# LORALO MA

THOMAS RANCH

CLUB AMENITIES & EXPERIENCES

## AMENITIES AT LORALOMA

More than a home, Loraloma is a lifestyle.

Membership here cultivates a deeper engagement of place through inspired amenities and services that celebrate the land and connect its people.





## Amenities Overview

## **SPORTS & RECREATION**

- 18-HOLE GOLF COURSE
- PARK AND TRAIL NETWORK
- SWIMMING HOLE
- FISHING POND
- SPORTS COURTS
- PICKLEBALL & TENNIS COURTS
- · SPORTS PARK
- ADVENTURE CIRCUIT
- THE FIELDHOUSE
- · COMMUNITY FARM
- WATER SPORTS & BOATS
- PARTY BARGE
- · BOARDWALK PARK
- EQUESTRIAN CENTER
- PUTTING GREEN
- POOLS

## WELLNESS & SPA

- FITNESS & WELLNESS CENTER
- SPA
- MEDITATION GARDEN
- · INSPIRATION STUDIO

· DOCKS & WATERFRONT RECREATION

#### **FOOD & BEVERAGE**

- TAPHOUSE
- RESTAURANT & LOUNGE
- GOLF HOUSE WITH LOUNGE
- · CLUBHOUSE RESTAURANT
- POOLSIDE FOOD AND BEVERAGE
- · COMFORT STATIONS
- WINE CAVE
- RIVERFRONT FOOD AND BEVERAGE
- · BOUTIQUE HOTEL RESTAURANT

#### **ENTERTAINMENT**

- RECORDING STUDIO
- OUTDOOR AMPHITHEATER
- EVENT LAWN
- · KID'S CLUB EAST
- · KID'S CLUB WEST
- RETAIL

#### SERVICES

- MEMBER CONCIERGE SERVICES
- RESIDENTIAL SERVICES
- $\cdot$  BOAT STORAGE & VALET
- 24-HOUR SECURITY



Limestone Gulch



#### FIND YOUR ESCAPE WITHOUT EVER MISSING OUT

Nowhere is the "best of Texas" represented more perfectly than in Limestone Gulch, a 50+ acre amenity-rich playground that combines the state's natural attractions and its cultural swagger in one of Loraloma's most coveted communities.

#### FOUNDER REAL ESTATE OFFERING

#### LIMESTONE GULCH



Open Space & Trails

#### ARETÉ collective

All images and designs depicted herein are artist's conceptual renderings, which are based upon preliminary development plans, and are subject to change without notice.





