

THE OPPORTUNITY OF A LIFETIME

A World of Wellness Wonder.



THE RANCH HOME COLLECTION
CANYON RANCH AUSTIN

Now Accepting Founder Memberships

A Special Invitation

A World of Wellness Wonder.

CR
CANYON RANCH
AUSTIN



*Mastering yourself is
true strength.*

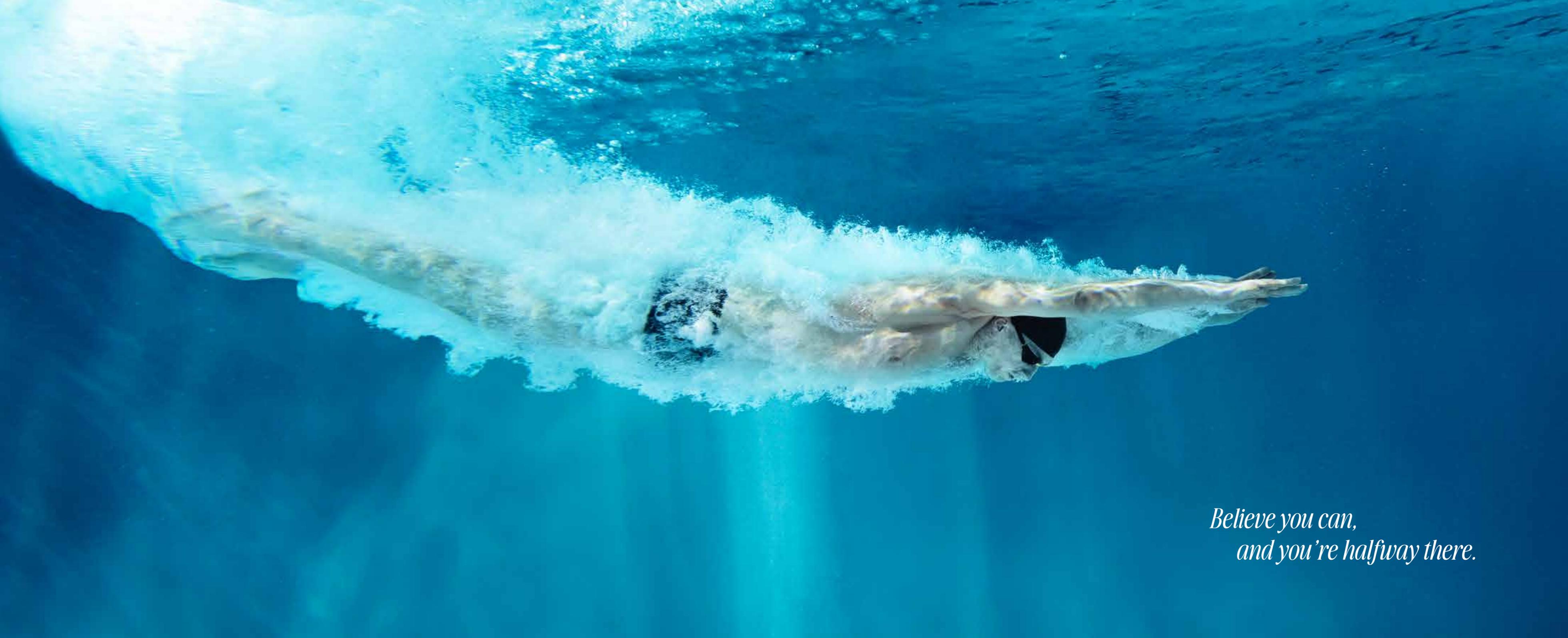


CANYON RANCH AUSTIN

World-class wellness, deep in the heart of Texas.

Since its beginnings in 1979 in Tucson, Arizona, Canyon Ranch has been the gold standard and trailblazer in experiences, expertise and hospitality centered on the body, mind and spirit of our guests.

In 2026, Canyon Ranch arrives in Austin, ready to inspire, innovate and guide a new community toward their healthiest and happiest versions of well-being. We cannot wait.



*Believe you can,
and you're halfway there.*

Canyon Ranch Austin

OPENING

Fall 2026

by the numbers

600 ACRE RANCH IN THE TEXAS HILL COUNTRY

141 ROOM RESORT

45 MINUTES FROM DOWNTOWN AUSTIN, IN SPICEWOOD, TX

35 DAILY ACTIVITIES EVERY DAY OF THE YEAR, FOR BODY, MIND & SPIRIT

4 FOOD-AND-BEVERAGE OUTLETS, INCLUDING RESTAURANT, CAFÉ, LOUNGE AND OUTDOOR CANOPY

15,000 SQUARE FEET OF FITNESS BARN, WITH MOVEMENT STUDIOS, YOGA DECK, TRAINING CENTER, RECOVERY LAB & OUTDOOR WORKOUT LAWN

