



Kallison Ranch | San Antonio, TX



Welcome home to Kallison Ranch by CastleRock Communities. This stunning new community is conveniently located minutes away from downtown San Antonio and the excellent amenities the city has to offer. The kids will never be bored, especially since Sea World and Six Flags Fiesta Texas are so close by. When summer's over, children will attend the exemplary schools inside Northside ISD. Within the community, there are a variety of amenities that the whole family will enjoy including a pool, pond, splash area and pavilion. New homes by CastleRock are filled with personalized finishes and upgrades that will allow you to turn your homebuying dreams into a reality. Visit CastleRock at Kallison Ranch today - we can't wait to build your new home!

Kallison Ranch

14413 Gold Rush Pass, San Antonio, TX 78254

Phone (210) 437- 0863

Model: Concho Plan

Colleges

UTSA	210-458-4011
Northwest Vista College 3535 N Ellison	210-348-2000
SW Texas State University	210-645-1707

Community Schools

Award-Winning Northside ISD! www.nisd.net	210-379-8500
Henderson Elementary School	210-398-1050
Folks Middle School	210-398-1600
Harlen High School	210-398-2200

Preschools & Daycares

Children's Lighthouse Learning Center	210-256-2223
Kids R Us	210-681-5437
Country Home Learning Center	210-688-0393

Emergency Services - Dial 911

Sheriff	210-335-6000
Fire Department	210-695-3572
Emergency	911

Medical Facilities

Wilford Hall Medical Center	210-292-7100
Lackland AFB	
Westover Baptist Medical Campus	210-572-0911
Christus Santa Rosa Hospital	210-706-8400

Local Utility/Service Providers

Bexar Met	210-922-1221
SAWS	210-704-7297

Local Post Office

US Post Office (Leon Valley)	210-520-5962
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Property Tax Information

Northside ISD	1.375
Bexar County	0.846
Total Tax Rate (before homestead)	2.22

Homeowner's Association

Annual Fee	\$480
First Service Residential HOA	210-876-6515

Shopping & Entertainment

The Rim
 The Shops of La Cantera
 Alamo Ranch Shopping Center
 Six Flags Fiesta Texas
 Casa Blanca Movie Theater
 Seaworld

Shopping-Retail

The Rim
 The Shops of La Cantera
 Alamo Ranch Shopping Center

Restaurants

Olive Garden
 Buffalo Wild Wings
 Logan's Roadhouse
 BJ's Brewery
 Red Robin Gourmet Burgers

Recreation

Government Canyon Park
 Medina Lake



Kallison Ranch

Cobalt Series Homes

EXTERIOR DETAILS

- Beautifully designed elevations with 6:12 roof pitches
- Brick on front elevations per plan
- 25-year Black Shadow shingles
- White frame windows with screens on operable windows
- Cementitious fiber cement siding, fascia, soffit & trim
- Insulated raised-panel fiberglass entry door
- 9100 Series insulated steel garage door with pre-wire for automatic opener
- 3X3 broom finished concrete rear patio
- 16-foot driveway with 3-foot privacy walk to entry
- Custom address block

ELEGANT INTERIORS

- 9' ceiling heights in primary living areas and master per plan
- Square edge sheetrock corners throughout
- Raised panel interior doors with decorative casing
- Nickel finish door hardware
- Dragged Monterey texture at ceilings and walls
- Choice of one-color interior with PPG paint
- Decorative wood base throughout home
- Nickel finish ceiling fan with light kit and oak-colored blades in family room
- Kichler designer light fixtures

CHEF'S KITCHEN

- Flat panel birch cabinets with 42-inch uppers
- GE slide in gas range, dishwasher and space saving external venting microwave
- Flush-mounted LED down lighting at kitchen per plan
- Granite countertops with ceramic tile backsplash
- Undermount stainless steel dual bowl sink with garbage disposal
- Chrome double lever Delta faucet
- Garbage disposal at kitchen sink

LUXURIOUS BATHS

- Round water saver commodes
- Bath cabinetry will match kitchen selection
- Cultured marble countertops with square edge and integral rectangular sinks (dual vanities per plan)
- Oversized soaker tub with arm rests in master bath
- Master bath has separate tub and shower with 6X6 white tile shower and tub surround over hardibacker and garden window
- Secondary bathtub/shower has 6X6 white tile over hardibacker
- Chrome bath accessories (faucets and hardware)
- White pedestal sink and decorative mirror at powder per plan

DESIGNER FLOORING

- Choice of ceramic tile at entry, kitchen/breakfast, baths, and utility
- Carpet over 3/8-inch pad
- Professional decorator assistance with one 2-hour appointment

ENERGY EFFICIENCY FEATURES

- Energy efficient Energy Plus program by CastleRock
- 16 SEER Lennox HVAC system with environmentally friendly 410A refrigerant, fresh air intake and media filter
- Gas-fired tankless water heater sized per plan
- Ridge vent, soffit vent and air hawk attic ventilation per plan
- Poly seal on all base plate and wood penetrations to exterior
- Energy Efficient 9800 Series LowE366 Vinyl Windows
- Electric washer/dryer connections
- Minimum of 80% high efficiency lighting

ENGINEERING & ADVANCED COMFORT TECHNOLOGY

- Professionally engineered and designed post-tension foundations
- Engineered framing designs
- Smoke detectors in bedrooms and halls with battery back-up
- PEX water distribution system with main water shut-off access
- Copper wiring with protective housing on exterior GFCI outlets
- Media outlet (data line & cable TV) at family room per plan
- Cable TV pre-wire at master and game room per plan
- Lighted front entry doorbell
- One exterior coach light at garage

LANDSCAPING PACKAGE

- Eight 5-gallon shrubs in front yard
- Two 4" caliper oak trees in front yard
- Fully sodded front, side, and rear yards
- Rain diverters at exterior doors per plan
- Two exterior hose bibs per plan with anti-siphoning device
- 6-foot privacy fence at rear yard with one gate.

CUSTOMER SERVICE HIGHLIGHTS

- Two-year warranty for materials and workmanship (see warranty)
- Ten-year structural component warranty (see warranty)
- Pre-start meeting with our team
- Pre-sheetrock meeting with our team
- Pre-move in orientation meeting with construction manager

04.2.2021

