

KISSING TREE®

SAN MARCOS ★ TEXAS

OPEN FOR ADVENTURE

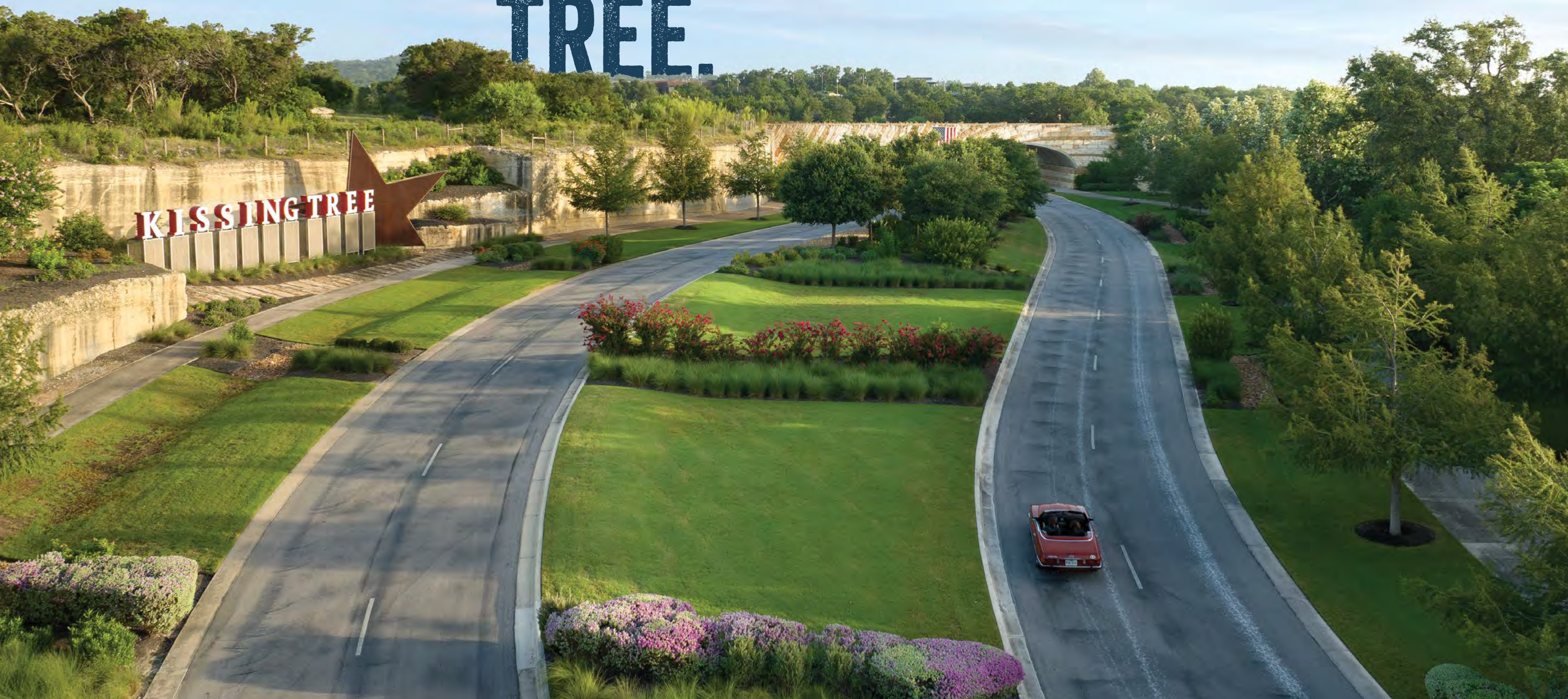


Brookfield
Residential



FIND YOURSELF AT KISSING TREE.

When you live at Kissing Tree, every day is what you make it. Start with a workout class at the Fitness Center followed by coffee with friends at Independence Hall. Or play a leisurely round of golf before relaxing by the resort-style pool. Dance beneath the stars to live music at the Biergarten. Enjoy Hill Country views from your back porch. You can be as active — or as relaxed — as you choose to be.