No.1 LARGEST SPA IN TEXAS, WITH 37 TREATMENT ROOMS, PLUS POOLS, THERAPY TUBS, LOUNGES, SALON AND MORE

20 DEDICATED HEALTH AND PERFORMANCE PROFESSIONALS

1st FIRST RESORT AND RESIDENTIAL COMMUNITY IN THE U.S., WITH ON-PROPERTY CONCIERGE MEDICINE SERVICE FOR GUESTS AND RESIDENTS

1st FIRST RESORT IN THE WORLD, WITH A DEDICATED WOMEN'S WELLNESS PRACTICE

2 POOLS – OPEN AIR RESORT AND COVERED LAP POOL

3 MILES OF WALKING AND HIKING TRAILS ON-PROPERTY

1 HANDS-ON COOKING STUDIO

4 GROUP MEETING SPACES FOR SOCIAL OR CORPORATE FUNCTIONS

6 RACQUET SPORT COURT OPTIONS, FOUR PICKLEBALL AND TWO TENNIS COURTS

FITNESS + MOVEMENT



Strengthen your body, mind and spirit.

For the weekend warrior or recovering Olympic athlete, our experts and state-of-the-art facilities offer lasting impacts on energy, mobility, strength and longevity. Our team includes sports scientists, chiropractors, personal trainers and recovery specialists.

OUTDOOR ADVENTURE



Reach your personal summit.

Warm sunshine and scenic vistas are the perfect backdrop to hone your favorite outdoor sport or try something entirely new to you: hike, bike, paddle, smash-and-serve, climb, and begin a life of wellness far from dullness. Our team of adventurers and professionals await.

MIND + SPIRIT



You can find yourself here.

We offer pathways, programs and people to help find your purpose, build resilience and guide you on a journey toward meaning and fulfillment in life. From therapies to rituals, unique practices to special sanctuaries, our guides and therapists help cultivate presence and joy.

HEALTH + PERFORMANCE



Navigate lifespan and health span.

Through an approach of integrative health, we offer practical, personalized prevention and science-based solutions. Professional practitioners look at the whole you: body, mind and spirit. This team includes board-certified physicians, nurses and clinicians.



Canyon Ranch Austin will be home to The Women's Wellness Collective, the first integrative and comprehensive body, mind and spirit practice created specifically for women's health and well-being.



A Day at Canyon Ranch

DAYS AT CANYON RANCH
ARE FILLED WITH EXPERIENCES
THAT ENRICH AND INSPIRE.

For many, these are moments that can last for years. New relationships with our team and other guests can become unbreakable bonds of guidance, shared interests and friendship. Your days can be filled with discovery and delight in our many pillars of wellness, or hours of relaxation and renewal. Whatever your road, you'll be amazed at the many experiences we offer on the Ranch.

- MORNING HIKE
- SUNRISE STRETCH
- CHAKRA HIP OPENING
- COWBOY COFFEE
- TAI CHI OR QIGONG
- HIIT TRAINING
- PILATES REFORMER CLASS
- LAP SWIM
- VEGAN COOKING CLASS
- MOUNTAIN BIKE RIDE
- PICKLEBALL CLINIC
- VO2 MAX TESTING
- SLEEP ASSESSMENT
- WILDFLOWER WORKSHOP
- HOLISTIC WELLNESS PHYSICIAN SESSION
- HOT TUB + COLD PLUNGE
- DEEP TISSUE MASSAGE
- INTUITIVE ARCHERY
- FLOATING SOUND MEDITATION
- BARRE WORKOUT
- LONGEVITY EXPERT PRESENTATION
- CARDIO TENNIS
- INFRARED SAUNA POD
- ACUPUNCTURE THERAPY
- NUTRITION CONSULTATION
- CHEF'S WINE DINNER

Welcome home.

CR

THE RANCH HOME COLLECTION

CANYON RANCH AUSTIN



*Sometimes the biggest rush
is not being rushed at all.*

Designed and built for your well way of life.

Set on an authentic Texas Hill Country ranch with a state-of-the-art Canyon Ranch Wellness Resort at its heart, you'll discover 134 home lots ranging from 0.8 to 3.7 acres. Three curated designs from the renowned imagination of Lake Flato Architects are available as the new home of your dreams, ranging from 2,868 to 4,827 square feet.

Here, your next chapter begins. Welcome home.



Home Features

With private tranquility and the authenticity of the land in mind, the Ranch Homes are sanctuaries for your well-being, meaningful moments and cherished memories.