## A SOPHISTICATED TWIST ON TEXAS CLASSICS

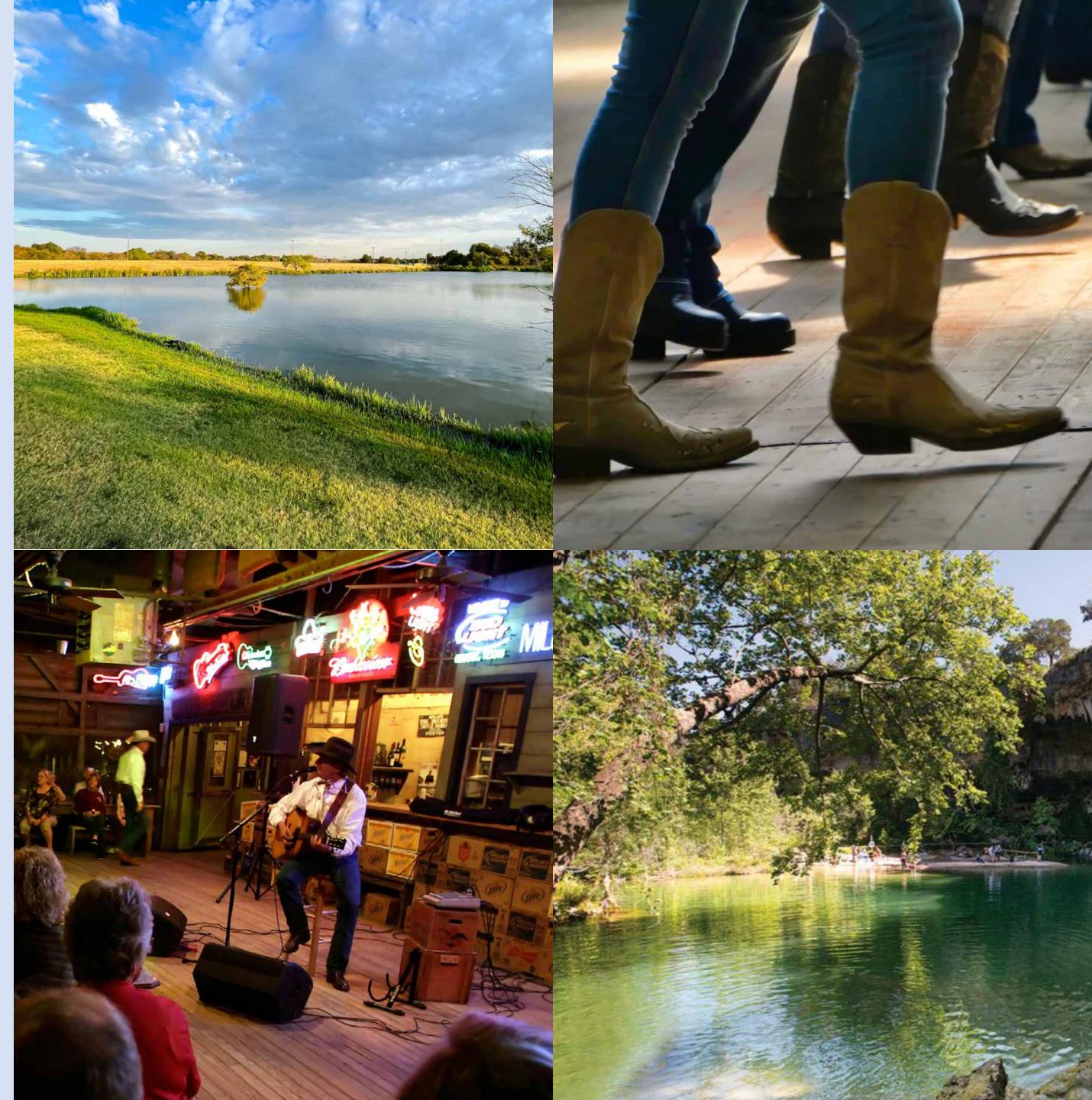
Imagine waking up to a gorgeous sunrise overlooking rolling hills. Take a stroll on one of the many trails to get to the community's private swimming hole, designed to provide an experience comparable to Texas' iconic Jacob's Well and Hamilton Pool.

Pack a picnic or grab a sandwich from the restaurant and then cast a line into the stocked fishing pond. There's no need to venture to Toledo Bend or Brother's Pond - you and your neighbors will have the Limestone Gulch fishing spot to yourself.

At dusk, spin around the floor in the dance hall inspired by Gruene Hall, The Broken Spoke, and Billy Bob's Texas. Or, enjoy a cold drink as you listen to the greats that made Austin the Live Music Capital of the World in the amphitheater, our answer to The Pearl in San Antonio or The Moody at Waterloo Park.

As the sun rises the following day, challenge your kids to a friendly game of Pickleball or have some fun as a family at the arcade in The Fieldhouse.

All this and so much more at Limestone Gulch, featuring the best of Texas in the heart of Loraloma.



#### THE FIELDHOUSE

Welcome to The Fieldhouse, your family's haven for shared moments and active pursuits. An epicenter of entertainment at Limestone Gulch, The Fieldhouse features thoughtfully curated spaces designed for every member of the family.

- KID'S CLUB AND OUTDOOR PLAY AREAS: Let the little ones explore in our imaginative kid's club, complete with outdoor shaded play areas.
- THEATER ROOM: Gather for movie nights and private screenings in our intimate theater, designed to accommodate 15-20 people.
- FAMILY POOL: Make a splash or relax poolside in our family pool, equipped with cabanas, changing rooms, and locker facilities.
- HOSPITALITY BAR: Visit our hospitality bar, where our swim concierge is at your service with refreshing drinks, picnic baskets, floaties and shade.
- MEMBER'S LOUNGE: A sanctuary for adults, the lounge features a private rooftop deck, Music, drinks, and more.
- FIELDHOUSE CAFE: From casual bites to gourmet treats, our cafe is the perfect place to refuel and recharge.



#### SWIMMING HOLE

Embrace classic Hill Country at our timeless swimming hole a place where the essence of nature and the spirit of Texas converge to create an ideal experience within Limestone Gulch.

