

BOOT RANCH

A GAME CHANGER IN THE HILL COUNTRY



Boot Ranch has a no tee time policy and an optional forecaddie program. Its course plays through a valley and most homesites are generously set back on ridgelines to maximize Hill Country views.

An artful expression of luxurious Texas ranch-style living.

By Mark Pazdur, Publisher

FREDERICKSBURG, TEXAS: Boot Ranch, a newcomer to the Lone Star state, differentiates itself from other exclusive communities in Austin, Dallas, and Houston.

“The Hill Country is a big draw,” said Sean Gioffre, director of real estate. “Our scenery and slightly cooler temperatures are a departure from the big cities of Texas. We knew we had to do more. Instead of a staggered build-out of member amenities, we accelerated the timeline so you can enjoy the club now. Then, we established a vertical family membership that extends two generations up and down your family tree. It is a compelling offering. Your entire family is able to celebrate your success in life with full membership privileges.

“We want you and your family to enjoy what we consider to be the finest community Texas has to offer. Boot Ranch is less than a four-hour drive from most Texas cities, making it convenient for families and friends to arrive at their leisure without having to wait in airport

lines and rely on flights that are on time,” explained Gioffre. “At Boot Ranch, there is no food and beverage minimum spend, and cart, practice facility, bag storage and locker fees are included in annual dues.”

Boot Ranch offers a Hal Sutton designed course, a 55,000 square-foot clubhouse, three resort-style pools, the outdoor Ranch Club sporting complex, trap and skeet range, and overnight lodge suite accommodations for members and their guests only.

“Our brand new, \$4 million Ranch Club will impress you. It was built for multigenerational families,” lauded Gioffre. “Within the Ranch Club grounds, we offer wireless Internet; outdoor music; volleyball, basketball, and tennis courts; a children’s playground, a full-service restaurant with an outdoor wood-burning pizza oven; and three separate pools and Jacuzzi. If you want to head out on nearby trails, we even have complimentary use of Trek bikes.”

DID YOU KNOW?

FREDERICKSBURG, settled by Germans in 1846, is now a bustling town with over 150 quaint shops, restaurants, and bed and breakfasts lining Main Street. Its culture is still as Teutonic as Texan.

BOOT RANCH’S Executive Chef Aaron Staudenmaier studied under Dallas-based celebrity chef Kent Rathbun. Chef Aaron is establishing vendor relations with local farmers to deliver fresh ingredients to his kitchen.

THE MAJOR MOTION PICTURE, *Seven Days in Utopia*, starring Robert Duvall, was filmed at Boot Ranch.

A RARITY IN THE REGION

Boot Ranch’s golf facilities include a 34-acre practice park with a three-sided driving range and an executive par-3 course, ideal for beginning spouses and children.

“Our Hal Sutton course can be all you can handle from the back tees,” said Andrew Ball, broker-in-charge. “But, from the members’ tee, it’s ideal for the typical 20+ handicapper. Mr. Sutton’s design includes some ingenious features. Sixteen of the 18 holes play slightly downhill from the tee box. While subtle, the slight downhill grade helps get the ball up in the air and prevents you from loading your weight on your back foot to launch the ball.

“Sutton also created an equal number of left and right playing doglegs, creating a level playing field whether you draw or fade the ball,” said Ball.

“The greens are bentgrass, a rarity in the area. They aren’t ‘Mickey Mouse’ and allow for aggressive putting.”

NOT JUST SUCCESSFUL, BUT REALLY SUCCESSFUL

Membership had grown 40 percent for two consecutive years at Boot Ranch. “I think our lifestyle resonates with today’s family,” said Gioffre. “We offer four different options to become a Boot Ranch member.”

Membership with no real estate purchase has been popular with locals living in the area. “We have been surprised by the numbers. Many families, with local homesteads, have been attracted to the social aspect of the club. As a result, we only have 10 non-resident memberships left before sellout,” explained Gioffre.



Shared ownership allows for a deeded one-eighth share in a Sunday House (suited for multigenerational families or corporations). “The Sunday House 4,500 square-foot floorplans include a common gathering area with two attached bedrooms and three detached bedrooms. The lock-and-leave convenience removes the burden of maintenance,” stated Gioffre. “Our first three Sunday Houses sold out and our fourth is sold out and nearing completion. It’s been a home run choice for many of our members with extended families. Shared ownership provides access to a multimillion house, avoids hassles of upkeep, and greatly reduces upfront costs.”

The Overlook Cabins, feature authentic Hill Country architecture of white limestone, wide mortar, and wood framed windows set on one-half acre parcels. “We have done the homework for you. We provide a portfolio of design plans to choose from. Our construction crew runs a tight ship. After you finalize your specs, move-in is only eight months later,” explained Gioffre.

Estate homesites range from two to 18 acres. “This is what Boot Ranch is known for,” praised Gioffre. “Low density provides a lot of elbow room and protects our big Hill Country views.” ■

Boot Ranch is located 5 miles north of Fredericksburg, 52 miles from San Antonio and 70 miles from Austin. Gillespie County Airport, with a 5,000-foot runway, is 10 min. away.

For more information on membership and real estate opportunities, please visit BootRanch.com.



The Sunday House has a one-eighth shared ownership option. An upfront cost of \$350,000 and yearly homeowner fees of \$12,500, provides access to a new, 4,500 square-foot, five bedroom home.