STARTING AT \$3.5 MILLION

INDOOR LIVING AREAS

Tongue and groove wood ceilings

Western window systems

High-efficiency energy air-conditioning system, with dehumidification and air purification

Automated Lutron lighting control system

Automated sun shade and screen system in great room and porch

Isokern fireplace(s), hybrid gas propane and woodburning

Stone and wood flooring

Floors: wide plank white oak, stone and tile

TruStile solid wood doors with Rocky Mountain Hardware

Buyer-selected decorative lighting and wall colors*

Sonos speakers

KITCHEN

Gaggenau signature appliances – cooktop, dishwasher, convection oven, refrigerator/freezer

Full overlay hardwood custom cabinets

Natural stone counters

Buyer-selected faucets, fixtures and lighting*

BEDROOMS + BATHROOMS

Stone-crafted outdoor shower(s)

Bathroom: stone counters

Buyer-selected faucets, tile, fixtures and lighting*

Bosch front-load washer/dryer

Dry sauna with red light therapy

OUTDOOR LIVING

Excalibur wood decking

Plungie-brand pool, with heating and cooling

Sonos speakers

BUILDING + EXTERIORS

Standing-seam metal roofs

Polyguard waterproofing system

Thermally-modified exterior wood

Crafted stucco

Interior stone walls at entry

Plumbing leak detection automatic shut-off device

Pre-wiring for back-up generator

ARCHITECTURE
LAKE FLATO

LANDSCAPING
CAMPBELL LANDSCAPE ARCHITECTURE

CONSTRUCTION
VITEK-MCIVER HOMES

*SELECTED FROM DESIGNER OPTIONS

OUTDOOR POOL
AND COLD PLUNGE



RECOVERY LOCKER, WITH
PERSONALIZED TOOLS & EQUIPMENT



STARGAZING
LEDGE



INDOOR
SAUNA



Curated, with an eye to the future and through a lens of healthy living.

Every space is intentionally designed for calm and comfort.

From technology
to tools, materials
and methodology, this
is a once-in-a-lifetime
residence in a
one-of-a-kind community.



SUSTAINABLE
REGIONAL MATERIALS



FILTERED WATER AND
CLEAN AIR SYSTEMS



NATURAL XERISCAPE &
RAINWATER PRESERVATION

the Embrace

Celebrate the natural landscape and effortless indoor-outdoor living for an idyllic Embrace. Stylishly subtle and carefully curated for days and nights of joy and fulfillment in our resort community.