- ROPE SWINGS & WOODEN RAFTS
- SWIMMING PLATFORMS
- HAPPY HOUR COVE

#### FISHING POND

As a resident, you're not just fishing; you're experiencing the luxury of your private escape, where the connection to nature is seamlessly woven into the fabric of everyday life.

- BAIT & TACKLE SHACK
- POND STOCKED WITH A VARIETY OF LOCAL FISH SPECIES
- FISHING LESSONS BY LOCAL PROFESSIONALS





## **TAP HOUSE & DANCE HALL**

A vibrant celebration of local culture, enjoy a night of twostepping with friends as you take in live music, local brews, vintage arcades, and the best of Austin BBQ. It's the memorymaking fun of classic Texas dance halls, right at your doorstep.

- LIVE MUSIC: Texas swing on the weekends or Texas waltz on the week nights, our dance hall is a testament to Austin's rich musical heritage.
- BAR & LOUNGE: Your new favorite "watering hole," savor the flavor of local craft brews and spirits as you relax in vintage loUnges or private decks with fire-pits under the stars.
- BBQ & GRILL: The smoky aroma of slow-cooked BBQ mingling with the spirited sounds of live music, creating an unforgettable dining experience.
- SOCIAL GATHERINGS & EVENTS: Designed to feel like a "family ranch," this is the place for large events and celebrations.
- · DANCE LESSONS: Seasoned instructors bring out your best, helping you to master the ultimate form of Texas fun and creative expression.







#### **RECORDING STUDIO**

Drawing inspiration from the legendary Blackbird Studios in Nashville, Tennessee, Loraloma's recording studio invites you to craft your sound in the heart of Limestone Gulch.

- $\cdot$  LATEST IN AUDIO TECHNOLOGY
- WRITER'S ROOMS
- · LISTENING LOUNGE

#### AMPHITHEATER

Tucked against the natural hillside, the private amphitheater offers an extension of the thriving Austin music and theater scene with an array of performances and events.

- $\cdot$  FILM AND MUSIC FESTIVALS
- $\cdot$  SXSW AND ACL EVENTS
- $\cdot$  NATIONAL AND LOCAL THEATER PRODUCTIONS





#### WELLNESS CENTER

Step into a realm of holistic well-being at our fitness and spa center, where the principles of Eastern medicine harmonize with modern wellness practices. Nestled within the serene surroundings of Limestone Gulch, our center is a sanctuary dedicated to rejuvenation, balance, and optimal health.

- FITNESS STUDIO: From yoga and pilates to flexibility and functional training, our fitness programs seamlessly blend traditional and contemporary approaches.
- SPA OASIS: Indulge in luxurious treatments rooted in Eastern therapeutic traditions, designed to restore balance and enhance vitality, including acupuncture, a salt room, cupping, and a variety of hot and cold plunges.
- MINDFUL SPACES: An atmosphere conducive to inner peace, unwind in our relaxation lounges and meditative corners.



### COMMUNITY FARM & ORCHARD

Designed to be the community's "tasting room," the community farm and orchard provides fresh fare to your home and the restaurants throughout Loraloma. With a botanical garden feel, the farm provides an interactive way for residents to cultivate and contribute.

- $\cdot$  ORCHARDS AND VEGETABLE GARDENS
- $\cdot$  "FAMILY TABLE" CHEF EXPERIENCE
- $\cdot$  EDUCATIONAL CLASSES FOR MEMBERS
- $\cdot$  ORCHARDS AND VEGETABLE GARDENS

#### COMMUNITY AGRICULTURE

A fully-operational greenhouse provides another way to practice more sustainable stewardship and conservation techniques. Flowers, plants, and herbs grown within become a standard offering to residents.

