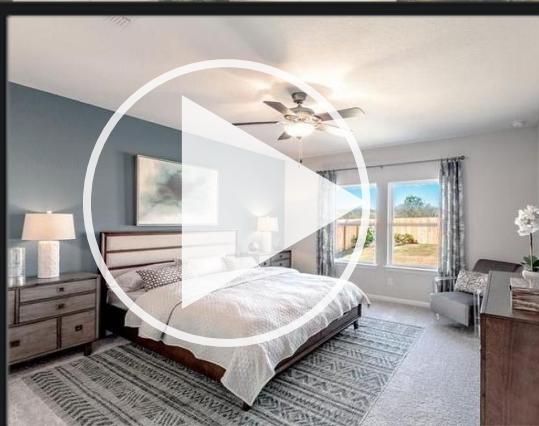
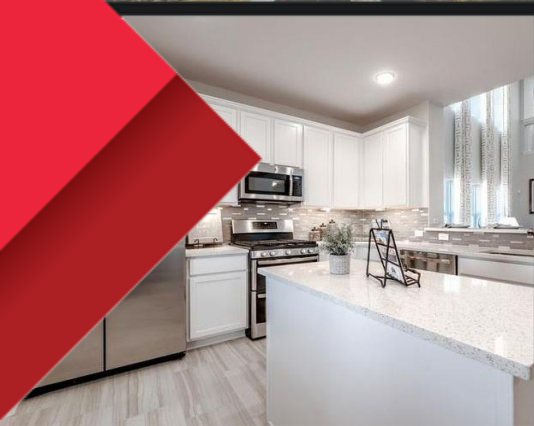




Hunter's Ranch | San Antonio, TX



Introducing Hunter's Ranch, offering new homes in San Antonio off Highway Loop 1604 and US-90. This ideal location in West San Antonio gives you the best of both worlds with the small-town feel you crave while still being close to all the amenities that downtown San Antonio has to offer. Quick access to highways will make commuting simple, giving you more time to spend with your family. Weekends will be loaded with activities since Sea World, Six Flags Fiesta Texas, shopping centers, and restaurants surround the community. As a resident of Hunter's Ranch, you will reap the benefits of amazing amenities like the community pool and the Nature trail and will also be provided with low tax rates and an unbeatable warranty. With a variety of plans to choose from, there is a perfect plan for any lifestyle. We look forward to building your dream home! **Click [here](#) for a virtual tour!**



Hunter's Ranch

281 Hunters Ranch E. San Antonio, TX 78253
Phone: 210-332-9446 | dflores@c-rock.com

Property Tax Information

Medina County	0.352600
Medina County Hospital	0.089800
Medina Valley ISD	1.169200
Medina County ESD #1	0.090000
Medina Groundwater Conservation	0.006950
FM Road	0.083000
MC Precinct #2	0.040000
Total Tax Rate (before homestead)	\$1.831550

Emergency Numbers

911

Medina County Sheriff's	830-741-6150
Fire Department	911

Homeowner's Association

Annual Assessment (HOA DUES)	\$500
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Medical Facilities

Willford Hall (Lackland AFB)	210-292-7100
Christus Santa Rosa Hospital	210-703-8000

Area Churches

Churches of every denomination are available.
See Sales Consultant for more information.

Local Utility/Service Providers

CPS	210-353-2222
AT&T	800-288-2020

Community Schools

Medina Valley ISD	830-931-2243
Medina Valley High School (Ext 1151)	830-931-2243
Loma Alta Middle School (Ext 4300)	830-931-2243
Potranco Elementary School (Ex 2000)	830-931-2243

Private Schools-Daycares

St. Louis Catholic School	830-931-3544
Royal Point Academy	210-674-5310

Colleges

Our Lady of the Lake University
University of the Incarnet Word
San Antonio College- Associate
UTSA
Northwest Vista-Community College

Grocery Stores

HEB
Walmart

Shopping-Retail

Potranco Village
Alamo Ranch
Westwood Center

Public Services

US Post Office	800-275-8777
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Hunter's Ranch

Cobalt Series Homes

EXTERIOR DETAILS

- Beautifully designed elevations with 6:12 roof pitches
- Brick on front elevation per plan
- Upgrade elevations available
- 25-year Black Shadow shingles
- 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
- Custom address block

