YOUR *Community*

Community Information

Homeowner's Association

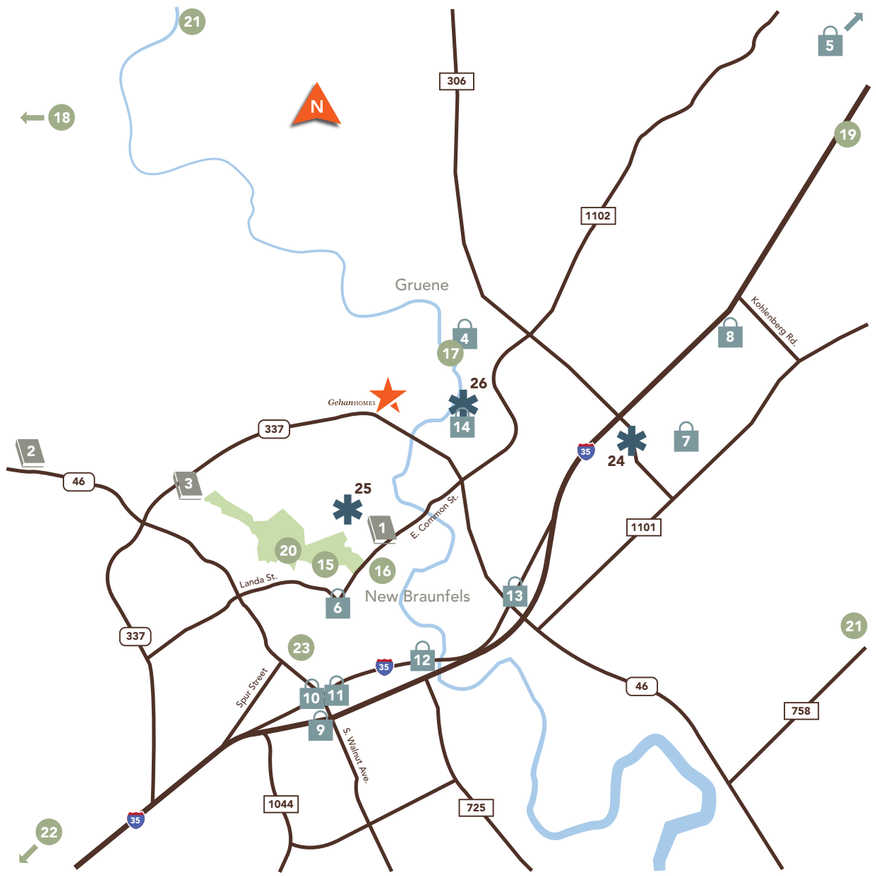
HOA: $50 Annually
Cap Fee: TBD
Transfer Fee: TBD

School District

Lamar Elementary School
240 N. Central
(830) 627-6890
Oak Run Middle School
415 Oak Run Point
(830) 627-6400
New Braunfels High School
2551 Loop 337
(830) 627-6000

City Taxes

TOTAL: 1.7565
Per $100
Assessed Value



The Settlement at Gruene

Schools

1 | Lamar Elementary School
2 | Oak Run Middle School
3 | New Braunfels High School

Shopping

4 | Gruene Antique Company
5 | San Marcos Outlets
6 | New Braunfels Farmers Market
7 | Town Center at Creekside
8 | H-E-B Plus
9 | Walmart Supercenter
10 | Walnut Square
11 | H-E-B
12 | CVS Pharmacy
13 | Walgreen's
14 | Gruene Road Pharmacy

Recreation

15 | Texas Tubing
16 | Schlitterbahn
17 | Gruene Hall
18 | Dry Comal Creek Vineyards
19 | Texas Ski Ranch
20 | Landa Park Golf Course
21 | New Braunfels Regional Airport
22 | Animal World & Snake Zoo
23 | McKenna Children's Museum

Hospitals/Clinics

24 | CHRISTUS Santa Rosa Emergency Center
25 | CHRISTUS Santa Rosa Hospital
26 | Gruene Lake Medical

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Association Fees, Schools and Taxes are estimates only and are subject to change. See local taxing authorities and ISD for most current information. All Items shown are an artist's rendering regarding planned community designs and amenities and are subject to change without notice.
The Settlement at Gruene 4.20.17*

Gehan HOMES

The Settlement at Gruene

Classic Series

210.546.1904 | 1354 Oaklawn Drive | Gruene, TX 78130

EQUAL HOUSING OPPORTUNITY

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
- **Full Sod and Trees to Complement Landscape Plan**
- **Full Yard Sprinkler System in Soded Areas**
- **Large, Lighted, Covered Patio**
- Weatherproof Electric Outlets in Front and Rear and 1 Side
- Exterior Hose Bibs in Front and Rear
- Cast Stone Address Block and Keystones (per elevation)
- **8′ Solid 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
- 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 (per plan)
- 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 Ceramic Tile Surround in Secondary Baths
- Satin Nickel Lighting Fixtures
- Prewire Cat 5 Data Line in Kitchen, Study, Desk Option or Tech Center (per plan)