- INNOVATIVE GROWING METHODS
- · CSA PROGRAM
- EDUCATIONAL CLASSES AND EXPERIENCES





# LORALOMA

The Cliffside

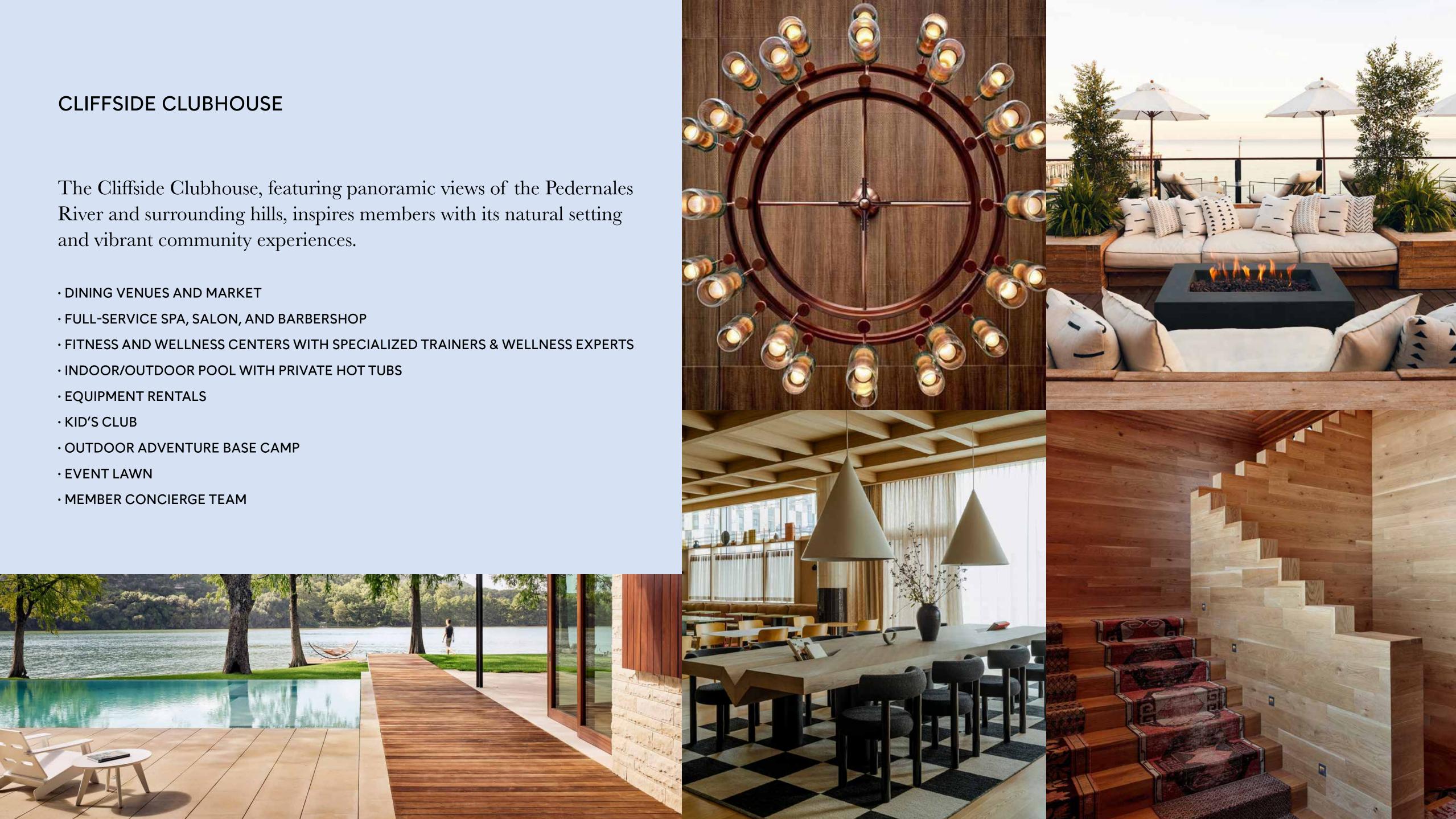
#### THE CLIFFSIDE

Loraloma is anchored by an 18-hole championship golf course that sweeps from cliff tops to the water's edge. Surrounding the course are some of the community's most engaging amenities including the Cliffside Clubhouse, fine dining, spa, fitness, and the fully-activated Riverfront Park.

#### AMENITIES

- 1 GOLF HOUSE
- 2 FUTURE CLUB COTTAGES
- 3 CLUB HOUSE & RESTAURANT
- 4 WELLNESS & FITNESS CENTER
- 5 MEDITATION GARDEN
- 6 RIVERFRONT PARK
- 7 PICKLEBALL COURTS
- 8 POOL TERRACE & EVENT LAWN







## **GOLF HOUSE**

Integrated into the David McLay-Kidd-designed course, the golf house provides an extension of the thoughtful and immersive golf experience at Loraloma.

