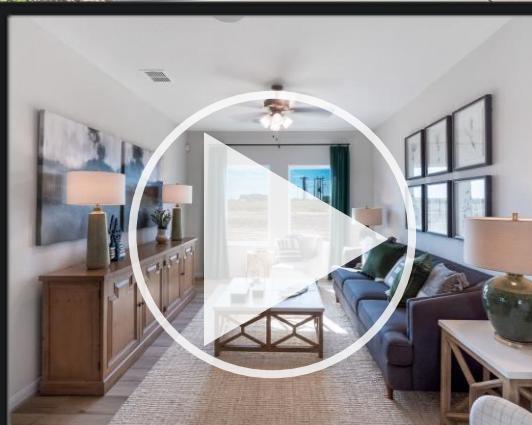




Katzer Ranch | Converse, TX



Welcome home to Katzer Ranch by CastleRock Communities. With easy access to major highways and a convenient location near Randolph Air Force Base, you are never too far from shopping, dining, entertainment, and more! Katzer Ranch is less than a 30-minute drive to San Antonio, so the whole family can enjoy the Historic San Antonio Riverwalk, the Alamo, and everything else the eclectic city has to offer. CastleRock Communities in Katzer Ranch offer charming homes with many included features and options available to customize your home the way you've always dreamed. Give us a call today to find out more about this special community, and why so many people have trusted CastleRock to be their homebuilder. [Click here for a virtual tour!](#)

Katzer Ranch

11234 Katzer Place, Converse, TX 78109
 Phone: 210-864-2611

Property Tax Information

Bexar Co Rd & Flood	\$0.02367
SA River Authority	\$0.01800
Alamo Community College	\$0.14915
University Health	\$0.27624
Bexar County	\$0.27633
Bexar Co Emergency District #12	\$0.10000
East Central ISD	\$0.88520
Bexar Appraisal District	\$0.00000
Total Tax Rate	\$1.72858

Community Schools

Honor Elementary School	210-648-0931
Heritage Middle School	210-648-4546
East Central High School	210-649-2951
ECISD District Office	210-648-7861

Community Colleges

San Antonio College (SAC)	210-486-0000
St. Phillips College	210-222-0911
Our Lady of the Lake	210-431-4022
Northwest Lakeview College	210-910-1280

Homeowner's Association

HOA Community Association c/o Associa Hill Country	\$400/year
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Private Schools-Daycares

Country Home Learning Center
Room to Grow Child Development
A Garden For Children Child Dvlpmnt Center
Bo Peep Learning Center

Medical Facilities

Baptist Medical Center(5 SA Centers)	210-297-7000
Brooke Army Medical Center	210-916-3400
Northeast Methodist Hospital	210-757-7000
University Health System	210-358-8081

Shopping/Retail

Forum Shopping Center
Rolling Oaks Mall
Costco/Sam's Club
Home Depot/Lowes
H-E-B/Wal-Mart
The Pearl Brewery

Area Churches

New Life Baptist
Catholic Church of Converse
Northeast Hispanic Baptist Church

Military Bases

Randolph AFB
Ft. Sam Army Base
Lackland AFB

Local Utility/Service Providers

CPS (Electric & Gas)	210-353-2222
East Special Utility Dist. (Water/Sewer)	210-254-1593
Spectrum (Cell, Internet, TV)	210-244-0500
Apache Disposal	830-914-3900

Public Services

Texas Department of Motor Veh	888-368-4689
US Post Office	210-658-2159
Converse Library	210-659-4160



COMMUNITY BUILDER WITH A ROCK SOLID FOUNDATION

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Katzer Ranch

Cobalt Lite Series Homes

EXTERIOR DETAILS

- Beautifully designed elevations with 6:12 roof pitches
- Brick on front elevation per plan
- Upgrade elevations available
- Two-tone exterior paint per program
- 25-year Black Shadow shingles
- Black address numbers or cast stone address block per plan and elevation.
- White frame windows with screens on operable windows
- Cementitious fiber cement siding, fascia, soffit & trim
- Insulated raised-panel fiberglass entry door.
- 9100 Series insulated steel garage door with pre-wire for automatic opener.
- 3X3 broom finished concrete rear patio.
- 16-foot driveway with 3-foot privacy walk to entry

**Available options include ½ car garage and covered patio

ELEGANT INTERIORS

- 9' ceiling heights in primary living areas and master per plan
- Square edge sheetrock corners throughout
- Raised panel interior doors with decorative casing.
- Nickel finish door hardware
- Draged Monterey texture at ceilings and walls.
- Choice of one-color interior with PPG paint
- Decorative wood base throughout home
- Nickel finish ceiling fan with light kit and oak-colored blades in family room
- Kichler designer light fixtures

