



# HELOTES CANYON

Helotes Canyon is Texas Homes newest acreage community.

With 67 estate-sized lots, the project borders Government Canyon State Park to the south, providing breathtaking panoramic Hill Country views. Lot sizes range from half acre to over one acre. Home plans start at 3,000 square feet and can be optioned up to exceed 5,000 square feet.

Our beautiful open floor plans, feature gourmet kitchens, luxurious master baths, covered patios, media rooms, 3 to 5 car garages and more. Our award winning 4408 plan offers a casita option, perfect for multi-generational families. Customize your Hill Country dream home with the many options and thousands of color and style choices available at the Texas Homes Design Center.

Helotes Canyon is located on Bandera Road, approximately 5 miles west of Helotes, in far Northwest Bexar County. Call Steve Coker at (210) 391-7319 to discuss the exciting opportunities for your new dream home in Helotes Canyon!



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# HELOTES CANYON

~ NEW ESTATE SERIES ~  
*Included Features*

## DISTINCTIVE EXTERIORS

- Stately elegance in updated stucco, stone and brick designs
- Exciting new designs with 3-car garages on all plans
- 8-foot craftsman knotty alder front entry door with privacy deadbolt
- Designer hardware on all exterior doors
- Welcoming covered front porches on most plans
- Fully sheetrocked, textured and painted garage with steel door
- 2 Garage door openers with remotes
- Concrete walks and driveways with decorative salt finish
- Generous landscape package uniquely designed for each home
- Sprinkler system in all sodded areas
- Weatherproof, outdoor electrical outlets
- Two conveniently located outdoor faucets
- Covered patios per plan
- Gated Entry

## GRACIOUS INTERIOR DETAILS

- 10-12 foot ceilings on first floor, 9-foot ceilings on second floor, volume ceilings per plan
- 52" three-speed reversible ceiling fan in Family Room & Master Bedroom
- Raised panel interior doors with designer hardware
- Decorator two tone paint
- Custom Monterrey drag finish on walls and ceilings
- Privacy lock on secondary baths and Owner's Retreat
- Rounded corners on first and second floor
- Decorator 20"x20" ceramic tile flooring at Entry, Kitchen, Breakfast Area, Laundry and All Baths
- Long-life decorator carpet in a wide choice of colors with 1/2" pad
- Solid Surface vanity with oval or rectangular decorator lavatories in all full baths
- Wood shelving in all closets, linen and pantries
- Elegant custom lighting package
- Recessed can lighting with CFL bulbs in all hallways
- Premium network canister pre-wired for cable TV and data (3 outlets of each)
- Hard-wired smoke detectors with battery back-ups in all bedrooms
- Hard-wired smoke and carbon monoxide detectors in living room
- Low VOC paint used on interior walls and ceilings
- Semi-gloss latex painted walls in Master Bath and Secondary Baths
- Oversized mirrors with decorative lighting in full baths
- Ceramic tile surround in all bathtubs and showers
- Elongated commodes throughout
- Pedestal sink at powder bath
- Rocker style electrical switches
- 36" gas fireplace with cast stone surround
- Pre-plumbed for a water softener
- 5 1/8" baseboards throughout house
- 8-foot interior doors on first floor

## GOURMET KITCHEN

- 42" cabinets in your choice of different stains and styles
- Built-in split appliances
- Energy Star Whirlpool multi-cycle dishwasher, in stainless steel
- Whirlpool self-cleaning built-in oven, in stainless steel
- Whirlpool 5 burner, 36" gas cooktop, in stainless steel, with ducted vent hood
- Whirlpool space saver built-in microwave oven, stainless steel
- Granite countertops with 12"x12" ceramic tile backsplash
- Undermount Stainless steel double compartment sink with chrome faucet
- Icemaker connection for refrigerator. 2-Stage Water filtration system with connection to refrigerator
- Prewire and switch for upper cabinet lighting
- 1/3 horsepower garbage disposal
- Recessed can lighting with CFL bulbs

## SPACIOUS MASTER BATHS

- Ceramic tile floors
- Moen Eva Chrome faucet
- Granite vanity with oversized mirrors
- Built-in medicine cabinet per plan
- Relaxing oversized 42"x 60" oval garden tub and Separate 42" glass-enclosed shower with ceramic 12"x12" straight lay tile surrounds
- Elongated commode in Master

## WARRANTY & VALUED CONSTRUCTION TECHNIQUES

- Aerobic septic system
- 10-year, fully transferable structural home warranty
- Texas Homes pays for a third party inspector during four different stages of construction
- Post tension foundations individually engineered for each home
- Foundation quality ensured by foundation engineer inspections
- Minimum 3000 PSI high performance concrete for home foundation
- Conventional stick frame construction
- Metal beads on exposed outside sheetrock corners
- 3/4" subfloor glued and fastened with ring shank nail
- Wind bracing per Engineered design
- Engineered joists for extra strength
- Customer/Builder partnering program with 4 scheduled meetings during home construction
- New home orientation prior to closing to ensure customer satisfaction and understanding of how the home works
- Convenient 24-hour online customer service request via the internet
- Video inspection of homes sewer line before closing

## TECHNOLOGY & ENERGY SAVING FEATURES

- Home Automation. Base package includes Quosys Controller, Z Wave Thermostat(s) and two Z Wave light switches, Garage Door Controller, Security System, Additional Home automation upgrades are available at Design Center.
- Network Can with Door, Power at Can for Networking Equipment, Cable TV and Network Drops (3 of each)
- Energy conserving Low-E<sup>3</sup> double paned insulated Vinyl windows
- Energy conserving radiant barrier roof decking
- Energy efficient 50 gallon rapid recovering gas water heater
- 15 SEER Carrier cooling system featuring Puron fresh air intake Carrier gas furnace
- Energy conserving programmable thermostat
- Quality PEX plumbing system
- R-6 Flexible duct work sealed and strapped at all connections
- R-13 batt insulation behind walls with siding and brick
- R-19 batt insulation on sloped ceilings with full baffles to soffit ventilation system
- R-38 batt/blown insulation in ceiling
- Energy conserving polysealant around base plates, doors and windows to prevent air infiltration
- Energy conserving CFL bulbs in kitchen, baths, and all bedrooms
- Jumper ducts (per plan) to ensure proper air flow in specified rooms

## ADDED VALUE

- In-wall pest defense system and termite pretreatment
- Customize your home during three personal consultations at our Design Center
- Personalized meeting with Networking, Home Audio and Home Automation Consultant to customize your home. Meeting is usually coordinated with first design appointment.
- Track the construction of your home online at Service.Texas-Homes.com
- Online customer communication system at Service.Texas-Homes.com

🌿 = *Energy Savings/Healthy Living*

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*Included features are per community specifications and are subject to change without notice or prior obligation. Some specifications stated above may not apply to all homes. See a Sales Counselor for more information.*

REV. 12/26/18



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