

SUN CITY Neighborhood



Sun City Community Association Amenities



About Sun City

Located in historic Georgetown, Sun City Texas has become known for its natural beauty with breathtaking sunsets, endless Hill Country vistas, and luxurious amenities. This stunning community offers the charm of small-town living, yet is just minutes from the culture and excitement of Austin, the state capital. Its Texas locale also boasts an extremely affordable cost of living, favorable tax advantages, and beautiful climate year-round.

As the first Del Webb community in Texas, Sun City has become a destination for active adults with a passion for life. For recreation you'll enjoy three championship golf courses, world-class fitness centers, swimming, tennis, pickleball, bocce, horseshoes and fishing ponds, plus miles of walking trails. Three amenity centers offer art and craft studios, a woodshop, computer lab, billiards hall and meeting rooms for clubs and classes. The horticultural gardens, softball park and dog park also provide enjoyable opportunities for residents to engage in an active lifestyle in Hill Country.

Sun City Texas was launched in 1994 when the Del Webb Company purchased more than 7,000 acres of rolling ranch land on the western edge of the small Texas community of Georgetown. Home construction began in October, 1995, and by spring of 1996, Sun City Texas' first residents had moved in. Since then, the community has attracted more than 15,000 residents with a strong appetite for active living to this central Texas location. They are youthful in spirit and attitude and are committed to staying physically and intellectually healthy.

ABOUT THE AREA

Designated "The Most Beautiful Town Square in Texas," Georgetown offers many area attractions, including the historic Williamson County Museum and Williamson County Courthouse located on the downtown Square, Southwestern University, the first institution of higher learning in Texas, miles of hike and bike trails, monthly entertainment events and seasonal festivals as well as arts and cultural venues, plus shopping and dining locations for your pleasure.

LIFESTYLE & ACTIVITIES

Sun City delivers a variety of quality entertainment to the community. Whether you like to travel near or far, they offer trips to suit all lifestyles and preferences. On-site events include performances by bands, comedians, illusionists, cooking classes, and dances. An amazing volunteer trip planners coordinate and plan bus trips all over the state of Texas and other neighboring states.

GOLF

Sun City Texas is home to three of the best public golf courses in Central Texas: White Wing, Cowan Creek and our premier course Legacy Hills. With plenty of opportunities for weekend and evening play, Sun City Texas' public golf courses are the perfect place to have your next golf adventure or host your next tournament.



CLUBS, GROUPS & NEIGHBORHOODS

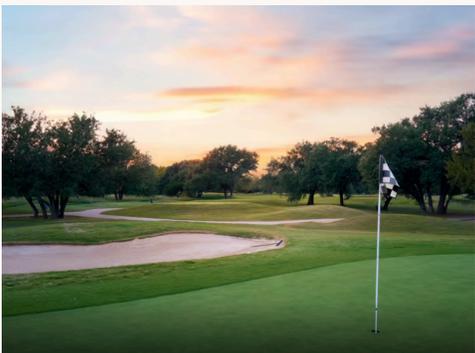
With more than 50 Chartered Clubs and Interest Groups, Sun City has something for everyone. Discover your new passion or revisit an old hobby like woodworking, hiking, quilting, gardening, billiards or photography.

ACTIVITIES

The community is generally oriented toward recent retirees. However, demographically, Sun City typically is not the last home where someone will live after retirement, but rather it is the first home of retirement for "active adults" who actively play tennis, golf, dance, do yoga or participate in numerous activities and clubs. These still-active retirees, typically between the ages of 55 and 65, are known as "Zoomers" as they are the active segment of the Baby Boom generation.



The Cowan Creek Activity Center is the latest of three activity centers to be built. There are three golf courses, a large central activity center (with a ballroom, meeting rooms, a library and business center), hobby facilities (including woodworking, computer lab, ceramics studio, dancing, and others), numerous pools, a lake for fishing, and many other recreational facilities. Two "satellite" activity centers are located across the development, each with a pool, aerobic and dance studios and many other facilities. There are clubs for almost any interest such as an active nature club that takes advantage of the 14 miles of nature walks and special ecological features of the site.



FITNESS

With four state-of-the-art fitness centers in Sun City Texas, there truly is something for everyone. The four centers offer eight swimming pools, six hot tubs, cardiovascular equipment, as well as free weights and weight machines. Over 150 fitness classes are offered at Texas Drive, Cowan Creek and Northpoint centers and individual personal training is offered at all fitness centers.



This suburban gem isn't just about leisure though. Sun City boasts a central location that provides easy access to outlets for necessary errands or recreational shopping trips alike. With the main Del Webb entrance and the Williams/Del Webb Dr. entrance, residents can easily venture out to the surrounding areas and take advantage of the local amenities.

Once you're home in Sun City, it's about relishing the tranquil and quiet evenings, soaking in the breathtaking Texas sunsets or winding down on a screened porch after a day filled with activities. From spectacular views to the convenience of major highways and nearby activities, Sun City Texas proves itself as an exceptional place to call home.



AMENITIES IN THE COMMUNITY OF SUN CITY

- Two fitness centers with state-of-the-art exercise equipment, indoor pools for lap swimming and aerobics, and resort-style outdoor pools. A wide variety of group exercise classes available, as well as personal training
- Three golf courses for year-round play. Residents enjoy reduced fees.
- Lighted tennis courts, pickle ball courts, bocce ball courts
- Nature trails and walking paths
- Soft ball field
- Dog park
- Horticulture gardens
- Fishing pond
- High-tech computer center
- State-of-the-art woodworking center
- Fully appointed arts & crafts center, including stained glass, pottery, quilting, photography, visual arts, and more
- Social Center with ballroom and library
- Billiards room
- Playscape for visiting grandchildren
- Over 145 clubs, special interest groups, and service organizations.
- Community Association dances twice a month, ranging from 40's ballroom, to rock 'n roll, to country western, and more. Plus special events for New Year's, Valentines, and other special occasions
- Community activities including movies, lectures, concerts and more
- Sun City Fairs including: Focus on Food Fair, Book Fair, Jewelry Bazaar, Health Fair, Home & Garden Show, Arts & Craft Fair, Non-Profit Fair
- Day and overnight trips to experience the history, culture, and scenic beauty of the Central Texas and beyond, as well as popular sporting and shopping venues, and adventure outings such as zip lining and sky diving
- Extended travel opportunities the country and the world

Within Sun City there are a limited number of commercial establishments including a restaurant, a convenience store/gas station, a wine store, bank, golf cart shop, dentist, physical therapy, pharmacy, postal store and others. A major grocery store and drug store are two-miles from the entrance to Sun City. A Scott & White Clinic is adjacent to Sun City and other high-quality medical facilities are readily available. Air travel is easily accessible to accommodate your travels and visits of family and friends.