YOUR Community

Community Information

Homeowner's Association HOA: \$720 Annually Cap Fee: \$750 Other Fees: \$125

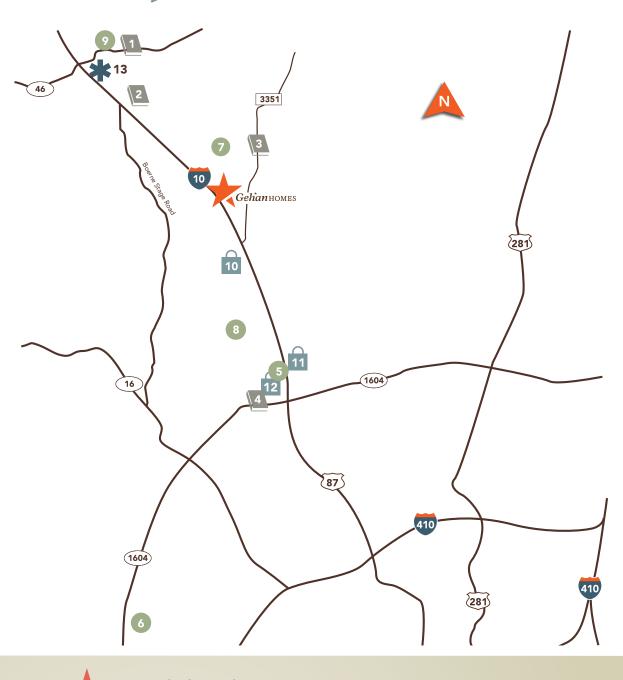
School District

Fair Oaks Ranch Elementary School 29085 Ralph Fair Road (830) 357-4800 Boerne Middle School South #10 Cascade Caverns (830) 357-3300 Samuel V. Champions High School 201 Charger Blvd. (830) 357-2600



City Taxes

TOTAL: 2.13 Per \$100 Assessed Value



Schools

- 1 | Samuel V. Champions High 5 | Six Flags Fiesta Texas School
- 2 | Boerne Middle School South
- 3 | Fair Oaks Ranch Elementary 8 | Friedrich Wilderness Park School
- 4 | UTSA

***** Sablechase

Recreation

- 6 | SeaWorld
- 7 | Fair Oaks Country Club
- 9 | Downtown Boerne

Shopping

- 10 | HEB 11 | The Rim
- 12 | The Shops at La Cantera
- Hospitals/Clinics
- 13 | Methodist Boerne **Emergency Center**



210.698.0353 | 8003 Rustic Chase | Boerne, TX 78015

hase - Premier 04.20.17





Sablechase **Premier Series**





YOURHOME

Standard Features

Exterior Design

- High-quality American-made Clay Brick **Construction with Traditional Architectural** Detailing
- Cast Stone Address Blocks and Keystones (per plan) Professionally Landscaped Yard with Upgraded Shrub
- Package Full Sod and Tree to Complement Landscape Plan
- Full Yard Sprinkler System
- Fiberglass-asphalt Shingles with Minimum 20/30-Year Limited Warranty (per community)
- Large, Private Lighted Patios (uncovered)
- Weatherproof Electric Outlets in Front and Rear and 1 Side
- Exterior Hose Bibs in Front and Rear
- 8' Insulated, Raised 6-panel Fiberglass Front Door
- Fiber-Cement Exterior Siding, Soffit and Fascia for a Low-maintenance Exterior
- Fully Sheetrocked and Painted Garage
- Decorative Black Coach Lamp
- Low-maintenance Metal Garage Door or Designer
- Wood-trimmed Garage Door (per elevation)
- Full-lite Glass Rear Door
- Front Gutters (may vary per community requirements)
- Custom Catch Basin Drainage • Full Front Gutters