- 1 Welcome Center
- 2 Independence Hall
- 3 The Biergarten
- 4 Outdoor Resort-Style Pool

- 5 Indoor Lap Pool
- 6 Fitness Center
- 7 Pickleball Courts
- 8 Bocce Ball Courts

- 9 Putting Course
- 10 Driving Range
- 11 Tarbox & Brown Restaurant
- 12 Golf Proshop

- 13 Fine Arts Studio
- 14 The Depot
- 15 The Stump
- 16 The Guardhouse

PLAY EVERY DAY.



Discover our beautiful 18-hole semi-private golf course — the centerpiece of Kissing Tree’s green landscape. Residents and guests enjoy the lush rolling hills and Hill Country views on this Audubon-rated course.

This versatile course plays to a par of 72 and offers a wide range of tees from 4,955 to 6,522 yards — all professionally managed by Troon. Hit a few buckets of balls or blow off some steam and keep your long game strong at the driving range. Find out more and book tee times at [KissingTreeGolfClub.com](https://www.kissingtreegolfclub.com).

“*I love to play! Darts, bocce, bunco, games of all kinds, and of course golf!*”

— Ann Rathbun

HIT THE CLUBHOUSE

With indoor and outdoor dining, a bar, a golf cart barn, a golf pro shop, and our signature restaurant Tarbox & Brown, our Golf Clubhouse is sure to be your favorite hangout at Kissing Tree.

PUTTING COURSE

Grab a cool drink and your lucky putter and join your neighbors on the putting course. The current nine holes of the putting course wrap through The Mix under the shade of our local oaks.

GOLF PRO SHOP

Forgot your gloves? Lost your 5-iron in a water hazard? No problem. Our fully stocked pro shop features all the necessities, apparel, and golf gear by top brands including Callaway, Titleist, TaylorMade, and more.



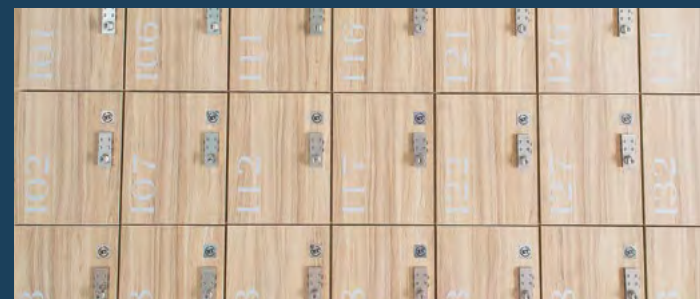
STAY OUT OF THE KITCHEN.



There's a reason pickleball is America's fastest growing sport! It's easier on the knees than tennis, offers great exercise, suits all ages, and is super social. We have 18 pristine pickleball courts — 4 covered, and 14 cut into the Hill Country limestone outside The Mix.



Each year, the Kissing Tree Pickleball Association hosts the Kissing Tree Pickleball Tournament, welcoming players in the 55+ age brackets for a weekend of competition play.



WE PUT THE ACTIVE IN ACTIVE ADULT.

Our residents love our two-story Fitness Center. Kissing Tree's beautiful state-of-the-art fitness center includes spa-like locker rooms, private rooms for massages, and movement space for classes.

Upstairs, the second story offers a cardio theater as well as a full array of free weights and machines, not to mention amazing views of the Texas Hill Country. Set up a one-on-one appointment with a personal trainer or try out a group class. Popular weekly offerings include yoga, pilates, spin, stretching, Zumba, line dancing, strength training, core work, and boot camp.

JUMP RIGHT IN.



Our resort-style pool might only be 3'10" deep, but that doesn't stop the Deep End Pool Club from making quite a splash.



WANT TO CATCH A FEW RAYS?

Grab a lounge chair by our outdoor resort-style pool to sunbathe, relax with a book, and order drinks and apps from Tarbox & Brown. Our outdoor pool features beach entry, lounge chairs, plenty of shaded seating, an infinity edge overlooking the Hill Country, and a fire pit. Soak in the hot tub or reserve a party cabana.

CHOOSE YOUR LANE.

Ready to swim? Rain or shine, our junior-Olympic-sized indoor pool offers lanes for laps and space for classes like Water Zumba and Aqua Aerobics. When the weather allows, the expansive glass doors roll up to let the outdoors in and show off our gorgeous Hill Country views overlooking the golf course.





WE'RE SAVING YOU A TABLE.