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
- Monterey drag 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 birch cabinets with 30-inch uppers
- GE Free-standing gas range, dishwasher and space saving external venting microwave
- Flush-mounted LED down lighting at kitchen per plan
- Granite countertops with 3x6 ceramic tile backsplash
- Undermount stainless steel dual bowl sink with garbage disposal
- Chrome double lever Delta faucet
- Garbage disposal at kitchen sink

LUXURIOUS BATHS

- Round water saver commodes
- Bath cabinetry will match kitchen selection
- Cultured marble countertops with integrated square sink per plan
- Shower/tub enclosure in owner's bath
- Shower/tub enclosure in secondary bath
- Chrome bath faucets and tissue holders
- White pedestal sink and decorative mirror at powder per plan

****Super shower option or luxury bath option available**

DESIGNER FLOORING

- Choice of ceramic tile at entry, kitchen/breakfast, baths and utility
- Carpet over 3/8-inch pad
- Professional decorator assistance with one 2-hour appointment

ENERGY EFFICIENCY FEATURES

- Energy Star certified
- Insulation R-30 or higher fiberglass ceiling
- Insulation R-13 or R-19 fiberglass batt walls
- 15 SEER Lennox HVAC system with environmentally friendly 454B refrigerant, fresh air intake and media filter
- Gas-fired tankless 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
- Four 2" caliper oak trees
- 6-foot privacy fence at rear yard with one gate
- Fully sodded front, side, and rear yard with automatic sprinkler system
- Rain diverters at exterior doors per plan
- Two exterior hose bibs per plan with anti-siphoning device

