

# YOUR *Community*

## Community Information

### Homeowner's Association

HOA: \$900 Annually  
Cap Fee: \$500  
Transfer Fee: \$250

### School District

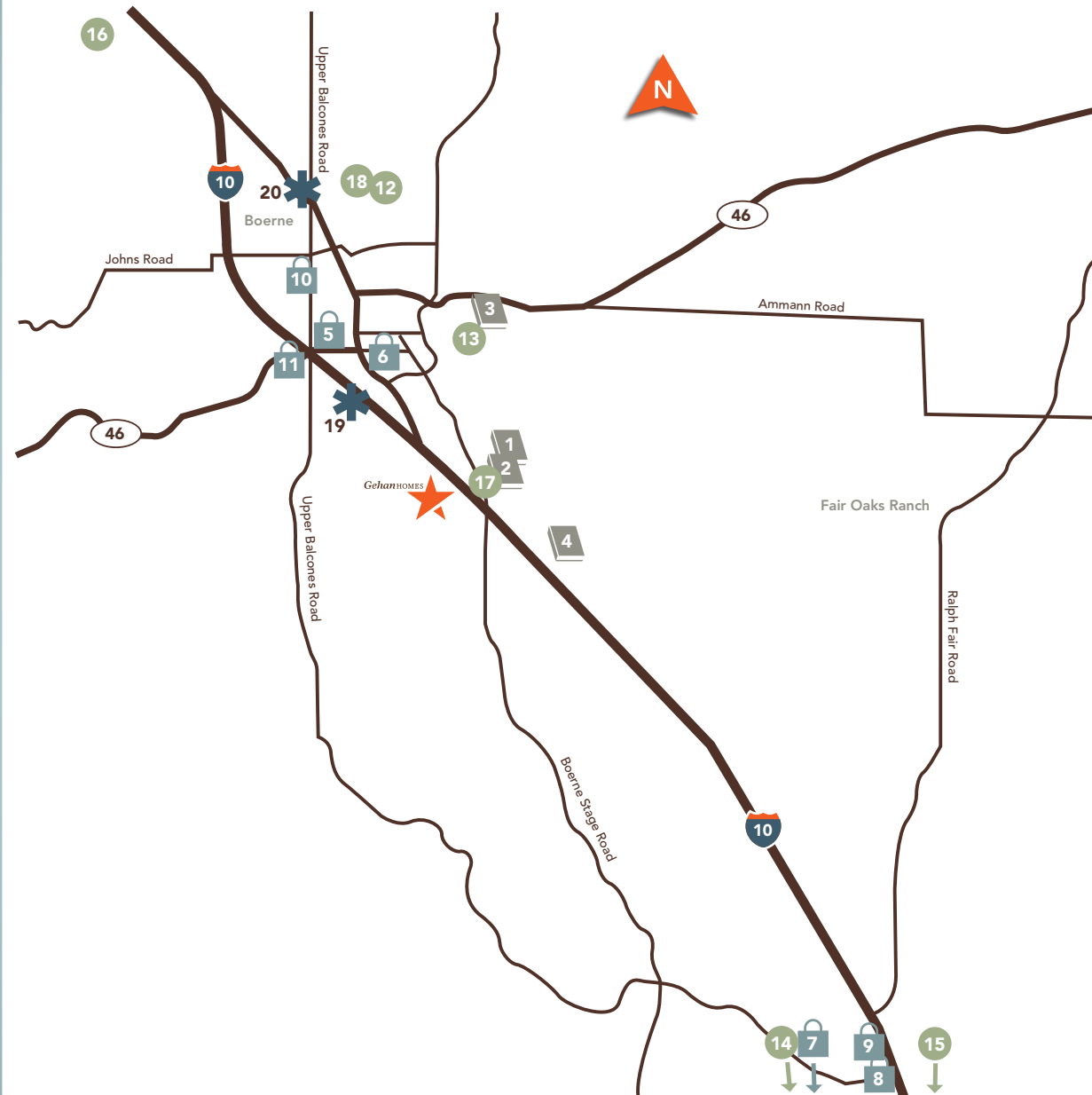
**Kendall Elementary School**  
141 Old San Antonio  
(830) 357-4600

**Boerne Middle School South**  
10 Cascade Caverns Road  
(830) 357-3399

**Champions High School**  
201 Charger Boulevard  
(830) 357-2600

### City Taxes

TOTAL: 2.1577  
Per \$100  
Assessed Value



## ★ *Regent Park*

### Schools

- 1 | Kendall Elementary School
- 2 | Boerne Middle School South
- 3 | Champions High School
- 4 | Geneva School of Boerne

### Shopping

- 5 | H.E.B. Plus
- 6 | Walmart Supercenter
- 7 | The Shops at La Cantera
- 8 | H.E.B.
- 9 | Walmart
- 10 | Main Plaza Park
- 11 | Home Depot

### Recreation

- 12 | Boerne Convention & Community Center
- 13 | Cibolo Nature Center
- 14 | Six Flags Fiesta Texas
- 15 | Top Golf San Antonio
- 16 | Boerne Lake
- 17 | AMC Movie Theater
- 18 | Northside Community Park