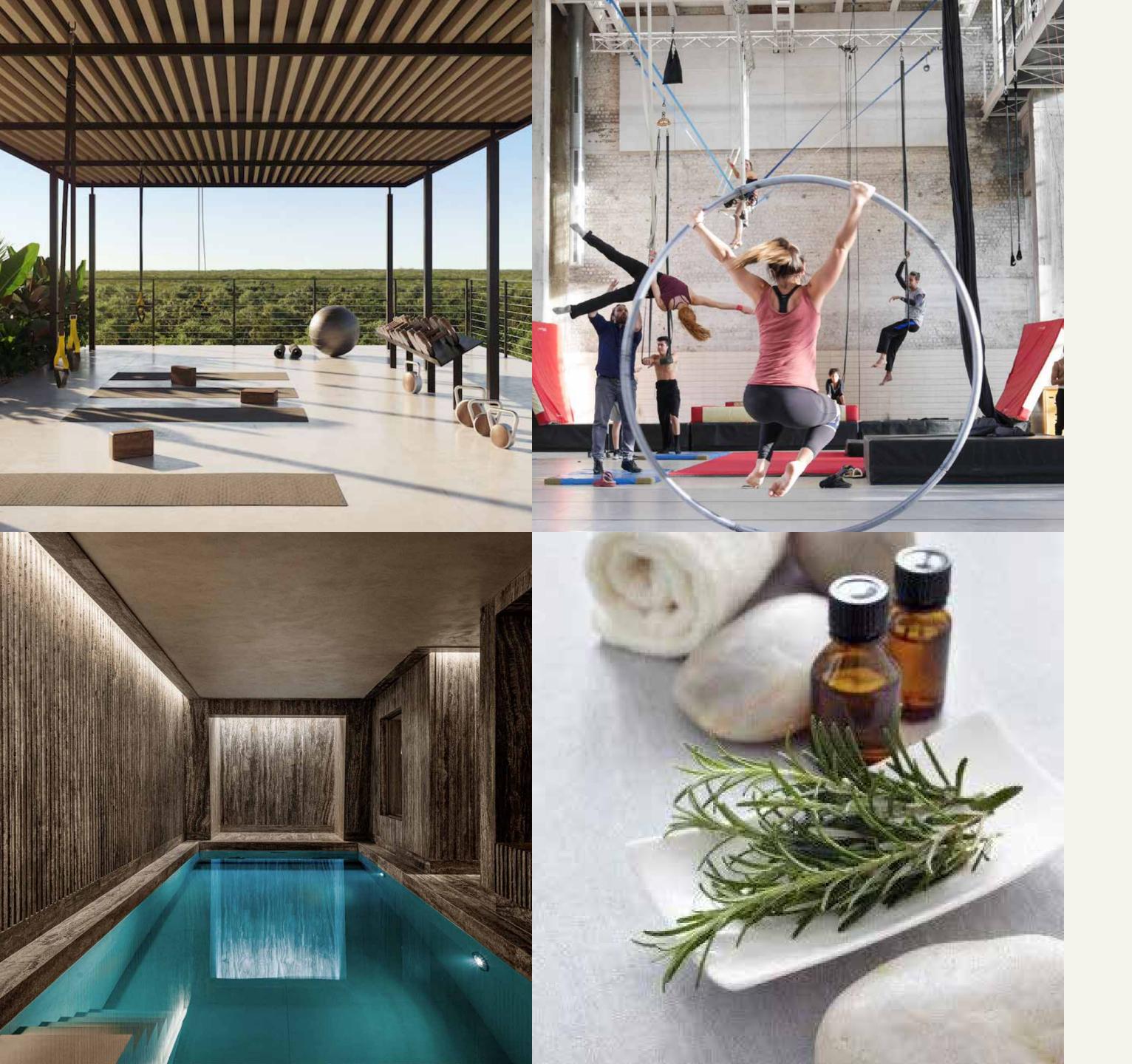
- PRACTICE PLAY PODS & PRIVATE SUITES
- MEMBER'S LOUNGE & LOCKER ROOMS
- FULL RESTAURANT & BAR
- RETAIL, STORAGE, AND ACCESS TO PROS

#### **COMFORT STATIONS**

Each designed as a unique expression of modern ranch architecture, comfort stations offer a luxe respite for golfers and guests.

- INDOOR/OUTDOOR LOUNGE AREAS
- SIGNATURE LORALOMA FARE
- FULL BAR & SELECTION OF LOCAL REFRESHMENTS

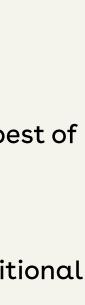


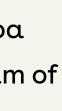


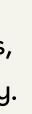
### **FITNESS STUDIOS & SPA**

With health as a core focus of the Loraloma Club lifestyle, fitness facilities represent the best in modern-day wellness. A compliment to the time-honored "zen-based" approach of Limestone Gulch fitness offerings, Cliffside's studios focus on contemporary wellness takes center stage.

