprocal Program for golf members at our collection of private clubs.