### Hospitals/Clinics

- 19 | Methodist Boerne Emergency Center
- 20 | St. Lukes Baptist Hospital

# Gehan *HOMES*

## Regent Park



830.981.5318 | 114 Kingston Court | Boerne, TX 78006

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gehanhomes.com



# YOUR *Home*

## Standard Features

### Exterior Design

- **High-quality American-made Clay Brick Construction with Traditional Architectural Detailing**
- Multidimensional Layered Fiberglass-asphalt Shingles
- Professionally Landscaped Yards with Upgraded Shrub Package
- **Sod and Trees to Complement Landscape Plan**
- **Sprinkler System in Soded Areas**
- **Large, Covered Patio**
- Weatherproof Electric Outlets in Front and Rear
- Exterior Hose Bibs in Front and Rear
- Cast Stone Keystones and Address Block (per elevation)
- **8' Solid Alder Wood Front Door with Decorative Satin Nickel Handle Set**
- Fiber-Cement Exterior Siding, Soffit and Fascia for a Low-maintenance Exterior
- Decorative Black Coach Lamps
- Low-maintenance Metal Garage Door or Designer Wood-trimmed Metal Garage Door (per elevation)
- Front Gutters (may vary per community requirements)
- Fully Sheetrocked and Painted Garage
- Full-lite Glass Rear Door

### Interior Design

- Professional Interior Design Consultant to Assist in Color and Option Selection Process
- Hand-laid 12" Ceramic Tile in Entry, Kitchen and Breakfast Area, All Baths and Utility
- **Elegant Rounded Sheetrock Corners in All Areas Except Windows**
- Two-tone Wall and Wood Trim Paint to Highlight Architectural Features
- 220V Dryer Outlet
- **8' Cheyenne Raised Panel Interior Doors (First Floor) with Satin Nickel Hardware and Lever Handles**
- **Fireplace with Custom Cast Surround and Mantle**
- Multi-speed Ceiling Fan with Light Kit in Family Room, Master Bedroom, Gameroom and Study (per plan)
- Separate Full-sized Utility Room with Built-in Shelving
- Pre-wired (RG-6) for TV in Master Bedroom, Family Room and Gameroom (per plan)
- **5 1/4" Baseboards and 3 1/2" Casing Throughout**
- Lighted Attic Access with Hide-away Pull-down Stairs
- Wood Cabinets in Master and Secondary Baths to Match Kitchen Cabinets
- Elongated Commodes in All Baths
- **Granite Vanity Countertops with Undermount Sinks in Full Baths**
- Pedestal Sink with **Moen®** Boardwalk Chrome Faucet and Framed Mirror in Powder Room
- Sterling® by Kohler® Composite Bath Tubs with 12" Tile Surround in Secondary Baths
- Satin Nickel Hardware and Lighting Fixtures

### Gourmet Lifestyle Kitchen

- **Granite Countertops** with 12" Ceramic Tile Backsplash
- **36" and 42" Castle-style Wood Cabinetry**
- Spacious Sun-lit Breakfast Area (per plan)
- **Whirlpool® Stainless Steel** Appliances Including:
  - 30" Cooktop with Vent Hood
  - Built-in Oven and Microwave in Separate Cabinet
  - **Energy Star®** Qualified Multi-cycle Dishwasher
- 8" Deep Stainless Steel **50/50 Undermount** Sink with **Moen® Camerist** Single-handle Faucet and Vegetable Sprayer
- Garbage Disposal
- Recessed Can Lighting

### Elegant Master Suite

- **Granite Vanity with Dual Undermount Sinks**
- Luxurious Garden Tub with **Moen®** Boardwalk Chrome Faucets and **Ceramic Tile Skirt and Backsplash**
- Separate Free-standing Shower Enclosure with Tile Surround and Fiberglass Pan
- 42" Height Framed Mirrors in Master Bath
- Built-in Cosmetic Area / Raised Master Bath Vanity (per plan)
- Large Walk-in Closet
- Medicine Cabinet
- Quiet Sitting Areas with Creative Window Design (per plan)

### Safety and Energy Features

- **Preplumb for Water Softener System**
- **Radiant Barrier Roof Decking**
- **Energy-efficient Vinyl Windows Throughout with Low E3 Glazing**
- **50-Gallon Energy-efficient Water Heater**
- **R-38 Insulation in Attic (R-22 in sloped ceilings)**
- R-13 Insulation in All Exterior Walls (excluding garage)
- **Honeywell®** Programmable Thermostat
- Lennox® 14-SEER Cooling/Heating System (dual zone in two stories) with **R-6 Ductwork**
- Security System – Intrusion Alarm on Exterior Doors with Attic Siren and One Keypad (excludes house to garage door)
- Smoke Detectors with Battery Backup for Continuous Operation
- Poly Sealant on Exterior Walls, Windows, Doors and Base Plates
- Attic Air Flow Ventilation with Soffit and Roof Venting
- Water-conserving Commodes
- All Exterior Doors Professionally Weather-stripped
- Pre-wired for Garage Door Opener

### Quality Features

- 10-Year Limited Warranty
- Professionally Engineered Post-tension Foundations
- **On-site Framing (not pre-fab)**
- Professionally Engineered Floor Joist System



# YOUR *Neighborhood*

## Life at Regent Park

Spanning over 7 acres, Regent Park is a beautifully scenic community located off IH-10 in Boerne, Texas. The neighborhood offers gorgeous Texas hill-country appeal paired perfectly with convenient access to the city.

## Amenities

- Community Parks, Walking Trails & Scenery
- Located conveniently near IH 10
- Nearby Elementary, Middle & High Schools
- Minutes from Shopping, Dining and Entertainment in Boerne & San Antonio