- FITNESS PROGRAMMING: A complete offering of intensive workouts blending strength training, cardio, and functional fitness.
- PRIVATE TRAINING: Dedicated team of expert trainers, offering the best of Austin fitness.
- NUTRITIONAL WELLNESS: Compliment your fitness journey with nutritional guidance and personalized plans.
- SPA RETREAT: Indulge in the epitome of relaxation at the cliffside spa complete with massages, treatments, relaxation pools, and a team of skilled therapists.
- MEDITATION ROOMS: Unwind amidst nature in our meditation rooms, perfectly positioned to offer breathtaking views of the Hill Country.







### CLUBHOUSE RESTAURANTS & MARKET

Indulge in a diverse culinary experience within our clubhouse, where two distinctive dining options cater to your every mood and occasion. Whether experiencing the casual elegance of the restaurant, or the fun flare of the poolside cafe, easy access to fresh fare, locally-inspired fare is part of the everyday experience.

- $\cdot$  FULL SERVICE RESTAURANT WITH A BAR AND PRIVATE DINING ROOMS
- POOLSIDE CAFE FOR COCKTAILS AND CLASSICS
- $\cdot$  MARKET WITH A CHEF'S CASE, TAKEAWAY ITEMS, & GROCERY ESSENTIALS

#### KID'S CLUB

A daily camp-type setting creates endless fun and friendships and a space for intentional play. With access to the Riverfront Park, the Cliffside Kid's Club provides safe access to water play and enjoyment.

- WHIMSICAL DESIGN TO ENCOURAGE IMAGINATION
- EDUCATION AND SKILL ENHANCEMENT
- · CRAFTS, INDOOR/OUTDOOR ACTIVITIES, & FIELD TRIPS





### WINE CAVE

"Secretly" located within the Loraloma community, the Wine Cave is a contemporary take on the neighborhood speakeasy.

• UNIQUE AND SKILLFULLY-EXCAVATED CAVE EXPERIENCE

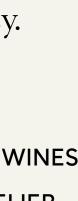
• DINING AND WINE TASTING FEATURING LOCAL, NATIONAL, AND GLOBAL WINES

• TAILORED WINE TASTINGS FOR GUESTS SELECTED BY OUR LOCAL SOMMELIER

### RETAIL

Integrated into the clubhouse is a highly-curated retail offering that brings the best of Austin boutiques into a delightful, designdriven shopping experience.

- BOOKSHOP AND ART GALLERY WITH HAND-PICKED SELECTIONS
- HANDCRAFTED ITEMS FROM LOCAL ARTISANS
- · CLOTHING, JEWELRY, AND HOME ACCESSORIES





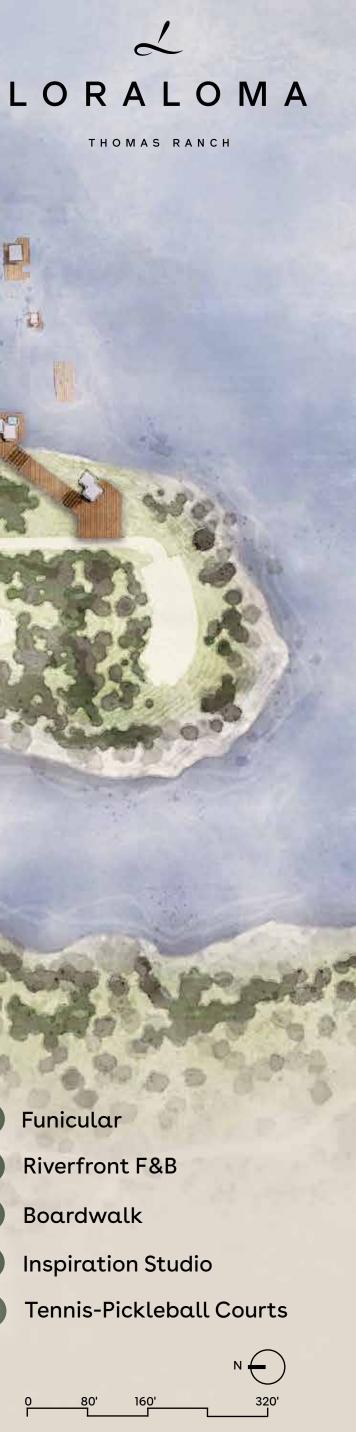
#### **RIVERFRONT PARK**

A dynamic oasis where nature and creativity converge to offer an immersive waterfront experience for all. Stroll along the picturesque boardwalk, admire local artisan's sculptures in the art park, and find your way down to the waterfront where you can valet to Lake Travis or post up at the cabanas for a day of Texas river fun.

