

 THE RESIDENCES  
AT ROUGH CREEK LODGE





## COME HOME TO THE RESIDENCES AT ROUGH CREEK LODGE

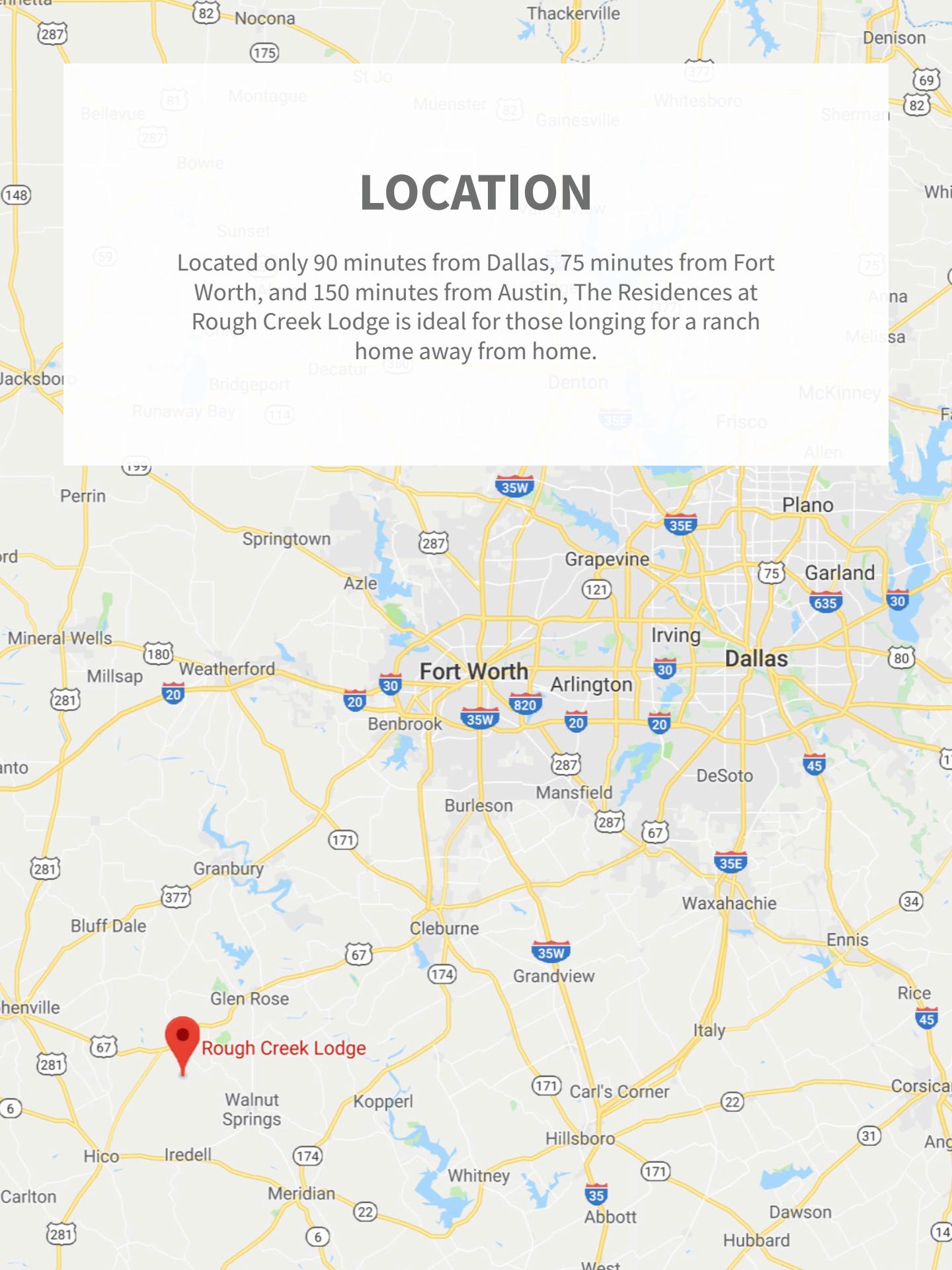
Spread across 10,000 acres of Texas Hill Country, Rough Creek Lodge provides homeownership complemented by the comforts of a world class resort.

From hunting and fishing to dining and spa, Rough Creek Lodge is a perfect getaway for those who enjoy nearly limitless possibilities for recreation and relaxation.

Come and experience luxury ranch ownership at Rough Creek Lodge, an escape from it all.

# LOCATION

Located only 90 minutes from Dallas, 75 minutes from Fort Worth, and 150 minutes from Austin, The Residences at Rough Creek Lodge is ideal for those longing for a ranch home away from home.