CHEF'S KITCHEN

- Flat panel cabinets with 30-inch uppers
- GE slide in electric range, dishwasher and space saving external venting microwave.
- Flush-mounted LED down lighting at kitchen per plan
- Granite kitchen countertops with undermount stainless steel sink and 3x6 ceramic tile backsplash
- Undermount stainless steel dual bowl sink with garbage disposal
- Chrome dual lever Delta faucet
- Garbage disposal at kitchen sink

LUXURIOUS BATHS

- Round water saver commodes
- Bath cabinetry will match kitchen selection.
- Cultured marble countertops with square edge and integral rectangular sink
- Super shower at master bath with 3x6 tile surround over backerboard
- Secondary bathtub/shower has 3X6 white tile over backerboard
- Flush-mounted LED down lighting at vanities
- Chrome bath faucets and tissue holders
- White pedestal sink and decorative mirror at powder per plan

DESIGNER FLOORING

- Luxury vinyl plank flooring at entry, kitchen/breakfast, dining, family, baths, utility, and other high traffic locations per plan/diagram
- Carpet over 3/8-inch pad

ENERGY EFFICIENCY FEATURES

- Energy efficient Energy Plus program by CastleRock
- 14 SEER Lennox heat pump HVAC system with environmentally friendly 410A refrigerant, fresh air intake and media filter
- Electric tanked water heater sized per plan
- Ridge vent, soffit vent and air hawk attic ventilation per plan
- Poly seal on all base plate and wood penetrations to exterior
- Energy Efficient 9800 Series LowE366 Vinyl Windows
- Electric washer/dryer connections
- Minimum of 80% high efficiency lighting

ENGINEERING & ADVANCED COMFORT TECHNOLOGY

- Professionally engineered and designed post-tension foundations.
- Engineered framing designs
- Smoke detectors in bedrooms and halls with battery back-up
- PEX water distribution system with main water shut-off access.
- Copper wiring with protective housing on exterior GFCI outlets
- Media outlet (data line & cable TV) at family room per plan
- Cable TV pre-wire at master and game room per plan
- Lighted front entry doorbell
- Pre-plumb for future water softener

LANDSCAPING PACKAGE

- Eight 5-gallon shrubs in front yard
- One 2" caliper oak tree
- 6-foot privacy fence at rear yard with one gate
- Fully sodded front and side yard to fence.
- Rain diverters at exterior doors per plan
- Two exterior hose bibs per plan with anti-siphoning device

CUSTOMER SERVICE HIGHLIGHTS

- One-year warranty for materials and workmanship
- Two-year warranty on mechanical systems (HVAC, Electrical, Plumbing)
- Six-year structural component warranty
- Pre-start meeting with our team.
- Pre-sheetrock meeting with our team
- Pre-move in orientation meeting with construction manager