Gourmet Lifestyle Kitchen

- **Granite Countertops** with Ceramic Tile Backsplash
- **36″ to 42″ Castle-style Wood Cabinetry (per plan)**
- Spacious Sun-lit Breakfast Area (per plan)
- **Whirlpool® Stainless Steel** Appliances Including:
  - 30″ Cooktop with Vent Hoodto Exterior
  - 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 with Vegetable Sprayer
- Garbage Disposal
- Recessed Can Lighting
- Convenient Ice Maker Hookup

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 Glass 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

- **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)
- Programmable Thermostat
- Lennox® 14-SEER Cooling/Heating System (dual zone in two stories) with **R-6 Ductwork (per plan)**
- Security System – Intrusion Alarm on Exterior Doors with One Keypad
- 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
- Energy Efficient Weather-stripped Exterior Door

Quality Features

- 10-Year Limited Warranty
- Professionally Engineered Post-tension Foundations
- **On-site Framing (not pre-fab)**
- Professionally Engineered Floor Joist System on 2-Story

Prices, promotions, incentives, floor plans, elevations, dimensions, specifications, materials, and availability of homes are subject to change without notice or obligation.

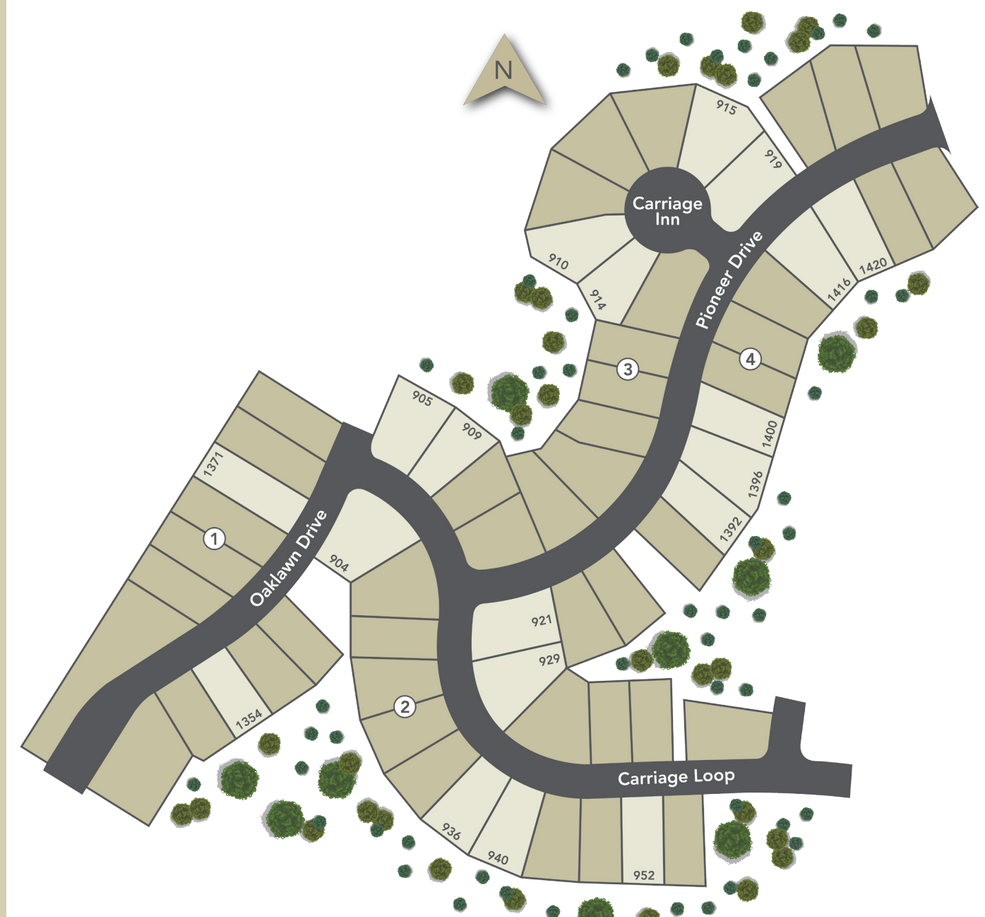
YOUR *Neighborhood*

Life at The Settlement at Gruene

The Settlement at Gruene is a 240-lot development, showered with mature trees and located in the historic city of Gruene. Served by the highly-acclaimed New Braunfels ISD and within walking distance of Gruene Hall and the Guadalupe River, this conveniently located community Is highly sought after and perfect for the active family.

Amenities

- Hill Country Lifestyle
- Wooded Homesites
- Walking Distance from Historic Downtown Gruene
- Walking Distance from the Guadalupe River
- Easy Access to I-35
- Minutes from Shopping, Dining and Entertainment



Plat 1 | REL. 03.06.17*