## OWNER-ONLY BENEFITS

With a dedicated staff, including a concierge, housekeeping and maintenance, Homeowners enjoy the ease and comfort of a living at a luxury resort. From stocking the refrigerator prior to arrival to planning a full day's itinerary, the Rough Creek Lodge team is available to create the ideal effortless stay.

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- Pre-arrival grocery shopping
  - Housekeeping
  - In-home spa services
  - Minor maintenance
  - Private babysitting
  - Private covered parking \*\*\*
  - Food and beverage catering through onsite restaurant
  - Private parking garage for side-by-side parking
  - Privileged dining reservations
  - Transportation service
  - UTV repair assistance

*\*\*\*Residences community only*



## BERETTA ROOM PRIVILEGES

- Complimentary gun cleaning
- Complimentary storage lockers



## PRIVATE SHOOTING RANGE

- 100 yard
- 1,000 yard
- Hand gun





# RESORT AMENITIES

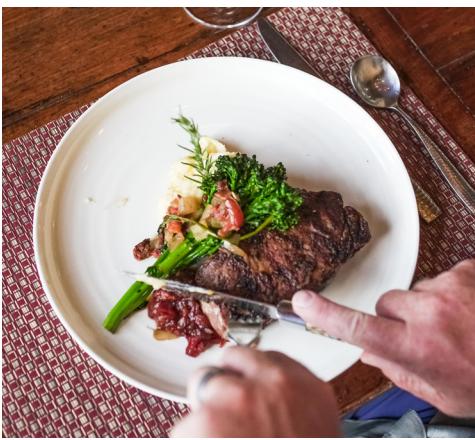


- 1,000 Yard Rifle Range
- Award-Winning Fine Dining
- Axe Throwing
- Batting Cage
- Biking and Hiking Trails
- Business Services Center
- Campfire S'Mores
- CanAm Side-by-Side
- Catch and Release Fishing Ponds
- Complimentary Internet
- Family Pool and Adult Only Pool
- Fishing Boats
- Fitness Center
- Five-Stand Shooting Yard Rifle Range
- Fossil Hunting
- Guided Hunting (deer, duck, hog, turkey, upland birds)
- Guided Fishing
- Hayrides
- Helicopter Landing Pads
- Horseback Rides
- Horseshoes and Washers
- Hunting Dogs
- Kid's Ranch



- Maze
- Nature Trail
- Paintball
- Petting Corral
- Pickleball Courts
- Private Babysitting
- Recreational Water Sports
- Spa
- Sport Court and Recreational Activities
- Sporting Clays
- Top Tracer Golf Range
- Utility Vehicles

*\*\*Select resort activities may incur an additional fee*







# THREE UNIQUE RANCH COMMUNITIES

**RESIDENCES • RANCHETTES • RANCH ESTATES**

## **THE RESIDENCES**

Ranch-style homes with welcoming floor plans and sophisticated finishes

## **THE RANCHETTES**

A spacious community of eight homes offering privacy and inspiring views starting from 10 acres

## **THE RANCH ESTATES**

Build a dream home on a piece of Texas paradise with parcels starting at 22 acres

A variety of residential options allow homeowners to create their own personal ranch paradise, whether that be designing a dream home or selecting a spec house for a Ranch Estate or Ranchette homesite, or purchasing a move in ready Residence.