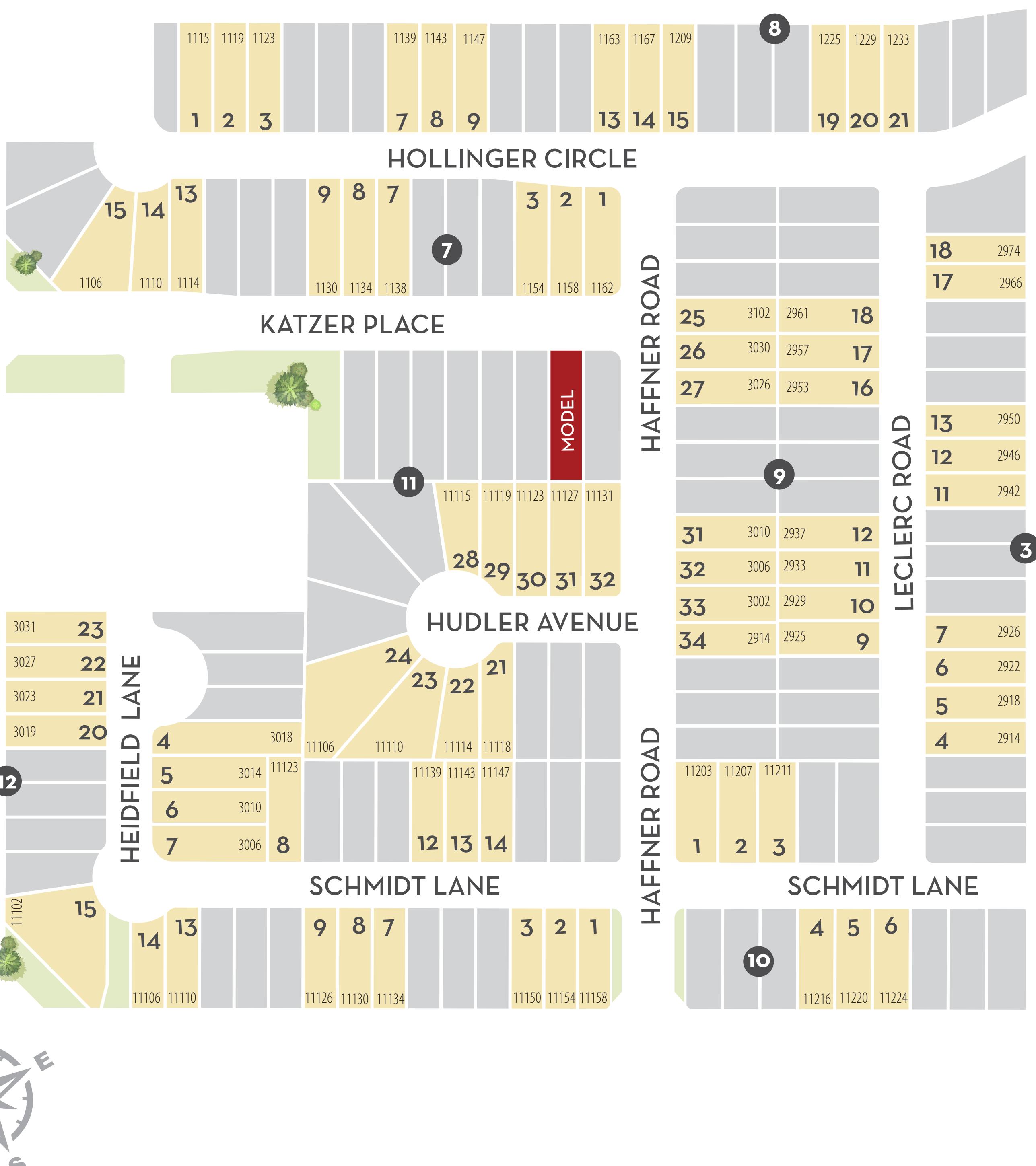


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KATZER RANCH



Katzer Ranch

Cobalt Series

09/10/24

One-Story Homes			Base Price
Pine	1167	3 bedrooms, 2 bathrooms, integrated kitchen, dining and family room area, optional covered patio	\$232,990
Oak	1365	3 bedrooms, 2 bathrooms, integrated kitchen and family area, formal dining, bedroom #3 or optional study and optional covered patio	\$243,990
Pecan	1570	3 bedrooms, 2.5 bathrooms, massive family room and dining area combination, optional study in lieu bedroom #3 and optional covered patio	\$258,990
Maple	1689	3 bedrooms, 2.5 bathrooms, family room, integrated kitchen, breakfast and living area, formal dining, optional covered patio	\$266,990
Two-Story Homes			
Mesquite	1963	3 bedrooms, 2.5 bathrooms, kitchen opened to family room, large dining area, optional covered patio	\$279,990
Ash	2198	4 bedrooms, 2.5 bathrooms, family room, integrated kitchen and dining area, 2nd story game room and optional covered patio.	\$294,990
Hickory	2334	4 bedrooms, 2.5 bathrooms, open concept family room, dining room, and kitchen with 2nd floor game room. Optional Features: 1/2-car and 3rd-car garage.	\$298,990



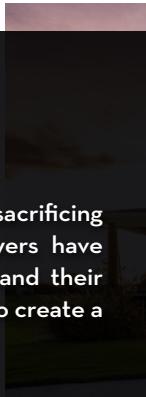
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QUALITY AND SUSTAINABILITY UNDER ONE ROOF

Today, it is easier than ever to live sustainably without sacrificing style. Throughout our many years of business, our buyers have trusted us to build safe, high-quality homes with them and their families' well-being in mind. CastleRock makes it possible to create a home that is beautiful, comfortable, and eco-friendly.



INSPIRED BY YOU

CastleRock was founded with one goal in mind; to build sustainable homes that reflect your true essence. Our team is committed to providing superior service with passionate execution, using your life, your personality and your dreams as the building block for your future home.



BUILDING A BETTER HOME

From energy and water efficiency to construction durability and an improved indoor environment, we are building homes that are better for you, your wallet, and the planet. Unique design elements combined with our modern features give every room in your home a luxurious feel that will last a lifetime.



YOUR HOME IS YOUR CASTLE

We believe this old adage remains more applicable today than ever before. Our homes are designed to create unique opportunities for our customers to satisfy their lifestyle needs. In a time of practicality, we continue to focus on adding unexpected flair. Variety of choices remains a key driver in our offering decisions in both our home plans and communities.