2,868 SF CONDITIONED

1,191 SF DECK + PATIO

1-CAR GARAGE + CARPORT

2 BEDROOMS + FLEX ROOM

3 FULL BATHROOMS

GREAT ROOM

OUTDOOR LIVING ROOM WITH
RETRACTABLE SCREENS

ENTRY COURTYARD

HEATED + COOLED 11'-5" DIAMETER
PLUNGIE® POOL

INDOOR SAUNA

OUTDOOR COLD PLUNGE TUB

OUTDOOR SHOWER

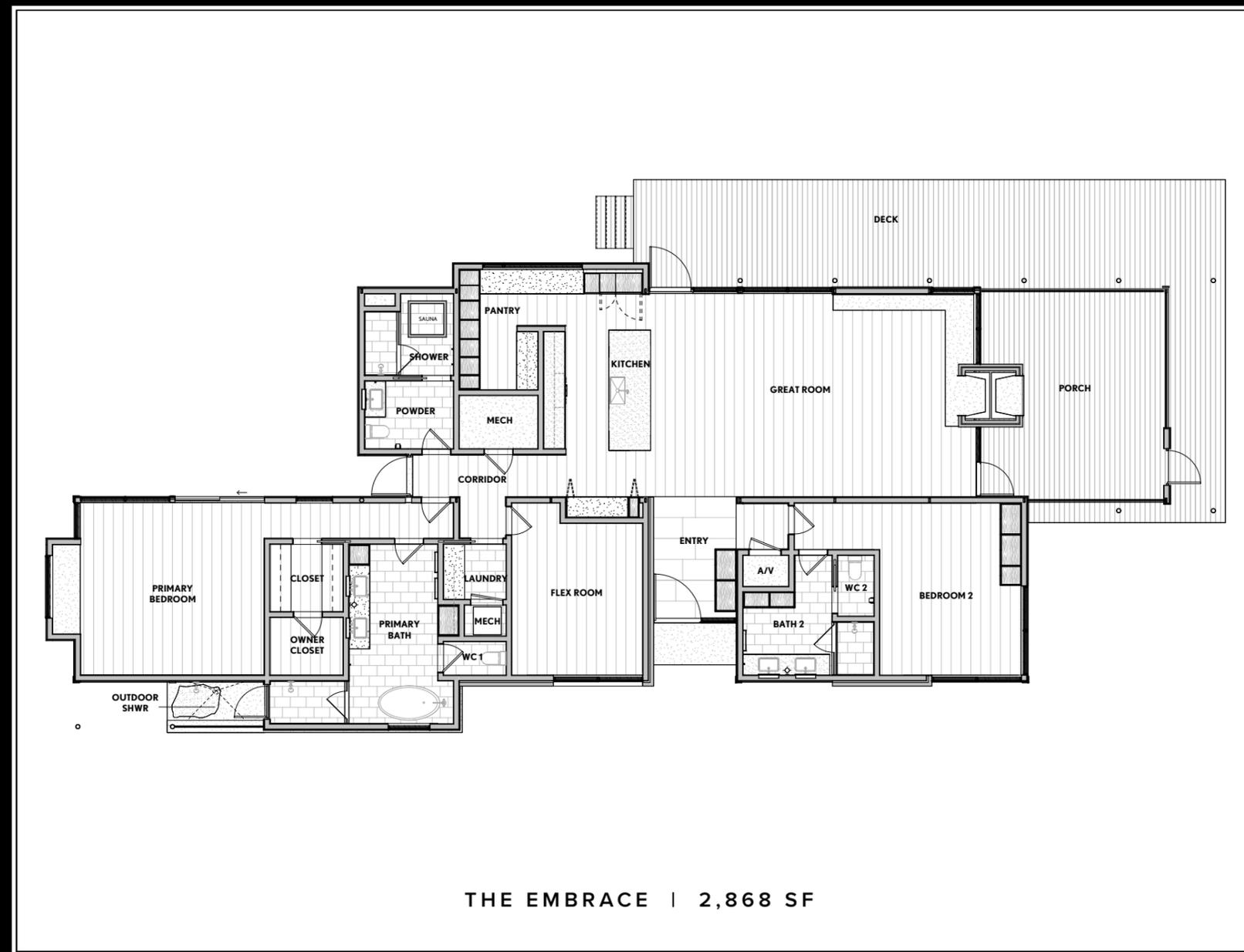
WRAP-AROUND DECK

DOUBLE-SIDED FIREPLACE





THE EMBRACE



the Journey

A perfect blend of seclusion and space, the Journey is set on a rolling tapestry of native hardwoods, wildflowers, and flowing grasses. You'll find inspiration at your Hill Country home of quiet sunrises and colorful sunsets.

