

Ventana

Ventana is ideally located in Bulverde, Texas, just off SH 46, between US 281 and IH-10. Known as the "Front Porch" of the Hill Country, this quaint and tranquil area is conveniently located to allow a quick commute and easy access to San Antonio, New Braunfels, Boerne, and the surrounding Texas Hill Country. Ventana is just minutes from outstanding shopping, restaurants, golf and highly-rated Comal ISD schools.

Ventana is a charming, family-friendly community where Hill Country living meets urban sophistication. Most lots back up to a green belt, offering spectacular views and breathtaking sunsets over the surrounding hillsides. The master-planned community will include a Recreation Center and Pool, and is just minutes away from beautiful Guadalupe River State Park and Canyon Lake.

Ventana offers plans from 1,663 square feet to 3,200 square feet.

Homes will feature open floorplans and outdoor living areas perfect for entertaining. Texas Homes' floorplan development process, furniture planning, and custom design options ensure that there is a home plan that will meet the needs of your family and your lifestyle. Take advantage of our award-winning Design Center to further personalize your new home.

With the help of our design professionals, you can choose from thousands of color and style selections for flooring, cabinetry, lighting, fixtures and more, making your new home uniquely your own.



TEXAS-HOMES.COM



Ventana



NAME	DESCRIPTION	VIEW PLAN
1663 Garden Series	1,663 sq. ft. - 1 story, 3 bedrooms, 2 baths, family room with optional fireplace, optional extended covered patio, 2 car garage	
1977 Garden Series	1,977 sq. ft. - 1 story, 3 bedrooms, 2 baths, formal dining with study option, family room with optional fireplace, optional retreat off master bedroom, 2 car garage	
2110 Garden Series	2,110 sq. ft. - 1 story, 3 bedrooms, 3 baths, family room with optional fireplace, optional extended covered patio, courtyard with optional 8' stucco wall, 2 car garage	
2305 Garden Series	2,305 sq. ft. - 1 story, 4 bedrooms, 3 baths, dining, study, sunroom, courtyard with optional 8' stucco wall, optional extended covered patio, 2 car garage	
2435 Garden Series	2,435 sq. ft. - 1 story, 4 bedrooms, 3 baths, dining, study with double French doors, family room with optional fireplace, covered patio, 2 car garage	
2632 Garden Series	2,632 sq. ft. - 1.5 story, 4 bedrooms, 3 baths, optional study at dining, optional media room at game room, optional extended covered patio, 2 car garage	
2696 Terraces Series	2,696 sq. ft. - 2 story, 4 bedrooms, 2.5 baths, formal dining area with study option, game room, master down, 2 car garage	
2830 Garden Series	2,830 sq. ft. - 1.5 story, 3 bedrooms, 4 baths, game room, tech center, optional study at bedroom 3, courtyard, optional extended covered patio, 2 car garage	
3204 Terraces Series	3,204 sq. ft. - 2 story, 4 bedrooms, 3.5 baths, formal living, dining area, family room with opt. fireplace, game room, opt. study, 5th bedroom with bath 4, media 2nd game room, master down, opt. covered patio, 2 car garage	
3218 Garden Series	3,218 sq. ft. - 1.5 story, 4 bedrooms, 3 baths, game room, media room, dining room, study, covered patio, sunroom, courtyard, 2 car garage	



Community
Information



Driving
Directions

TEXAS HOMES
Texas Built • Texas Owned • Texas Proud
TEXAS-HOMES.COM



Community
Registration



Quick Move-In
Homes

Contact Ashley Norman | anorman@texas-homes.com | 210-843-9553



*All prices and specifications are subject to change without notice. REV 5/8/2023

Ventana



TERRACES SERIES ~ INCLUDED FEATURES

HOME EXTERIOR & PLAN FEATURES

Homes in Ventana 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
- 6'8" fiberglass 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®**
- 10' x 10' concrete patio or deck, per plan.
- Fully sodded front, rear and side yards 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

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 three 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. 3 1/2" height baseboards throughout the home painted with **Sherwin Williams®** semi-gloss extra white paint.
- 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 3/8" carpet pad.
- Choice of light fixture packages with satin nickel finish. 52" 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 10+ level 1 colors, multiple levels of upgrades
- Beechwood cabinets with choice of stains and styles with 42" upper cabinets. Upgrade options available.
- Stainless-Steel **Whirlpool®** gas range
- Stainless-Steel microwave, vented to the outside
- **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, 42" x 60" garden tub, separate 42" glass enclosed shower and private water closet with elongated commode.

- 20" x 20" porcelain or ceramic tile flooring
- **Moen®** Chateau faucets with chrome finish and matching **Moen®** bath hardware
- 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.

- 20" x 20" porcelain or ceramic tile flooring
- **Moen®** Chateau faucets with chrome finish and matching **Moen®** bath hardware
- Cultured Marble countertops, multiple levels of upgrades available
- Built-in medicine cabinet (per plan)
- 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.
- 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, 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 (propane).
- **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 gas 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 LP TechShield®** 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 three 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. 7.6.22



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- 8-foot fiberglass 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®**
- Luxurious outdoor living with covered patio and courtyard, per plan.
- Fully sodded front, rear and side yards 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

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- 8-foot-tall raised panel **Masonite®** interior doors with decorator hardware options available.
- 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. 52" 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.
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- Granite countertops with a choice of 3 level 1 colors, multiple levels of upgrades
- Beechwood cabinets with choice of stains and styles with 42" upper cabinets. Upgrade options available.
- Stainless-Steel **Whirlpool®** built in wall oven
- Stainless-Steel **Whirlpool®** 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
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- **Moen®** Eva Chrome faucets and matching **Moen®** bath hardware
- 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

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