



—‡ BEYOND YOUR EXPECTATIONS ‡—

Austin's Premier Gated Luxury Home & Golf Community



✦ YOUR NEST ✦

Flintrock Falls is the perfect place to call home. We offer four custom home styles to meet your needs. Our luxury custom homes fit a range of lifestyles on lots from 1/4 to 3/4 acres. The estate homes in the secluded Escavera section offer larger home sites and increased privacy. The Villas at Flintrock Falls feature exceptional town homes for on-the-go lifestyles. Our garden homes in the Montenero section provide an excellent starting price for custom home quality. Regardless of the type of home you select it will be built by one of Austin's leading home builders, who have been invited to participate based on integrity and quality. Our architectural design guidelines are strictly enforced, while allowing the flexibility to design a unique home that fits your needs and personal tastes.





✦ YOUR BACK YARD ✦

Life is wide open at Flintrock Falls. As Austin's premier, private golf community, Flintrock Falls offers the best of the Texas Hill Country. Incredible vistas, wooded lots, and crystal clear creeks that wind through the property are all part of what makes Flintrock Falls so exceptional. The entire community has been designed to take advantage of the natural beauty of the land. Almost every lot enjoys stunning views of the hills, the golf course, creeks or natural areas. Stone and wrought-iron fencing and meticulous landscaping, utilizing native plants and materials, further enhance the natural Hill Country feel. We've worked hard to create an environment that is visually relaxed and ruggedly elegant. Your back yard really is the beautiful Texas Hill Country.





THE NEIGHBORS

There is a quiet peace that pervades Flintrock Falls. Nature comes right to your door. As you leave for work, and then again as you arrive home... neighbors are out to greet you... deer and birds abound. Imagine a stroll with stirring views of the Texas Hill Country, creeks and waterfalls, accentuated by the wildlife that make this area unique... An afternoon golfing with friends... An evening at one of the two club houses enjoying the camaraderie of one of Austin's most active Country Clubs... Flintrock Falls offers a wealth of social opportunities designed around the relaxed natural atmosphere of The Hills Country Club, and made more enjoyable by the friendly people who have already made Flintrock Falls their home.





❧ RUSH HOUR ❧

Live at a different speed in Flintrock Falls. Located just minutes from downtown, but far from the noise and bustle of the city, Flintrock Falls offers the best of the Texas Hill Country... a serene lifestyle that is minutes from everything you need. A few miles south you'll find Austin's newest and largest outdoor shopping experience, The Hill Country Galleria, featuring upscale shops and dining. A few miles north you have Lake Travis with all it's recreation and waterside dining. The City of Lakeway offers additional dining and shopping, as well as the city water park, marina, and civic activities. And, as a resident of Flintrock Falls you are a social member at the Hills Country Club with it's extensive amenities.





✧ YOUR CLASSROOM ✧

Learn to enjoy the simple moments at Flintrock Falls. And be confident in the knowledge that your children are learning from some of the most talented educators in the state of Texas. One of the major reasons Lakeway has grown from a popular resort to a full time community is the excellent reputation of its school district. The enrollment base is now more than 5,000 students and the curriculum includes high honors courses, and advanced “Institutes of Study” that better prepare students for college and life. All Lakeway schools consistently receive high marks from the Texas Accountability System. Graduate level degrees are held by approximately 30% of the teachers, and average teacher experience is 12 years.





✦ YOUR SANDBOX ✦

Flintrock Falls is first and foremost a private golf community. The Flintrock community is built around the Flintrock Falls Golf Course, part of the prestigious Hills Country Club. The Flintrock Falls course is the companion course to The Hills, home of the FedEx Kinko's Classic PGA golf tournament. These two courses are the only side-by-side Nicklaus designed courses in Central Texas, and both were recently rated in the top 10 Texas Golf Courses by Golf Digest. The Hills Country Club also offers golf instruction at The Academy of Golf, which features a 500-yard learning center with target greens and three championship golf holes. Jack Nicklaus designed the Academy of Golf, and Tom Kite ranks it as the number one training and practice facility in the country.





✦ YOUR POOL ✦

For those who need a lot of room to relax, this is paradise... and it's just a few minutes from the largest recreational lake in Central Texas, Lake Travis. Stretching over 69 miles, Lake Travis is the clearest lake in the Central Texas Highland Lakes chain, and the primary reason why the Lakeway area is such an inviting place to live. The lake is ideal for swimming, boating, sailing, water-skiing, windsurfing and even scuba diving. There are numerous recreational sites, marinas and restaurants on the lake and close to the Flintrock Falls community. For example, the Lakeway marina features 320 boat slips, a ship store with trained instructors, and boat rentals to insure a great time on Lake Travis.





❖ HOLDING COURT ❖

Now this is tennis! As a member of the prestigious Hills Country Club, Flintrock Falls' residents enjoy full access to the World of Tennis. This nationally renowned facility features 16 outdoor courts, two climate-controlled indoor courts and a striking stadium court that has hosted such notables as Andre Agassi, Chris Everett, Billi Jean King, and Andy Roddick. The USPTA-certified staff of tennis professionals have extensive experience in developing and implementing training programs at the World of Tennis. Children's programs begin at age four, developing skills and fitness in groups and individual sessions. Private lessons, clinics, and league play promote competition, fun and friendships for players of all ages and skill levels.





THE RAT RACE

Get away from the stress of life in a state-of-the-art fitness center. The Hills Country Club fitness center is well equipped and staffed by experienced professionals and specialists who can assist with nearly any fitness-related goal, including: body composition, strength training, sports-specific training, as well as massage, physical therapy, and injury rehabilitation. The center offers state-of-the-art resistance and cardio equipment, free weights, yoga and cardio classes, and a new Pilates studio with the latest Reformer machines. When you've finished your workout, enjoy a relaxing moment in the steam rooms, before changing in the well-appointed locker rooms. The fitness center also sports an unusual racquet-shaped swimming pool for a quick dip and great family fun.





✦ YOUR THERAPIST ✦

When you want to unwind, there's no place like Flintrock Falls. The Hills Country Club features a new spa facility offering three treatment rooms, a sports therapist, two massage therapists, an esthetician, and a nail technician. The SportsSpa offers massage therapy, including: deep massage, physician-prescribed medical massage, sports massage, Swedish massage with trigger point work, postural tuning and breath awareness, hot stones, and reflexology. The SportsSpa also offers numerous facial treatments, manicures, pedicures and makeovers. There is even a full-service energy bar serving espresso, energy and juice drinks, sandwiches and other rejuvenating snacks. Everything for your relaxation pleasure.





THE WATERING HOLE

Quench your thirst for life at Flintrock Falls. Whether you're telling tall tales after a round of golf, or sharing a romantic evening, you don't have to go far. Both the Hills and the Flintrock Falls courses have their own clubhouses featuring numerous amenities, including the causal Nicklaus Grill, the distinctive Waterfall Dining Room or the Flintrock Falls Grill. Each clubhouse includes well-appointed locker rooms, and fully-stocked pro shops. The new Flintrock Falls clubhouse includes a huge covered outdoor patio for private parties, or just enjoying the view of the golf course and Hill Country. A great place to enjoy meeting friends... And the perfect way to end another great day in Flintrock Falls.





✦ YOUR WAY HOME ✦

We invite you to visit Flintrock Falls, and receive a private tour of the property including available custom homes and home sites. For detailed directions to Flintrock Falls visit us online at www.FlintrockFalls.com or call us at (512) 263-3500.