3,688 SF CONDITIONED

1,537 SF DECK + PATIO

1-CAR GARAGE + CARPORT

3 BEDROOMS

3.5 BATHROOMS

GREAT ROOM

OFFICE NOOK

OUTDOOR LIVING ROOM WITH
RETRACTABLE SCREENS

ENTRY COURTYARD

HEATED + COOLED 11'-5" DIAMETER
PLUNGIE® POOL

INDOOR SAUNA

OUTDOOR COLD PLUNGE TUB

2 OUTDOOR SHOWERS

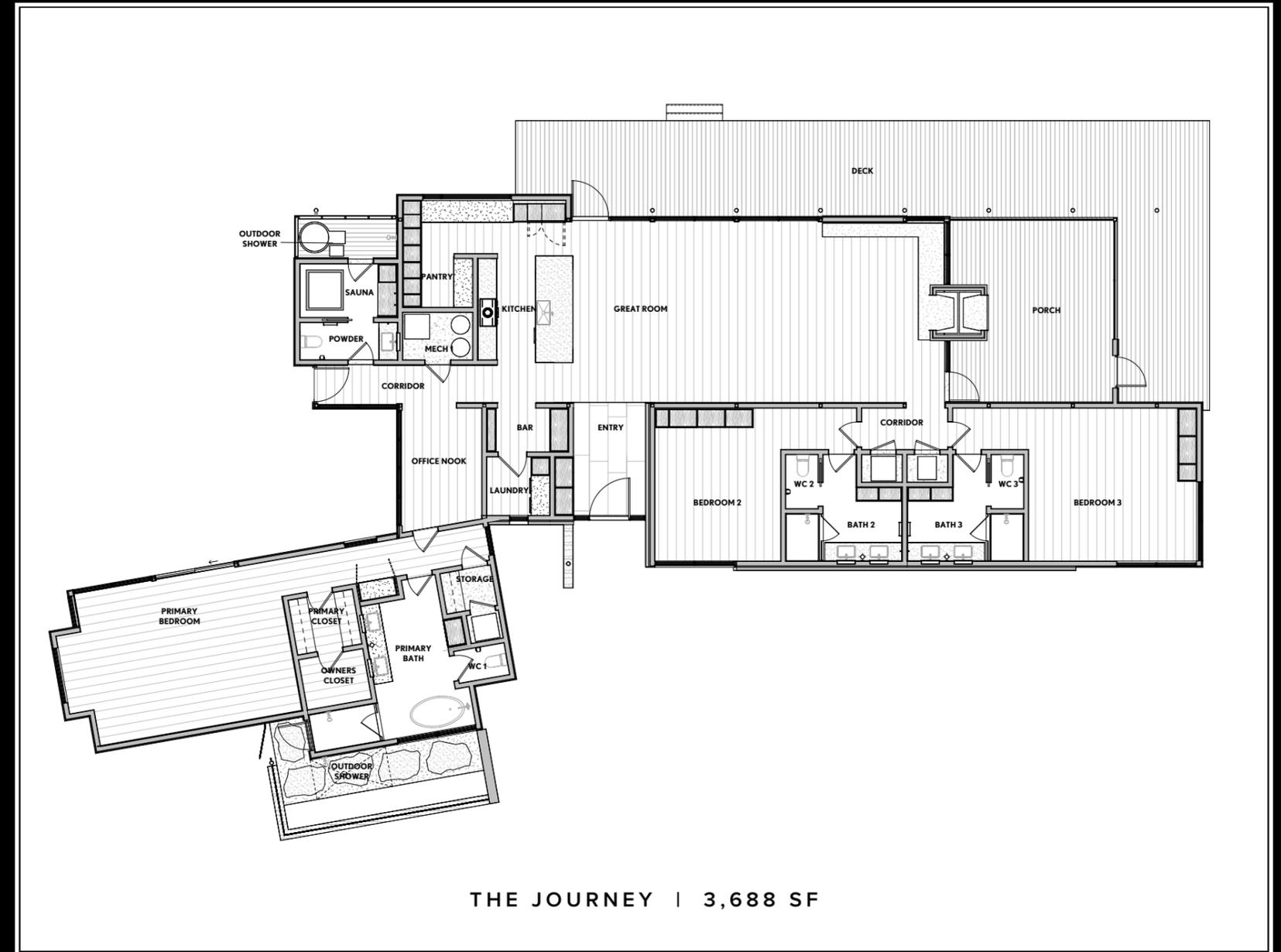
WRAP-AROUND DECK

DOUBLE-SIDED FIREPLACE





THE JOURNEY



the Serene

This sprawling design is a breathtaking escape for moments where the world slows down and you find the Serene.

Great spaces and porches under sweeping Texas skies, perfect for entertaining and reunions filled with laughter and love.

4,827 SF CONDITIONED
701 SF DECK + PATIO
1-CAR GARAGE + CARPORT

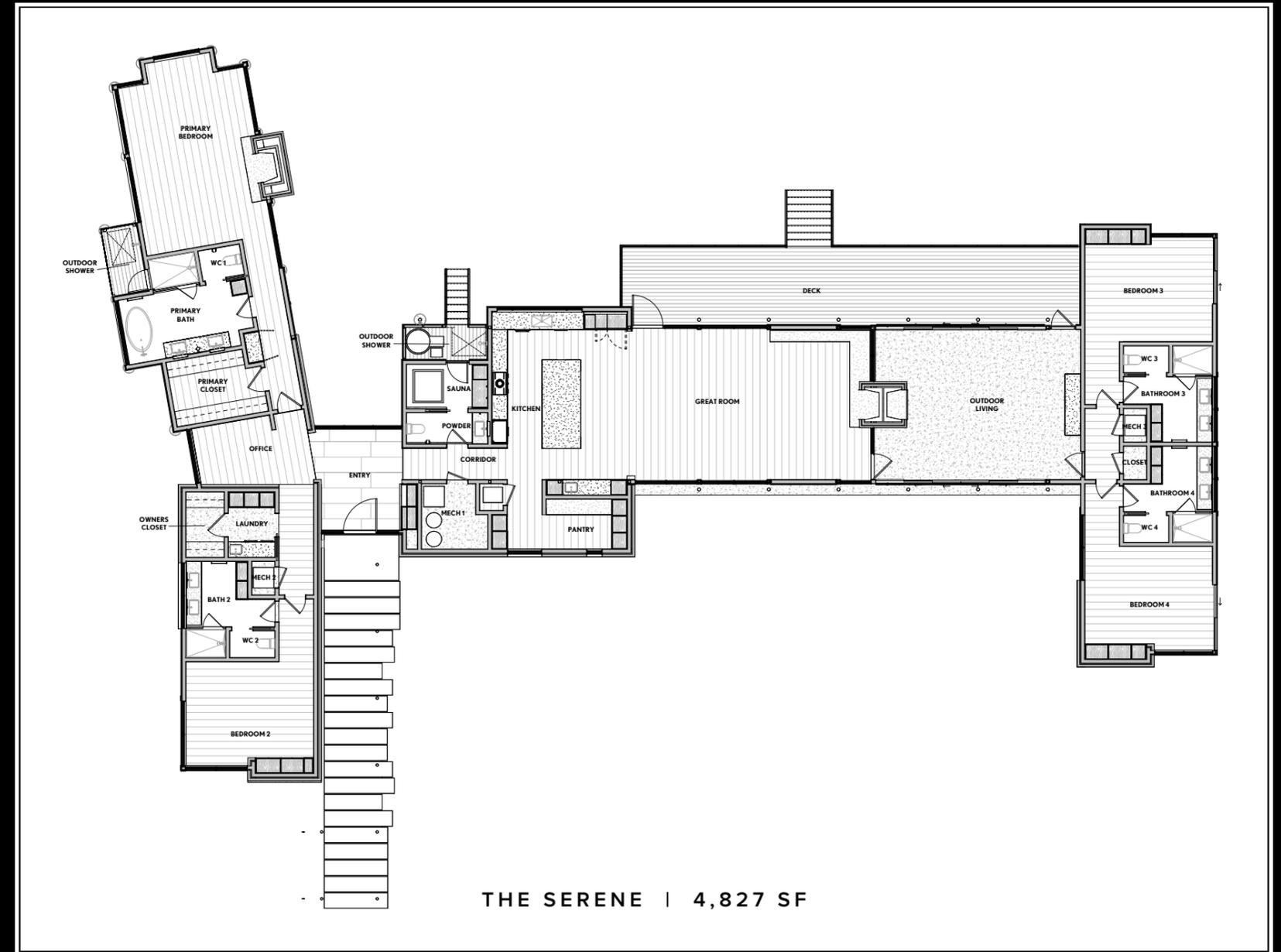
4 BEDROOMS
4.5 BATHROOMS
GREAT ROOM
OFFICE NOOK
OUTDOOR LIVING ROOM WITH
RETRACTABLE SCREENS

