YOUR *Community*

Community Information

Homeowner's Association

HOA: $725 Annually

School District

Boerne High School
1 Greyhound Lane Boerne
(830) 357-2200
Boerne Middle School North
240 Johns Rd.
(830) 357-3100
Fair Oaks Ranch Elementary
29085 Ralph Fair Rd.
(830) 357-4800

City Taxes

TOTAL: 2.12911
Per $100
Assessed Value

Napa Oaks

Schools

1 | Boerne High School
2 | Boerne Middle School North
3 | Fair Oaks Ranch Elementary
4 | Kendall Elementary School
5 | Boerne Middle School South
6 | The University of Texas at San Antonio

Shopping

7 | Johns Road Antique Mall
8 | Boerne City Center
9 | HEB Plus
10 | Walmart Supercenter
11 | Walgreens
12 | The Rim
13 | The Shops at La Cantera

Recreation

14 | Joshua Springs Park and Preserve
15 | Downtown Boerne
16 | Agricultural Heritage
17 | Cascade Caverns
18 | Fair Oaks Country Club
19 | Friedrich Wilderness Park
20 | Six Flags Fiesta Texas
21 | Sea World

Hospitals/Clinics

22 | St. Luke's Baptist Hospital
23 | Medical Center West
24 | Methodist Boerne Emergency Center

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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.
Napa Oaks - Premier - 8.22.17*

Gehan HOMES

Napa Oaks
Premier Series

210.587.9834 | IH 10 Frontage | Boerne, TX 78015

EQUAL HOUSING OPPORTUNITY

gehanhomes.com

YOUR *Home*

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 Trees to Complement Landscape Plan**
- **Full Yard Sprinkler System**
- Fiberglass-asphalt Shingles with Minimum 20-Year Limited Warranty
- Large, Private Lighted Patios (uncovered)
- Weatherproof Electric Outlets in Front and Rear
- Exterior Hose Bibs in Front and Rear
- 8' Insulated, Raised 6-panel Fiberglass Front Door (per elevation)
- 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)

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
- Pedestal Sink with **Moen®** Faucet and Framed Mirror in Powder Room
- Wood Cabinets in Master and Secondary Baths to Match Kitchen Cabinets
- Drag Textured Ceilings
- Classique Raised Panel Doors with Satin Nickel Hardware
- **Ceiling Fans with Light Kit in Family Room, Gameroom and Study (per plan)**
- Separate Full-sized Utility Room with Built-in Shelving
- **3 ½" Baseboards and 2 ½" Casing Throughout**
- Lighted Attic Access with Hide-away Pull-down Stairs
- Sterling® by Kohler® Composite Bath Tub with Ceramic Tile Surround
- Satin Nickel Light Fixtures
- Pre-Wired for 5.1 Surround Sound in Media Room (if applicable)

Gourmet Lifestyle Kitchen

- **Granite Countertops** with 12" Ceramic Tile Backsplash
- Kitchen Island (most plans)
- Spacious Pantry and Sun-lit Breakfast Area (per plan)
- 36" Oak Cabinets with Crown Moulding
- **Whirlpool® Stainless Steel** Appliances Including:
  - 30" Range with Self-clean Gas Oven
  - Space Maker Microwave
  - **Energy Star®** Qualified Multi-cycle Dishwasher
- Stainless Steel Sink with Garbage Disposal and Single-handle **Moen®** Faucet with Vegetable Sprayer
- 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
- Honed Cultured Marble Vanity Top with Integral Wave Sinks
- Large Walk-in Closet
- **Moen®** Plumbing Fixtures
- 42" Height Mirrors

Safety and Energy Features

- **Radiant Barrier Roof Decking**
- **R-38 Insulation in Attic (R-22 in sloped ceilings)**
- R-13 Insulation in All Exterior Walls (excluding garage)
- Programmable Thermostat
- **Lennox® 14-SEER Rated** 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 Attic Siren and One Keypad (excludes house to garage door) Pre-Wire
- 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

Quality Features

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

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

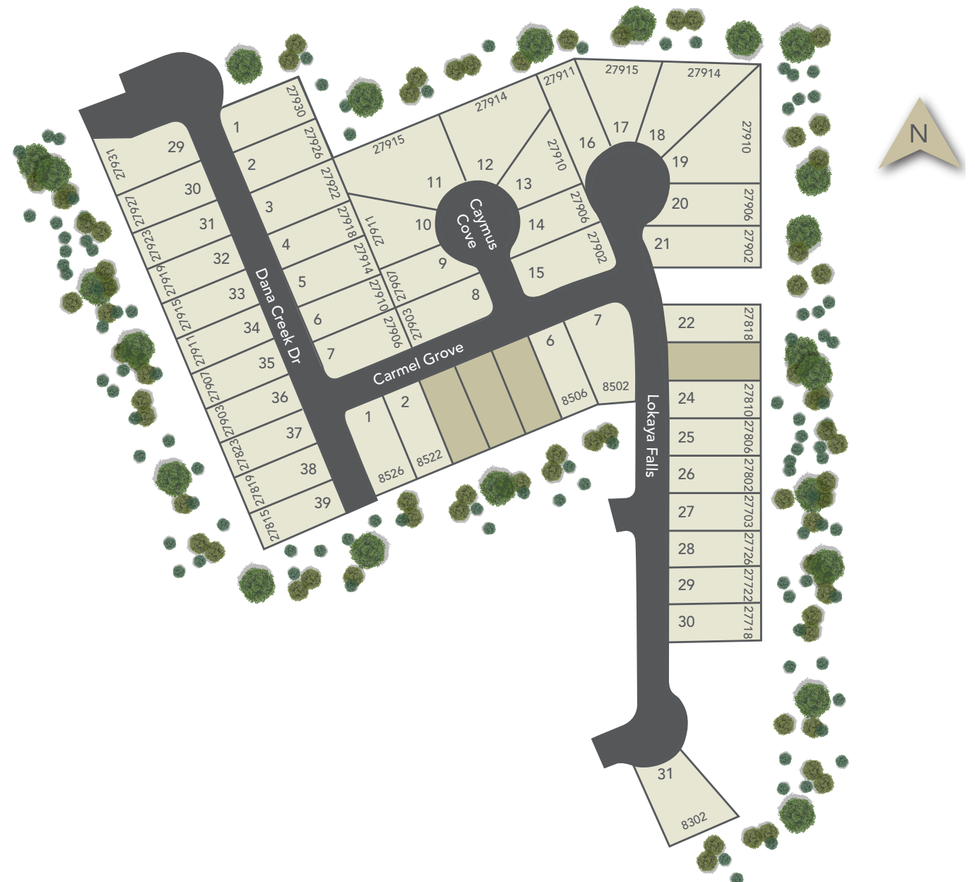
YOUR *Neighborhood*

Life at Napa Oaks

Napa Oaks is a scenic, gated community located in the Texas Hill Country. If you're looking to take advantage of Boerne schools, but still want to stay close to San Antonio to lower your commute, then Napa Oaks is the perfect location for you and your family. Located along the IH-10 corridor in Boerne on the San Antonio side, you're just minutes from shopping, dining, and the major employers of San Antonio. Napa Oaks provides various amenities for its residents, some of which include Sports Court, BBQ/Grill, Basketball Court, Jogging Trails.

Amenities

- Gated Community
- Boerne Schools
- Jogging Trails
- Sports Court
- Close to Shopping
- Near San Antonio Employers



Plat 1 | REL. 8.22.17