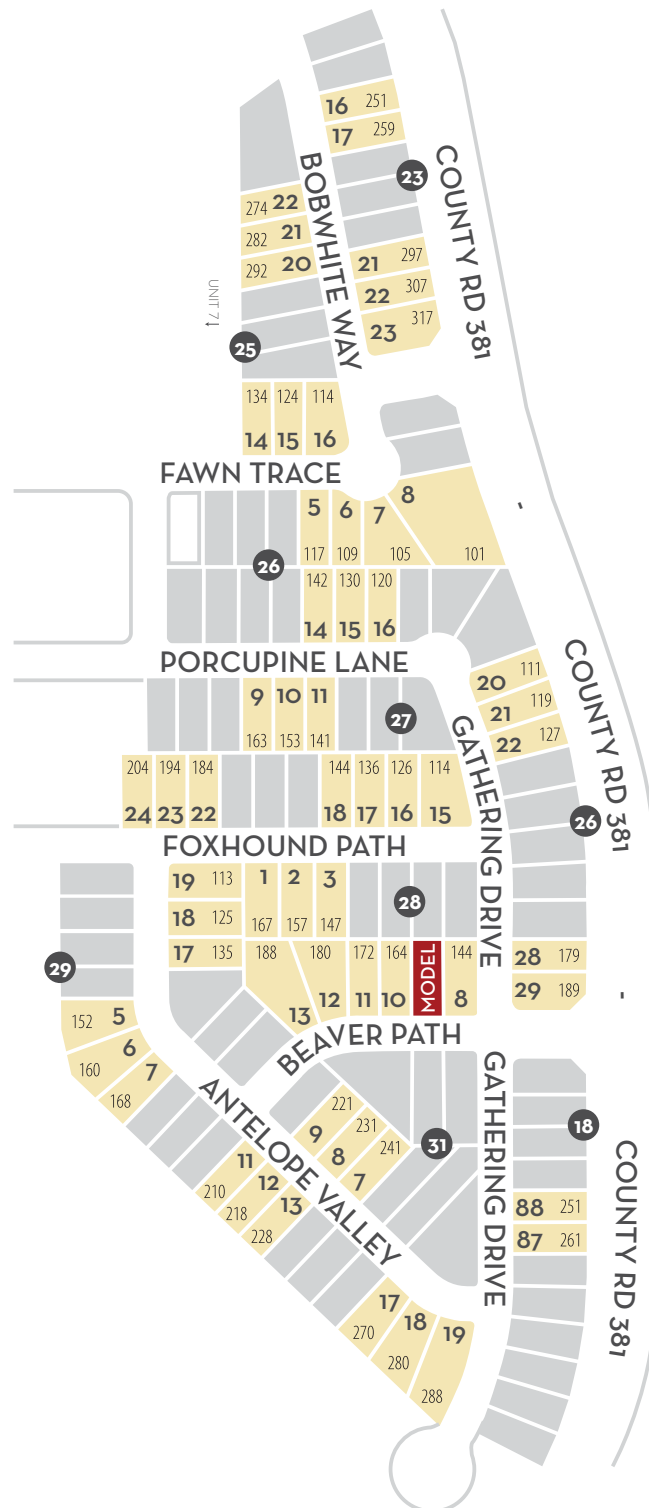
CUSTOMER SERVICE HIGHLIGHTS

- 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





HUNTERS RANCH

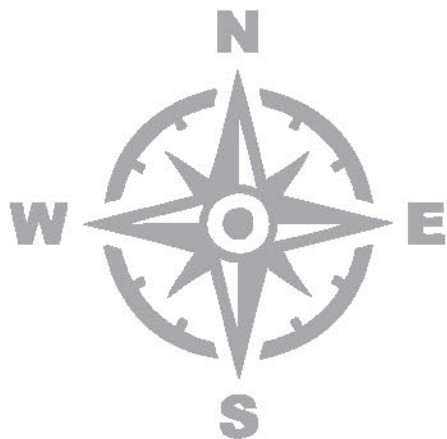
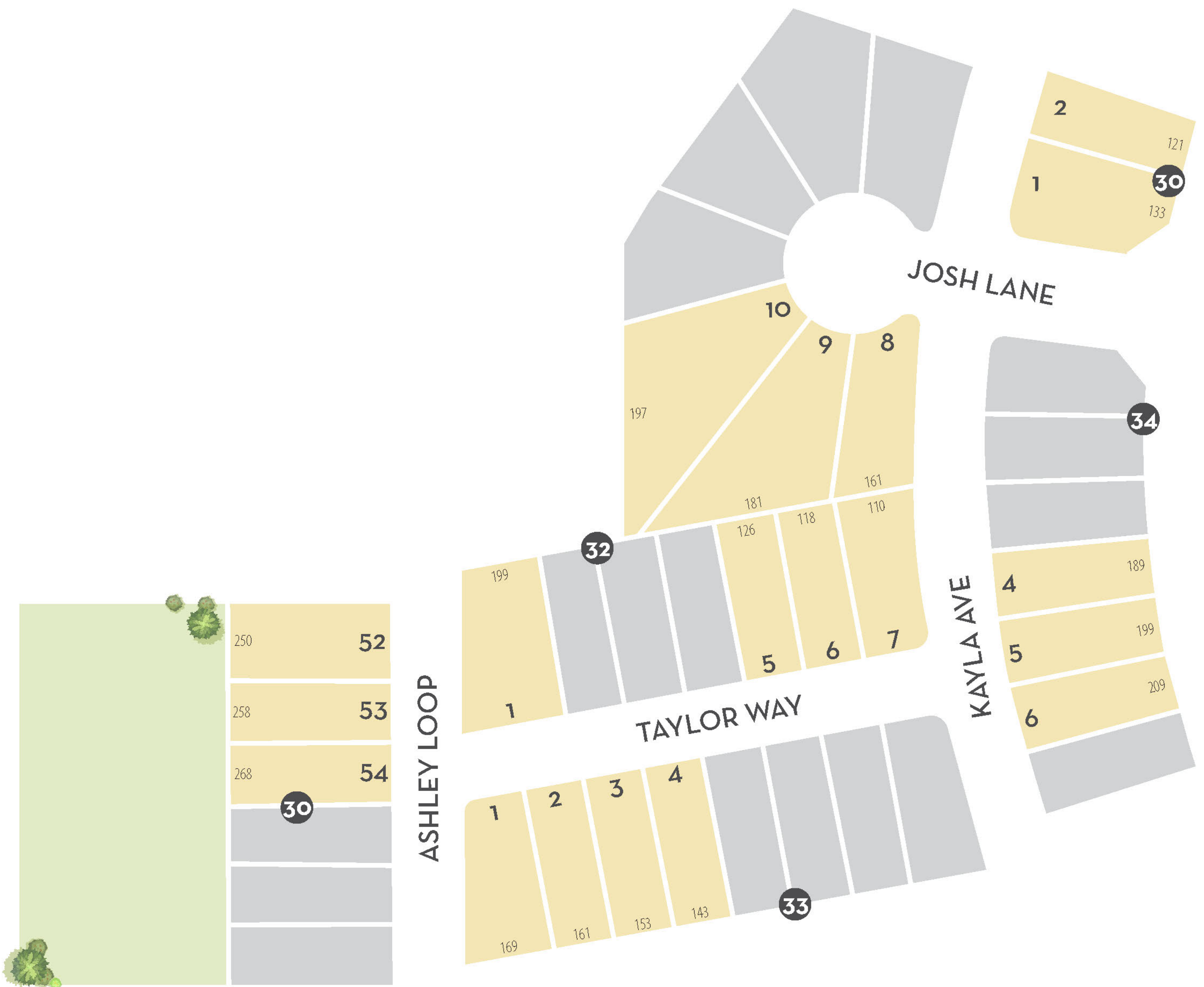