#### AMENITIES

- CLUB COTTAGES
- 2 GOLF HOUSE
- 3 CLUBHOUSE
- 4 ART PARK & GARDENS
- 5 ADVENTURE ZONE
- 6 FUNICULAR
- 7 RIVERFRONT F&B
- 8 BOARDWALK
- 9 INSPIRATION STUDIO
- 10 TENNIS AND PICKLEBALL COURTS





**Event** Lawn

(CE)

#### **RIVERFRONT PARK**

1	Club Cottages	6	Funicular
2	Golf House	7	Riverfront F&I
3	Club Campus	8	Boardwalk
4	Art Park & Gardens	9	Inspiration St
5	Adventure Zone	10	Tennis-Pickle

#### **RIVERFRONT PARK**

Experience the pinnacle of lakeside luxury, just minutes away from Lake Travis, with an expanse of water frontage alongside meticulously crafted riverfront parks and amenities. Designed to adapt to the river's ebb and flow, our riverfront includes floating docks and slips, water-based activities for the family to enjoy, and the impeccable Loraloma service members can expect.

- EASY ACCESS TO WATER: Choose from a scenic stroll along our beautiful boardwalk, a breezy golf cart ride, or an ascent by funicular, all designed to elevate you journey to the waterfront.
- WATER-BASED ACTIVITIES: Loraloma's generous shoreline is a portal to endless watercraft adventures. whether navigating the gentle waves on a kayak, standing atop a paddleboard, or seeing adrenaline with a jet ski, the water becomes your playground. Kids can take flight on the "water blob" or water trampoline, slide into the lake or join other kids for an afternoon of camp-like adventures.
- RIVERFRONT DINING: Enhance your retreat with a visit to the Riverside Cafe, where the focus on healthful indulgence meets exquisite taste.



#### **RIVERFRONT PARK**

Only a ten minute boat ride to Lake Travis, Loraloma features a suite of River Club amenities designed for easy access and enjoyment.

- MULTIPLE DOCKS AND SLIPS
- VALET SERVICE TO AND FROM LAKE TRAVIS
- BOAT STORAGE AND SERVICE
- WATER SPORTS AND ACTIVITIES
- BOATS, JET SKIS, PADDLE-BOARDS AND CANOES
- FISHING GEAR AND GUIDES
- FLOATING AMENITIES SUCH AS DOCKS AND MICRO-ISLANDS
- ZIP LINES AND ROPE SWINGS
- WATERFRONT CABANAS
- KIDS' WATER-BASED RECREATION TOYS, INCLUDING "THE BLOB", JUMPING PLATFORMS, AND WATER TRAMPOLINES
- A FUNICULAR THAT BRINGS GUESTS FROM THE TOP OF THE CLIFFSIDE CLUBHOUSE CAMPUS DOWN TO THE WATER
- TRAILS AND BOARDWALKS THROUGHOUT A CLIFF FRONT ADVENTURE ZONE
- BOARDWALK PARK EXTENDING FROM THE CLIFFSIDE CLUBHOUSE CAMPUS FEATURING AMENITIES SUCH AS COVERED RELAXATION AREAS, POOLS, KIDS PARK, GARDEN AND SCULPTURE PARK, PRIVATE SPA TREATMENT AREAS, MEDITATION AND RELAXATION ZONES, AS WELL AS AN INSPIRATION **STUDIO FOR ARTISTIC ENDEAVORS**
- ON-WATER AMENITIES DESIGNED FOR FLUCTUATING RIVER LEVELS

