



POTRANCO ACRES

Potranco Acres is located in the beautiful Texas Hill Country, just a few minutes from San Antonio. Potranco Acres offers the convenience of nearby big city amenities but is also just minutes from the small town charm of Castroville, TX.

Potranco Acres is a gated community featuring custom homes on one-acre homesites. Enjoy the tranquil beauty of nature and the Hill Country's gorgeous sunset views from your own backyard, without a long commute.

Texas Homes will offer home plans from 2,568 to 4,408 square feet. These award-winning home plans feature open interiors, high ceilings, outdoor living and many pre-drawn options to choose from. The Texas Homes Design Center and professional staff will help homeowners personalize their new home with thousands of colors, materials, and fixtures to choose from.

Potranco Acres is served by the Medina Valley Independent School District: Castroville Elementary, Medina Valley Middle School and Medina Valley High School.



TEXAS HOMES

Texas Built • Texas Owned • Texas Proud

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POTRANCO ACRES

NAME	DESCRIPTION	VIEW PLAN
2568	2,568 sq. ft. - 1 story, 3 bedrooms, 2 1/2 baths, formal dining area, study with double French doors, covered patio, 3-car garage, optional 4th bedroom at study	
2674	2,674 sq. ft. - 1 story, 3 bedrooms, 3 baths, formal dining area, optional study at dining, extra large covered patio, game room or 4th bedroom, 3-car garage with room for storage	
3000	3,000 sq. ft. - 1 story, 3-5 bedrooms, 2 1/2 baths, optional 3rd bath, game room, formal dining area, optional study at bedroom 4, tech center, optional bedroom 5 at game room, optional bonus room, covered patio, 3-car garage	
3245	3,245 sq. ft. - 1 story, 3-4 bedrooms, 2 1/2 baths, dining area, game room and huge great room with cathedral ceiling and lots of glass opening onto a spacious covered patio, study, 2nd bath is Jack & Jill plus a 4th bed with 3rd bath option, 3-car garage	
3494	3,494 sq. ft. - 1 story, 4 bedrooms, 3 baths, formal dining area, study, bonus room, covered patio, 3-car garage	
3835	3,835 sq. ft. - 2 story, 5 bedrooms, 3 1/2 baths, formal dining area, formal living area, game room, study option at formal living, optional 3rd floor bonus room, covered patio, 3-car garage	
4408	4,408 sq. ft. - 2 story, 4-6 bedrooms, 3 1/2 baths, formal dining area, formal living area, study, game room, computer center, opt. media room, mud room, opt. bath 4 at powder, opt. study at living, porte cochere, opt. bedroom 5 at study, opt. wet bar at media room, opt. casita, 3-car garage	



Community Information



Driving Directions



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Community Registration



Quick Move-In Homes

Contact Steve Coker | scoker@texas-homes.com | 210-391-7319



*All prices and specifications are subject to change without notice. REV 6/12/2023



POTRANCO ACRES



INCLUDED FEATURES

HOME EXTERIOR & PLAN FEATURES

Homes in Potranco Acres feature old world and traditional architectural design. High pitched roof lines with dormers and elevations featuring heavy timber, stone, brick, and stucco are brought together to create a classic home design. Plans feature thoughtfully planned indoor and outdoor living areas.

- Aesthetically pleasing **CertainTeed Landmark® 30 Year** dimensional roof shingles
- 8-foot Knotty Alder front entry door with **Kwikset®** handle set featuring **SmartKey™** technology.
- **Energy Efficient** Low-E3 Double paned vinyl windows with decorative grid window pattern on front of home, per elevation.
- Garage is fully sheetrocked, textured, and painted. Heavy-gauge steel garage door with **Liftmaster® WiFi®** garage opener with **MyQ®**
- Concrete patio, deck or covered patio, per plan.
- Generous landscape package uniquely designed for each home with **TifTuf™ Bermuda** grass. Zoned sprinkler system with **RainBird®** programmable sprinkler controller and rain sensor for all sodded areas and planted beds.
- **Sherwin Williams®** exterior paint



[TEXAS-HOMES.COM](https://www.texas-homes.com)



INTERIOR DETAILS & DESIGN

Texas Homes home plans were designed with careful consideration for how a home will be lived in. When developing a plan, we consider many aspects of how a home will accommodate furniture, the usability of the kitchen, mechanical and plumbing systems and more. However, the house is still a blank canvas that needs your choices of colors and materials to make it a home. We offer popular pre-drawn options for you to choose from and the ability to make a price request for a custom change. You can customize your home during two personal consultations at our Design Center. Also, a personalized meeting with our home networking, audio, and automation consultant.

