



PRESERVE

AT THE CLIFFS AT CIBOLO

The Preserve at The Cliffs at Cibolo offers unsurpassed design with flexible options, an appreciable location, and an ample home site, all for a reasonable price.

Exclusive plans range in size from 3,238 to 3,981 square feet.

These stunning, award-winning 3-car garage plans are sure to capture your heart and captivate your imagination.

Close to Hwy 281 and 1604, The Preserve is located in an area booming with new development. The community is convenient to the new Villages at Stone Oak shopping and dining area as well as the JW Marriott San Antonio Hill Country Resort & Spa featuring two TPC golf courses. Add the Exemplary- rated NEISD schools, and the value and prestige of a new Texas Home, and you have a prime location for living, working, and playing.



TEXAS HOMES

Texas Built • Texas Owned • Texas Proud

TEXAS-HOMES.COM

PRESERVE

AT THE CLIFFS AT CIBOLO

~ NEW EXECUTIVE SERIES ~

Included Features

DISTINCTIVE EXTERIORS

- Stately elegance in updated stucco and stone designs
- Exciting new designs with 3-car garages on all plans
- Concrete tile roof with limited lifetime warranty
- 8-foot knotty alder front entry door with privacy deadbolt
- Designer hardware on all exterior doors
- Welcoming covered front porches on most plans
- Fully sheetrocked and painted garage with steel door
- 2 Garage door openers with remotes
- Concrete walks and driveways with decorative salt finish
- 6-foot cedar privacy fence with gate
- Landscaped front yards uniquely designed for each home
- Grass in front, sides and back yard
- Sprinkler system in front, side and rear yard
- Weatherproof, outdoor electrical outlets
- Two conveniently located outdoor faucets
- 10x10 flatwork patio
- Private community with gated entry

GRACIOUS INTERIOR DETAILS

- 10-foot ceilings on first floor, 9-foot ceilings on second floor, volume ceilings per plan
- 52" three-speed reversible ceiling fan in Family Room and Master
- All operable windows, doors, motion and keypad prewired for alarm system
- 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 decorator lavatories in all full baths
- Wood shelving in all closets, linen and pantries
- Elegant custom lighting package
- Premium network canister pre-wired for cable TV and data (3 outlets)
- 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
- Pre-plumbed for a water softener
- 5 1/8" baseboards throughout house

GOURMET KITCHEN

- 42" upper 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 36" gas cooktop, in stainless steel, with 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

- Moen Eva Chrome faucet
- Granite vanity with oversized mirrors
- Seated make-up area with built-in medicine cabinet (most plans)
- 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
- Ceramic tile floors

WARRANTY & VALUED CONSTRUCTION TECHNIQUES

- 10-year, fully transferable structural home warranty
- 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
- Precision designed and manufactured wall panels and trusses
- Metal beads on exposed outside sheetrock corners
- 3/4" subfloor glued and fastened with ring shank nail
- Wind bracing per Engineered design
- Double top plate on all exterior and interior walls
- 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 Quolsys 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-Esc double paned insulated Vinyl windows
- Energy conserving radiant barrier roof decking
- Energy efficient 50 gallon rapid recovering gas water heater
- 15 SEER Carrier all-electric heating and cooling system featuring Puron and fresh air intake
- 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
- 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
- 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

TEXAS-HOMES.COM



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



TEXAS HOMES

Texas Built • Texas Owned • Texas Proud