ENTRY COURTYARD
HEATED + COOLED 20' X 10' PLUNGIE® POOL
INDOOR SAUNA
OUTDOOR COLD PLUNGE TUB
2 OUTDOOR SHOWERS
OUTDOOR DECK
3 FIREPLACES + OUTDOOR FIRE PIT





THE SERENE



LAKE FLATO

ARCHITECTS

Lake Flato crafts environments that enrich communities and nurture life. Equal parts pragmatic and poetic, Lake Flato's work intentionally complements the diversity of our landscapes and the richness of our daily lives. Recognized as pioneers in sustainable design, the firm has received the Global Award for Sustainable Architecture and garnered 16 American Institute of Architects (AIA) Committee on the Environment Awards, more than any other firm. Twenty years after receiving the AIA's Firm of the Year Award, founders David Lake and Ted Flato were honored with the 2024 Gold Medal, the AIA's highest honor, recognizing individuals whose work has had a lasting influence on the theory and practice of architecture.





The #1 Wellness Resort in The Americas

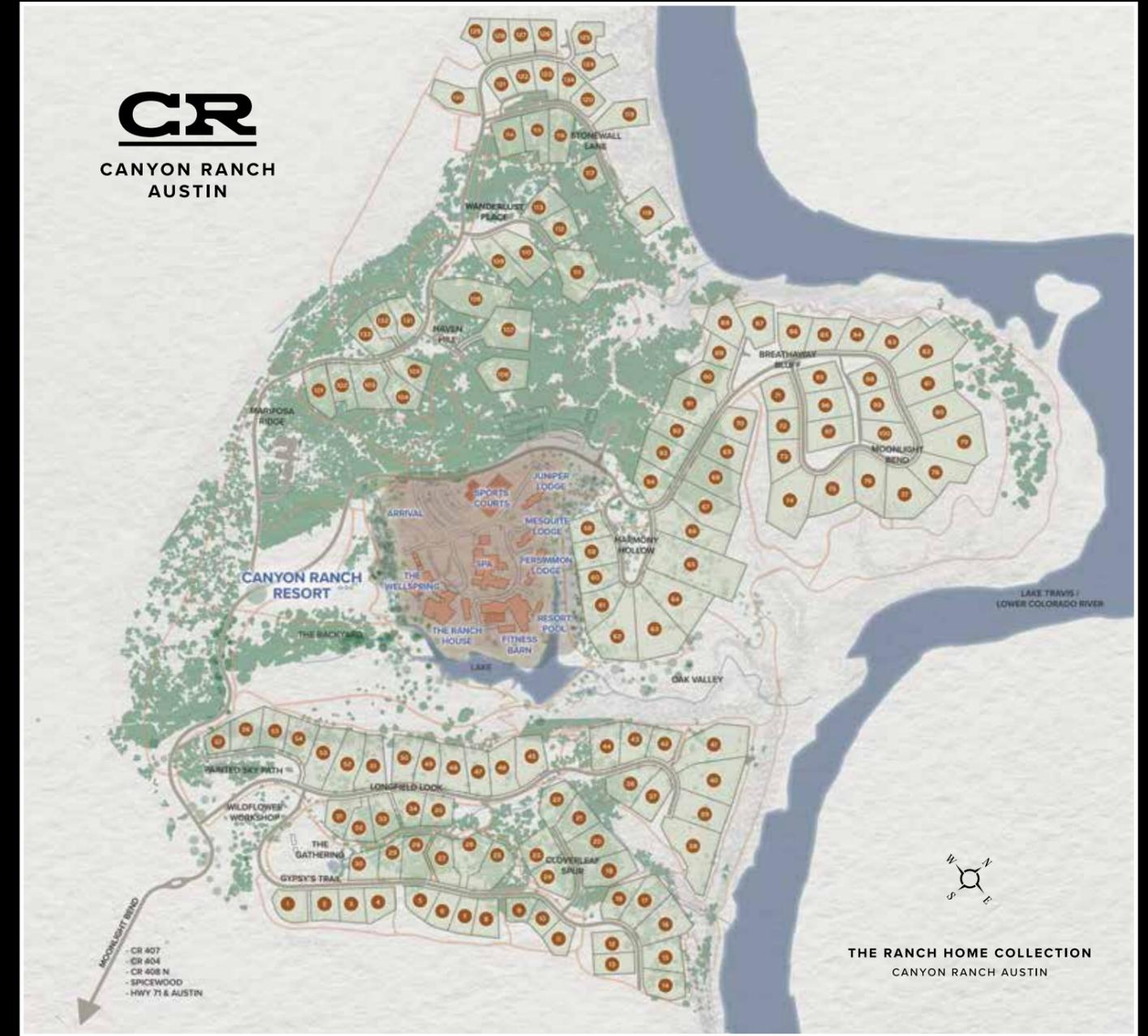
BY 2025 MICHELIN HOTEL GUIDE

CANYON RANCH TUCSON
#1 Wellness Resort in America 2025

CANYON RANCH LENOX
#1 Spa Resort in New England 2024

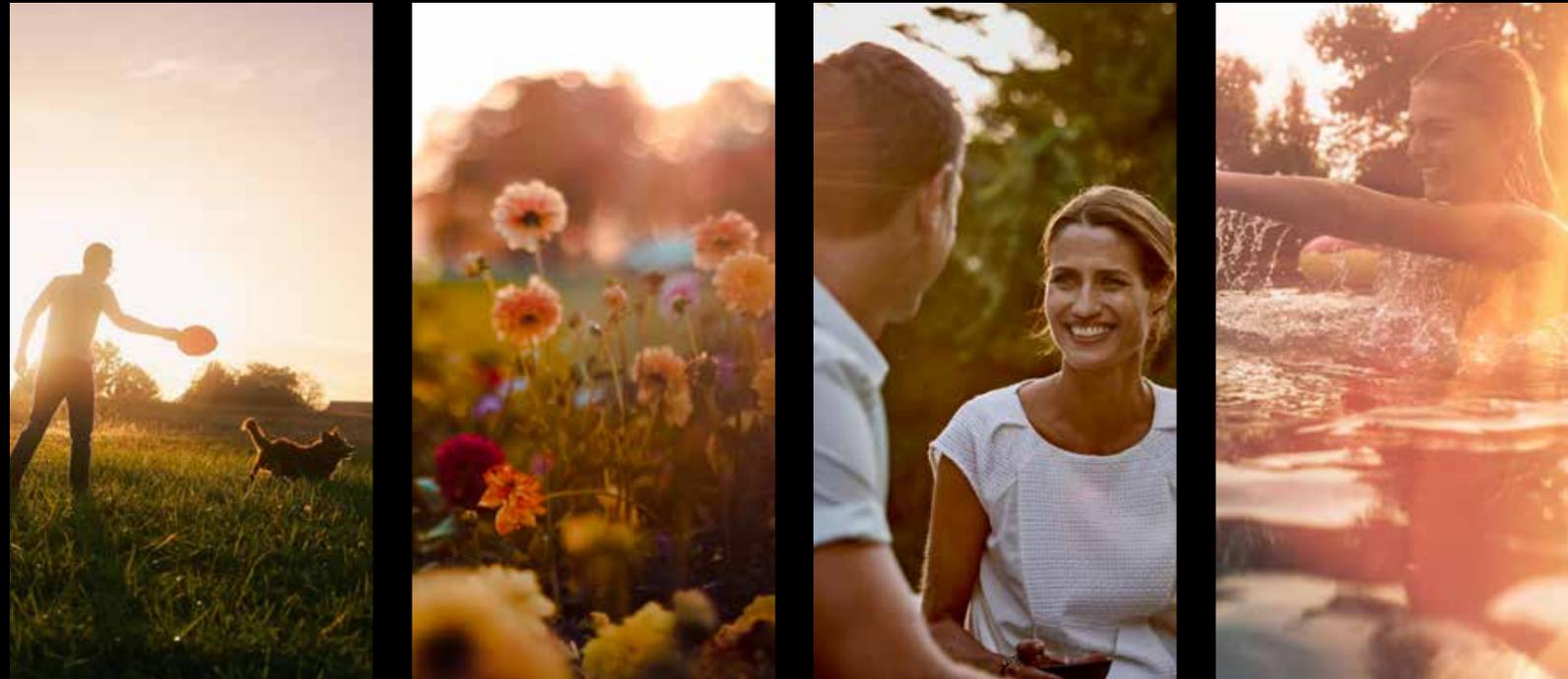


20 minutes to Bee Cave | 45 minutes to Downtown Austin | 70 minutes to Austin-Bergstrom Airport



SITE PLAN

Homeowner Amenities and Benefits



Life and living at Canyon Ranch means that your neighborhood includes one of the world's most legendary wellness resorts, with facilities for fitness, health and performance, dining, special events and programs and the largest spa in Texas. It also means that your community has its own heart, for homeowners and their guests. The Ranch Home Collection has been curated with a thoughtful set of amenities and benefits to make this home, your special place.