● INVENTORY ● AVAILABLE ● SOLD ● CLOSED





HUNTERS RANCH



INVENTORY AVAILABLE SOLD CLOSED



Hunter's Ranch

Cobalt Series

06/10/24

One-Story Homes			Base Price
Frio	1362	3 bedrooms, 2 bathrooms, huge family room, integrated kitchen and breakfast area, optional covered patio, optional study	\$259,990
Comal	1604	3 bedrooms, 2 bathrooms, massive family room, integrated kitchen and breakfast area, formal dining, optional covered patio, optional study or bedroom #4	\$276,990
Aquila	1772	3 bedrooms, 2 bathrooms, open concept family room, kitchen and dining area, optional study, and optional covered patio	\$288,990
Pedernales	1800	4 bedrooms, 2 bathrooms, open concept family room, kitchen and dining area, optional study, optional covered patio	\$297,990
Sabine	1915	3 bedrooms, 2 bathrooms, integrated kitchen, dining and family room, home office, optional covered patio and optional master luxury bath	\$306,990
Two-Story Homes			
Lavaca	2109	4 bedrooms, 2.5 bathrooms, spacious family room, combined kitchen and dining area, upstairs gameroom. Optional features: covered patio and master luxury bath or super shower	\$322,990
Gemini <small>*inventory only</small>	2184	3 bedrooms, 2.5 bathrooms, large open concept family room, kitchen and breakfast area, formal dining, 2nd floor game room and optional covered patio	\$323,990
Blanco	2280	4 bedrooms, 2.5 bathrooms, open concept family room and kitchen, 2-story dining room, study, 2nd floor game room. Optional Features: covered patio and master luxury bath	\$328,990
Rio Grande	2507	4 bedrooms, 2.5 bathrooms, 2-story family room, integrated kitchen and breakfast area, study, 2nd floor game room, optional covered patio	\$336,990
Trinity	2513	4 bedrooms, 2.5 bathrooms, 2-story family room, integrated kitchen and breakfast area, study or optional bedroom #5, 2nd floor game room, optional covered patio	\$342,990
Concho <small>Model</small>	2817	4 bedrooms, 3.5 bathrooms, open concept 2-story family room, kitchen and breakfast area, study or optional bedroom #5, 2nd floor game room, optional covered patio	\$364,990



COMMUNITY BUILDER WITH A ROCK SOLID FOUNDATION

C-ROCK.COM

Prices, plans, elevations, options, availability, included features and specifications are subject to change without notice. All square footages listed are subject to slight variation. Prices listed are base prices and do not include upgraded elevations, lot premiums, and options. We reserve the right to substitute products, equipment, materials, appliances and brand names with items of equal or greater, in our sole opinion, value. Color and size variations may occur. Stated lot sizes are "generic" and actual width will vary. See Sales Consultant for current plan and elevations. Views may be altered by subsequent development, construction, and landscaping growth.



CASTLEROCK COMMUNITIES

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.



C-ROCK.COM