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)
- Pre-wired (RG6 Quad) for TV in Master Bedroom,
- Family Room and Gameroom (if applicable) 220V Dryer Outlet
- **Granite Vanity Countertops with Undermount Sinks** in Full Baths
- Pedestal Sink with Moen® Chateau Faucet and Framed Mirror in Powder Room
- Sterling[®] by Kohler[®] Composite Bath Tub with Ceramic Tile Surround
- Wood Cabinets in Master and Secondary Baths to Match Kitchen Cabinets
- Two-tone Paint to Highlight Architectural Features
- Monterrey Drag Textured Ceilings and Walls
- Roman Raised Panel Doors with Satin Nickel Hardware
- Multi-speed Ceiling Fans with Light Kit in Family Room, Gameroom and Study (per plan)
- Separate Full-sized Utility Room with Built-in Shelving
- 3 1/2" Baseboards and 2 1/2" Casing Throughout
- Lighted Attic Access with Hide-away Pull-down Stairs (per plan)
- Satin Nickel Light Fixtures
- Pre-Wire for 5.1 Surround Sound in Media room and 4 Can Lights (if applicable)
- Prewire Cat 5 Data Line in Kitchen, Study, Desk Option or Tech Center (per plan)

Gourmet Lifestyle Kitchen

- Granite Countertops with 12" Ceramic Tile Backsplash
- Kitchen Island (most plans)
- Spacious Pantry and Sun-lit Breakfast Area (per plan)
- 36" Wood Cabinets with Crown Moulding
- Whirlpool[®] Stainless Steel Appliances Including: - 30" Range with Self-clean Oven
- Space Maker Microwave
- Energy Star[®] Qualified Multi-cycle Dishwasher
- Stainless Steel Sink with Garbage Disposal and Single-handle Moen[®] Faucet with Vegetable Spraver
- Convenient Ice Maker Hookup
- Recessed Can Lighting

Elegant Master Suite

- Luxurious Garden Tub with Ceramic Tile Skirt and 12" Tile Backsplash
- Separate Free-standing Shower with Fiberglass Shower
- Pan, Tile Surround and Glass Shower Door **Granite Vanity Tops with Undermount Sink**
- Large Walk-in Closet
- Moen[®] Plumbing Fixtures
- 42" Height Mirrors
- Second Lavatory in Master Bath

Safety and Energy Features

- **Radiant Barrier Roof Decking**
- 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 (zone control
- system with damper in two-story plans) with **R-6 Ductwork** Energy-efficient Vinyl Windows with Low E3 Glazing
- 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
- 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



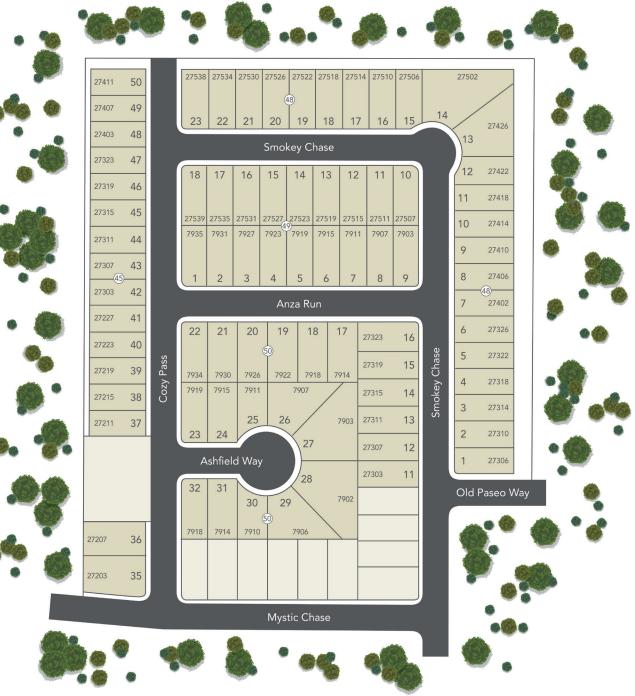












YOUR Neighborhood

Life at Sablechase

Come home to Sable Chase, just minutes from San Antonio. Live it up on Main Street in Boerne, featuring Market Days and numerous art galleries and exhibits. Spend weekends in the great outdoors with numerous parks, caves, lakes and trails all waiting to be explored.

Amenities

- Flexible Floor Plans
- Boerne ISD
- Park and Playground

- Minutes to IH 10
- Conveniently Located
- Minutes from Shopping, Dining and Entertainment

Plat 1 | REV. 07.05.16*