Named for the legendary stagecoach route that originally ran between San Antonio and Austin, Tarbox & Brown offers a rotating seasonal menu focused on delicious American and Texas fare with inspired dishes and comfort food.

Located at Kissing Tree's Golf Clubhouse, Tarbox & Brown is known for its huge outdoor patio overlooking the 9th hole, the perfect spot to host your next event.

The restaurant is open to the public from breakfast through dinner as well as for golf takeaway. Check TarboxAndBrown.com for specific hours and reservations.



FIND YOUR INDEPENDENCE.



Independence Hall, our beautiful community building, is the hub of social life here at Kissing Tree. Grab a drink with friends, play a game of pool or shuffleboard, hit a meeting in the Activity Classroom, or just enjoy relaxing in one of the many lounge areas.

“ We have made more friends in the last year at Kissing Tree than we’ve made in a lifetime. Everyone seems to want to get to know each other, and Kissing Tree has given us the amenities to be able to do that.

– The Andersons



OPEN YOUR ART.

Just inside the doors of Independence Hall, our Gallery Wall gives our talented residents a place to share their art with the community.



FEELING THIRSTY?

The indoor/outdoor bar features brews on tap as well as specialty cocktails made from the best spirits. Hungry? Order lunch from Tarbox & Brown. When the weather is nice, the glass garage doors roll up to bring in fresh air and provide access to the Biergarten.



PROST!

Just outside Independence Hall, something’s always brewin’ at the Biergarten. Enjoy a pint or two in the shade at the community table, or gather around the fire pit when temperatures get a little chilly.



WE’RE WITH THE BAND.

We love live music, and a lot of it happens on the covered stage just outside Independence Hall. You’ll hear 60s cover bands, Texas songwriters, and classic rock favorites — some of them featuring our own resident musicians. And, you can bet there will be a crowd out on the dance floor.



Looking for a fresh adventure? Love spending time outdoors? At Kissing Tree, there's always something new to try, whether it's bocce ball at The Mix or a rousing game of disc golf. Walk, run, hike, or bike as you enjoy the scenery on 18-miles of Hill Country natural trails and paved sidewalks that wind throughout the community.



Dogs go paws-itively crazy for meetups up with their four-legged friends at The Dogwoods, Kissing Tree's dog park.

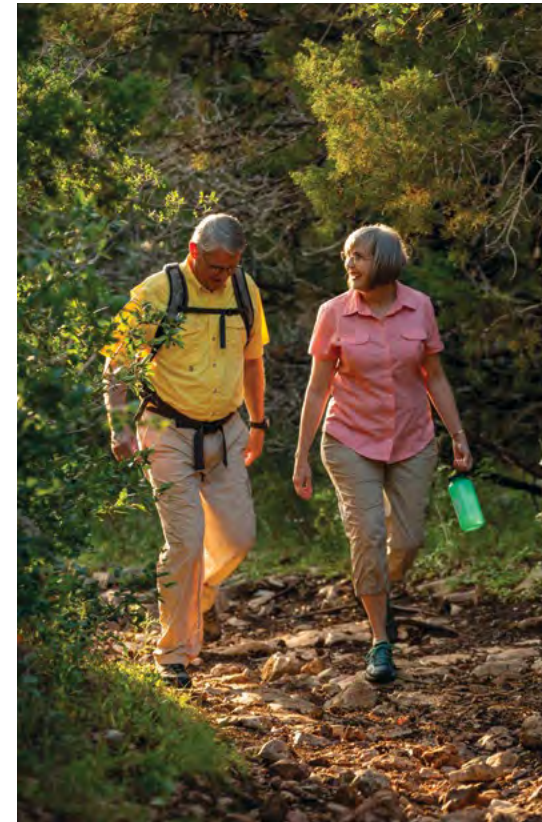
GREETINGS FROM SAN MARCOS



San Marcos is a historic small town with big city conveniences, and you don't have to look hard to find something that tickles your fancy. Cruise winding backcountry roads. Sip a beer at legendary live music spots like Gruene Hall or Cheatham Street Warehouse. Discover deals at the designer shops at the nation's largest outlet shopping center. Cheer on Bobcat football on Saturdays. Our bustling restaurants, bars, hospitals, and coffee shops serve a population of around 70,000.