- High ceilings with decorative ceiling treatments
- Custom Monterrey drag drywall finish on walls and ceilings with choice of selected **Sherwin Williams®** decorator paints. 5 1/8" height baseboards throughout the home painted with **Sherwin Williams®** semi-gloss extra white paint.
- 8-foot-tall raised panel **Masonite®** interior doors with decorator hardware options available (per plan).
- 20" x 20" porcelain or ceramic tile flooring at entry, kitchen, breakfast area, laundry, and all baths.
- Long-life decorator **Shaw®** carpet in a wide choice of colors with 10 yr quality assurance and 1/2" moisture barrier carpet pad.
- Choice of light fixture packages with satin nickel finish. 60" three-speed reversible ceiling fan in family room and master bedroom. All bedrooms, game room and study are blocked, wired, and switched for future fans with light kit. Decora-style light switches throughout the home.
- **Energy Efficient** flush mount LED lighting and LED bulbs, per plan.
- Hard wired smoke and carbon monoxide detectors per plan. Hard wired smoke detectors in all bedrooms.

GOURMET KITCHEN

A gourmet kitchen starts with design and layout of the kitchen. Appliances that are built into the cabinetry, ample storage, and countertops that are durable enough to sustain daily meal prep.

- Granite countertops with a choice of level 1 colors, multiple levels of upgrades
- Maple cabinets with choice of stains and styles with 42" upper cabinets. Upgrade options available.
- Stainless-Steel **Whirlpool®** built in wall oven
- Stainless-Steel **Whirlpool®** 36" gas cooktop with 5 burners
- Stainless-Steel **Whirlpool®** built in microwave
- **KitchenAid®** Deluxe appliance upgrade package available.
- **Energy Efficient** Stainless-Steel **Whirlpool®** Energy Star multi-cycle dishwasher
- Undermount Stainless-Steel double compartment sink with **Moen®** faucet with pull down vegetable sprayer.
- **Insinkerator®** brand garbage disposal
- Two stage water filtration system with matching dispenser and connection to refrigerator for icemaker



MASTER BATH

Texas Homes luxurious master bathrooms start with dual vanities, 5' oval or rectangular free standing tub, separate 42" glass enclosed shower and private water closet with elongated commode.

- 18" x 18" or 20" x 20" porcelain or ceramic tile flooring
- **Moen®** Eva Chrome faucets and matching **Moen®** bath hardware - 8" spread
- Granite countertops to match kitchen, multiple levels of upgrades available
- Built-in medicine cabinet
- Large master closet with wood shelving and rods
- Satin nickel light fixtures with LED lighting, with many other colors and upgrade options available.
- **Sherwin Williams®** semi-gloss wall paint

SECONDARY BATHS & LAUNDRY

Texas Homes secondary bathrooms feature tub shower combination with a porcelain on steel tubs with 12" x 12" porcelain or ceramic tile surrounds.

- 18" x 18" or 20" x 20" porcelain or ceramic tile flooring
- **Moen**® Eva Chrome faucets and matching **Moen**® bath hardware - 8" spread
- Granite countertops, multiple levels of upgrades available
- Built-in medicine cabinet
- Satin nickel light fixtures with LED lighting
- Wood shelf and rod in laundry room
- **Sherwin Williams**® semi-gloss wall paint



CONSTRUCTION & WARRANTY

Texas Homes plans are designed and engineered for each specific home site. Each home features and engineered post tension foundation with 3000 PSI concrete with pre-pour and post pour engineering inspections.