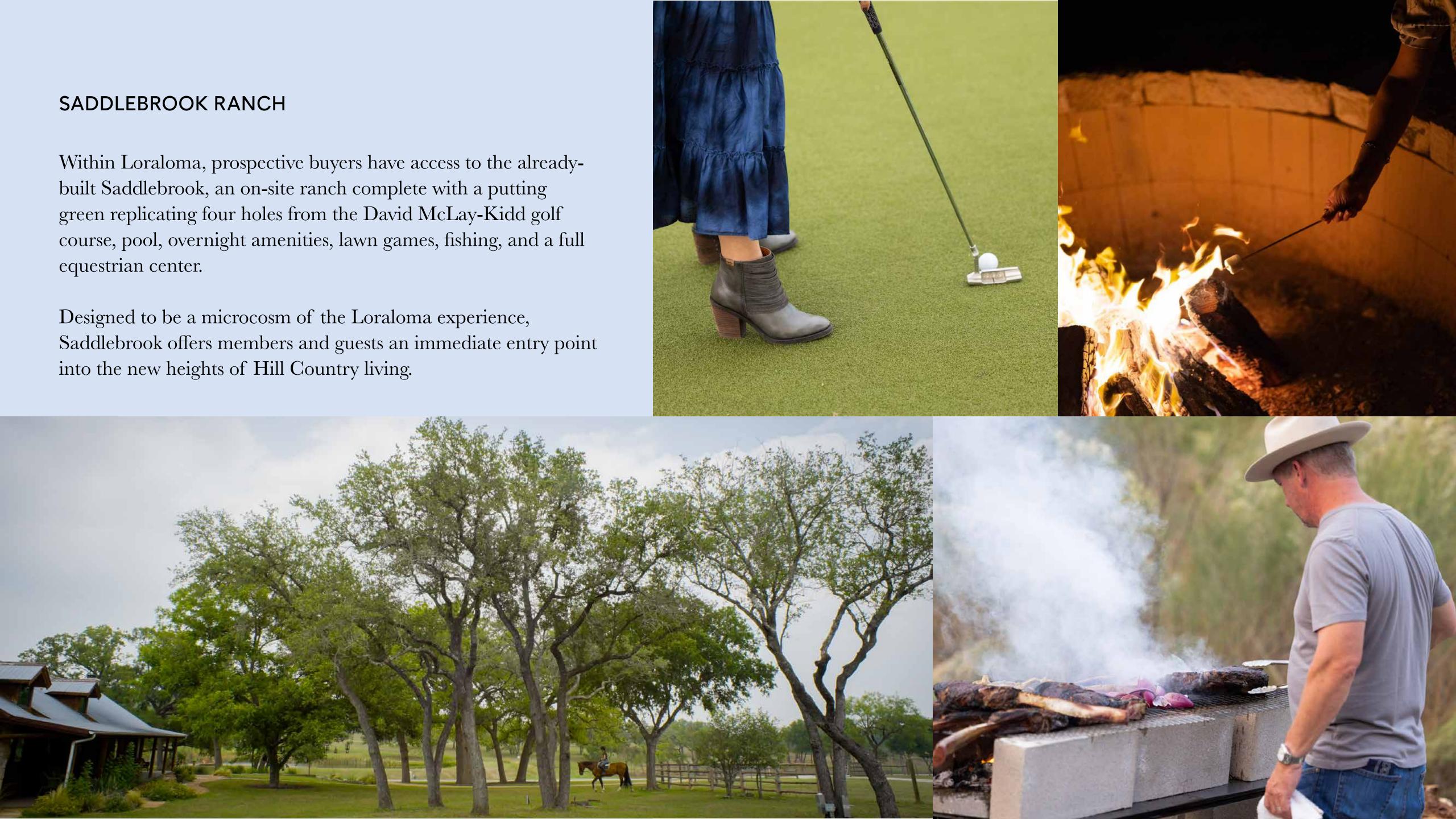




# Saddlebrook Ranch

# LORALOMA







## EQUESTRIAN

At Loraloma's Saddlebrook Stables, buyers can take the reins and experience the beautiful scenery of the community and surrounding Hill Country on horseback, weaving through the neighborhoods, parks, and amenities on dedicated riding trails incorporated with the 40+ mile trail system designed by Avid Trails.

Currently, Saddlebrook features a seven-stall barn, five paddocks, two horses, and a 26,000-square-foot riding arena – and this is just the beginning of equestrian programming at Loraloma.

- RIDING LESSONS
- EQUINE THERAPY
- BOARDING SERVICES
- TRAIL RIDING
- EDUCATIONAL PROGRAMS
- WORKSHOPS
- EVENTS AND GATHERINGS







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THOMAS RANCH

ARETÉ collective