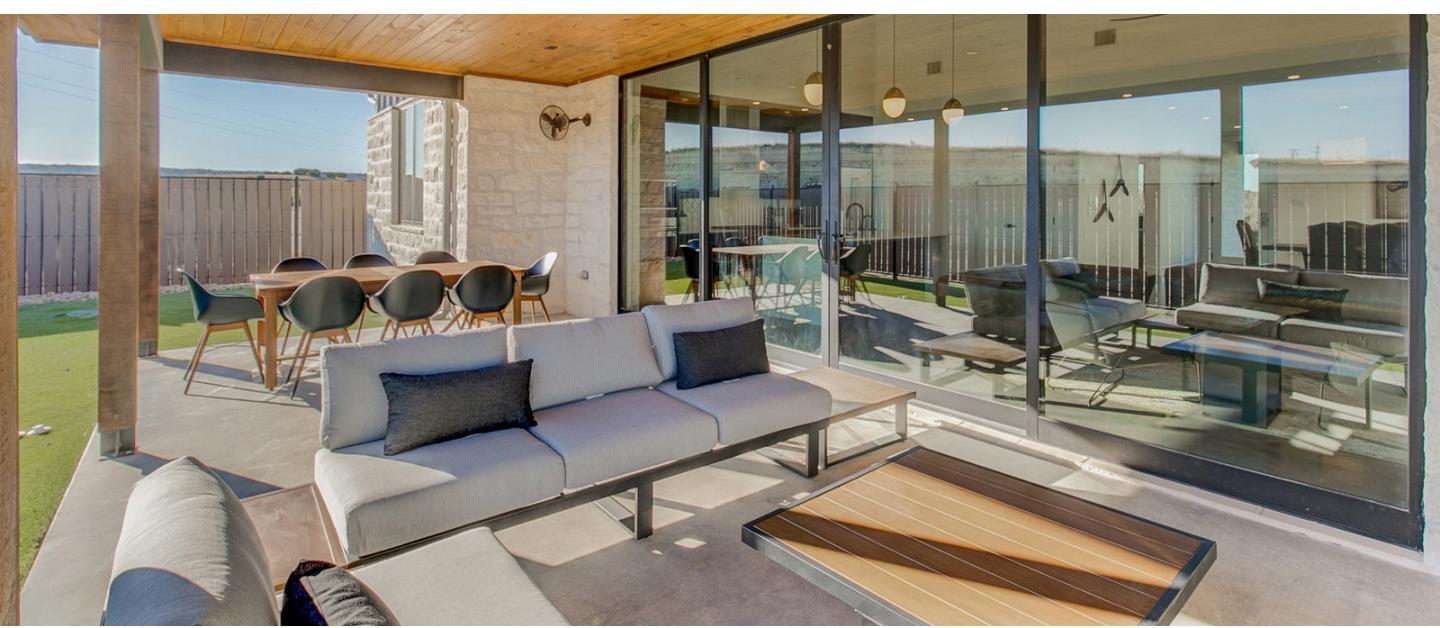
## THE RESIDENCES

The Residences at Rough Creek Lodge is an exclusive community of 2 and 3+ bedroom vacation homes within walking distance of the resort and all of its amenities. There are seven (7) different floor plans offered within the community, each featuring open concept layouts that seamlessly blend natural materials with bold architectural elements. Modern and sophisticated finishings reimagine Rough Creek Lodge's signature rustic charm to create welcoming retreats that are as elegant as they are livable.

Other perks of The Residences include easy maintenance, zero lot lines and views of Mallard Lake. Owners also enjoy access to a number of amenities exclusive to The Residences, including:

- BBQ Grills and Dining Area
- Big Screen Outdoor TV
- Fire Pits
- Fireplace
- Open Air Amenity Pavilion
- Outdoor Game Area
- Pool with Spa, Shade Structures, and Lounge Seating

There will be a total of 36 single family homes in The Residences community. As part of Phase 1 and 2, 14 homes were completed. There are several lots with spec homes available and there is also the opportunity to purchase lots in Phase 3 and 4, with the option of building a spec or custom home.



## THE RANCHETTES

The Ranchettes at Rough Creek Lodge are eight (8) lots ranging from 10 – 25 acres which can accommodate a custom home of up to 5,000 sq. feet on the building footprint. Spec home plans are also available. Homeowners enjoy full access to the resort and all of its amenities. Lots range from \$500,000 to \$900,000.





## THE RANCH ESTATES

The Ranch Estates at Rough Creek Lodge offer space and privacy with all the benefits of a resort lifestyle and are maintained by the resort. Ownership entitles Homeowners to a social membership to the resort with access to the 50+ amenities and facilities Rough Creek Lodge has to offer.

Lots range from 22 to 65 acres. Custom homes can range up to 9,300 sq. feet on these lots and are available for ag exemptions. Several spec home plans are currently under construction and will be move-in ready by Summer of 2022.







## CONTACT

Contact us for more information on ownership opportunities or  
to arrange an appointment.

If you'd like to tour the The Residences at Rough Creek in person,  
we'd be happy to arrange a curated Experience Package including  
overnight accommodation in one of our fully furnished luxury  
vacation homes, complimentary breakfast and dinner, and VIP  
status at Rough Creek Lodge during your stay.

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The Residences at Rough Creek Lodge and its partners reserve the right, at any time, to modify, alter, update, or remove portions of the development.

Floor plans shown are not to any particular scale and are subject to change. All dimensions are approximate and may vary from the description and definition of the “unit” as set forth in the purchase contract. Please review the relevant documents for a description of how the units are measured.

Services are available at Rough Creek Lodge's prevailing rate, which shall be invoiced in 1/4 hour increments. Please note that these services require at least 48 hours' advanced notice.

Reservations are required for all hunting, shooting, and fishing. Harvest fees apply for deer and exotic trophy hunts.