- **StrucSure Home Warranty** - 10 Year Fully transferrable structural home warranty.
- Home is conventionally framed with kiln dried studs, 16" on center, and double top plates on all exterior and interior walls.
- **ZIP System**® sheathing and tape - one-of-a-kind structural wall system with a built-in **Energy Efficient** barrier that keeps moisture out - forming a tight barrier against unwanted air leakage, for a durable building envelope that helps promote energy efficiency and increase interior comfort
- 3/4" subfloor glued and fastened with ring shank nails with engineered floor joists
- The Texas Homes building process includes 11 independent inspections of your home during construction. This includes multiple inspections by engineers of the foundation and frame to ensure construction was completed according to the engineered plans. In addition, there are video sewer line inspections prior to slab pour and before move-in to make sure the lines were not damaged during construction.

SECURITY & SMART HOME SYSTEMS

Texas Homes is pleased to offer Home Automation & Security on all our homes. We realize that our customers need more than just a home in the right location, their homes must also compliment their lifestyle. That means providing a home that will perform in today's digital world.

- The **Quolsys IQ Panel** integrates a smart home controller and alarm system into a single device with a large HD touchscreen, mega pixel camera with wide angle lens and multiple wireless radios to accommodate **WiFi**®, Bluetooth, **Z-Wave**®, LTE technologies. The IQ Panel will allow you to control your home with the smart home application including your alarm, thermostats, garage door, lighting, and other available smart home options.
- Alarm system features wireless backup, glass break sensor, hardwired exterior doors.
- **Skybell**® Slimline **WiFi**® video doorbell
- **Z-Wave**® programmable thermostats to wirelessly control your home comfort.
- Two **Z-Wave**® light switches at your choice of location.
- **Liftmaster**® **WiFi**® garage opener with **MyQ**®
- Network cannister with power outlet for network equipment and fiber prep and prewire for WiFi Mesh Network Infrastructure.



ENERGY SAVINGS & HEALTHY LIVING

Texas Homes is constantly working to provide our homeowners energy efficient homes with a healthy living environment for the best value.

- **Energy Efficient Carrier**® 15-SEER Heat Pump air conditioning system with **Puron**® environmentally friendly refrigerant with 10 Year parts limited warranty. Strapped and sealed R-8 mylar coated air ducts.
- **Aprilaire**® Fresh Air intake system to replenish fresh air in your home and remove stale air.
- **Energy Efficient** Low-E3 Double paned vinyl windows with divided light frames on front of home.
- **Energy Efficient** 50-gallon rapid recovering electric water heater.
- VOCs (Volatile Organic Compounds) are carbon-based compounds that can easily become vapors or gasses. Texas Homes selects building materials such as carpet and paints that are classified as Low VOC.
- **Energy Efficient** Radiant Barrier roof decking is used on all Texas Homes. Radiant Barrier works by blocking radiant heat in the roof panel from emitting into the home's attic, reducing attic temperatures by up to 30 degrees Fahrenheit.
- Energy conserving R-13 batt insulation at exterior walls, R-22 insulation on sloped ceilings, R-38 blown insulation in ceiling and R-19 insulation in garage ceilings below living areas. Optional blown-in-blanket insulation is available for exterior walls as well as sound reducing insulation for bathrooms and bedroom walls.
- Energy conserving poly sealant around base plates, doors, windows, wall penetrations and air ducts to prevent air infiltration.
- Home is pre-plumbed for water softener.

ADDED VALUE

Communication. During the construction of your home you will have four (4) meetings with your Construction Manager. In addition, as your home nears completion there will be weekly phone calls with your Sales Manager and Construction Manager.

In wall **TAEXX**® pest defense system with exterior outlet. Allows pest control to treat your home without entering.

Convenient 24-hour online customer service request via **Service.Texas-Homes.com**.

DESIGN & CUSTOMIZATION

Customize your home during two personal consultations at our Design Center, as well as a personalized meeting with our home networking, audio, video and home automation consultant.

Included features are per community specifications and are subject to change without notice or prior obligation. Some specifications may not apply to all homes. See a Sales Counselor for more information. REV. 11.10..22