San Marcos is in the Hill Country, and nature abounds. Locally, there are 1200+ acres of parkland, with cool rivers and springs to float and fish, clear lakes for boating, and amazing scenery and wildlife.

Wanna get away? Major airports in San Antonio and Austin are just 30 minutes up the road. But don't be surprised if you get homesick for resort-style living while you're gone!



12 BBQ RESTAURANTS



5 BREWERIES & WINERIES



2 MAJOR OUTLET MALLS



14 MUSEUMS & GALLERIES



7 HISTORIC DISTRICTS



4 AREA H-E-B GROCERY STORES



5 MEDICAL FACILITIES



8 VETERINARIANS



We love San Marcos, and Kissing Tree is just a plus to go with it. We love being in a college town!

– Jim & Elizabeth Bounds

GO BACK TO SCHOOL

Texas State University is only 5 miles away, and you're already admitted! Texans age 65 or older are eligible for free tuition for up to six credit hours per semester as long as space is available. Our TXST @ KT Speaker Series also includes tours of the campus, professors sharing their research, and lifelong learning opportunities!

LOCATION, LOCATION, VACATION

Why settle for a slice of Hill Country living when you can have all of Texas? When you live at Kissing Tree, you're surrounded by adventures in every direction.





FIND YOUR PEOPLE.



The Thoughtful Hearts

When Mary Young realized there were 21 women named Mary at Kissing Tree, the Thoughtful Hearts club was born with the mission of caring for the ill and bereaved. “We welcome everyone, not just Marys,” Mary says. “And we’re always looking for people who want to cook or deliver soup.”

Get creative!

Grand Central is our Fine Arts Studio featuring long tables, countertop space, and sinks. Groups have an art-friendly space for meetings, classes, and get-togethers.

We Love Wine Group

If you love wine, you’re not alone. This Foodie group meets once a month to try new varietals and chat about all things oenological. They even help KT’s Food and Beverage director choose wines. “It’s a great combination of educational and social events,” says committee member Linda Lacinski. “It’s a wonderful way to get to know people!”

KT Hill Huggers

As a life-long runner and running coach, Phil Hale has trained marathoners. But that’s not what the KT Hill Huggers are about. “This is more of a social group that just happens to run and walk,” Phil said. “We welcome all abilities and pace levels, including runners and walkers.” The group meets regularly for 3-mile runs, 5Ks, and fun runs.

Find your SPARK

Our SPARK program, put on by the HOA, is an application-based class for residents who want to be more involved in every aspect of the Kissing Tree community. Each year, a cohort of participants spend time learning about the history of the neighborhood and understanding its operations and governance.

“Kissing Tree is not just about a home. It’s about neighbors caring for one another, community, and living active together.”

– Martha & John Love



GRAB A FRIEND.

At Kissing Tree, there’s always some get-together in the making, whether it’s great live music at the Mix, a 20-mile bike ride through the Hill Country, a speaker at Independence Hall, or an art class at the Fine Arts Studio. Many of these activities and adventures are planned by our onsite Lifestyle Director. Our team works with resident groups to plan more than 100 activities each month, from classes and group meetings to parties and special events.

JOIN THE CLUB.

It would be hard to provide a comprehensive list of all the clubs and groups at Kissing Tree, but chances are good that whatever your interests, you can find people that share them. Not sure where to start? Our KT Tribes can be a good way to figure out where you feel most at home. Whether you’re a Foodie, Champ, Voyager, or Creator, there are endless ways to fill your days. Want to know more? Take a short quiz at CampKissingTree.com.





GET IN ON THE GOOD TIMES.



From the world-class golf course and pickleball courts to the indoor and outdoor pools to the Biergarten and Tarbox & Brown, the amenities here at Kissing Tree are truly second to none. But as beautiful as our amenities are, the best thing that's been built in Kissing Tree are the wonderful friendships. Come take a tour and meet the neighbors — we can't wait to meet you.

WE'RE HERE FOR YOU.

Whether you have questions about specific floor plans, you want to know about the latest availability, or you're looking to set up an appointment to experience life at Kissing Tree, our team can help. Learn more at [KissingTree.com](https://www.kissingtree.com).

KISSING TREE®

SAN MARCOS ★ TEXAS

A COMMUNITY BY
Brookfield
Residential | **B** 