The Gathering at Gypsy's Trail

Set on over 2 acres near the intersection with Longfield Look, this is where homeowners come together at their own home base – a place and sense of community, special moments and occasions for residents and their friends and family of all ages. It is a small village core, of sorts, where you can meet, mingle, and move.

COMMUNITY CABIN

The town hall for homeowners – a café, cantina, workout and treatment rooms, a kids playroom, and a game parlor.

FAMILY POOL + PLAYSPEACE

For splashing or sliding, this is the cool and refreshing spot for kids of all ages. A shaded playscape alongside is perfect, too, for young outdoor adventurers.

EVENT LAWN

A flat and grassy lawn will host games, yoga, occasional pop-up markets and other activities.

HOMEOWNER GARDENS

Raised flower, vegetable, herb and fruit beds will offer homeowners with their own bounty of home-grown, fresh and healthy options.

DINING

A homeowner-only indoor/outdoor café with brick oven specialties, a cantina and ice cream service will be a hub for eats and treats.

DOG PARK

Bring your four-legged friends and family and, meet fellow pet owners for fun, exercise or a morning coffee, while your pup starts their day.

The Living Room at The Ranch House

The Ranch House is the heart of the Resort, with lobby, registration, arrival, meeting rooms and outdoor decks for days in warm sun and evenings under the stars. The Living Room is a lounge and social space for homeowners to relax, read, or enjoy a glass of wine before dinner. Your place, your space.

VIP Services for Homeowners

With a goal of making life easy, seamless and stress-free, Canyon Ranch offers a wide range of services for homeowners. Within the HOA, you'll find community security, trash/recycling, common area landscape and maintenance, mail/package service and more. Our White Glove program (at additional costs) includes: housekeeping, owner property landscaping, pool services, IT, transportation, grocery stocking, auto/golf cart maintenance/detailing and beyond.



Founder Membership Program

ONLY 35 INITIALLY OFFERED

-The Program Includes -

Canyon Ranch Austin Resort Club Family Membership

Waived initiation fee of \$200,000 and waived resort club dues until January 2028. Provides full access to facilities and programming on Resort Campus, including spa, dining, fitness, health and performance, outdoor adventures, pools, programming and more.

Premier Lot Selection

Your choice of first lots released in initial phase of development.

VIP Benefits Throughout the Canyon Ranch Network

Exclusive Founder and Homeowner events, discounted pricing for services and personalized Founder locker in Spa in Austin. And, a complimentary stay of four (4) nights for two (2) Founders at Canyon Ranch Tucson or Lenox, in 2026 and 2027.

Option of Your Home in Hotel Rental Pool

Limited to Founders only, with revenue-share on income and no minimum-participation requirements.

Preferential Pricing

Purchase discount of 30% off lot list price.

Concierge Medicine

First year of on-property concierge medical services initiation fee for two (2) Founders. (This is a \$10,000.00 value.)

Longevity8™ in Tucson

Our signature health and well-being offering, dedicated to helping our guests live younger longer. An exclusive four (4) night retreat provided complimentary for two (2) Founders. (This is a \$40,000.00 value.)

WHOOP Partnership Participation

State-of-the-art wearable metric program, connecting personal health data with Canyon Ranch providers to integrate care and conditions. (This is the only personal technology integration-with-care residential program of its kind in the world.)

Consideration | \$450,000.00 Additional details will be included in Founder Membership Agreement and Homeowner Resort Club Agreement.



Exclusively Represented by:

LAURA GOTTESMAN
BROKER

JENNIFER WELCH
BROKER ASSOCIATE

833.370.3323

WelcomeHome@CanyonRanchAustin.com

CANYONRANCHAUSTIN.COM

GOTTESMAN
RESIDENTIAL
REAL ESTATE

THIS IS NOT AN OFFER TO SELL, OR SOLICITATION OF OFFERS TO BUY REAL ESTATE IN STATES WHERE SUCH OFFER OF SOLICITATION CANNOT BE MADE. INFORMATION PROVIDED HEREIN THROUGH THE MARKETING MATERIALS OR MARKETING CENTER IS PRELIMINARY IN NATURE; CHANGES MAY BE MADE TO OUR PROJECT, INCLUDING BUT NOT LIMITED TO THE DESIGN, BUILDING HEIGHT, FLOOR PLANS, RESIDENCE SIZES, SERVICES, AMENITIES, AND PRICING. WE ARE IN COMPLIANCE WITH TITLE VIII OF THE CIVIL RIGHTS ACT OF 1968. WE HAVE NOT, AND WILL NOT, EITHER DIRECTLY OR INDIRECTLY, DISCRIMINATE AGAINST YOU OR ANY OTHER PROSPECTIVE PURCHASER ON THE BASIS OF RACE, COLOR, RELIGION, SEX OR NATIONAL ORIGIN. GOTTESMAN RESIDENTIAL REAL ESTATE IS LICENSED IN THE STATE OF TEXAS.