



CASTLEROCK COMMUNITIES

Mesa Vista | San Antonio, TX



Mesa Vista by CastleRock Communities is a thriving new home community in southwest San Antonio that combines modern living with timeless Texas charm. Whether this will be your first home or you're searching for the perfect place to plant roots, Mesa Vista offers a truly exceptional homeownership experience designed to meet the needs of every lifestyle. Perfectly positioned near Loop 1604 and Highway 90, this master-planned community offers easy access to San Antonio's top employers, shopping destinations, and cultural landmarks. Just a short drive away, you'll find popular attractions like the Historic River Walk, SeaWorld San Antonio, and Six Flags Fiesta Texas, making weekends feel like a vacation close to home. Schedule your tour of Mesa Vista today and let CastleRock Communities help you take the next exciting step in your homeownership journey.

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Alabama | Arizona | Tennessee | Texas

 **Daiwa House Group®**



Mesa Vista

5202 Arwen Cavern
Phone (726) 213-3200

Public Schools

Spicewood Park Elementary School	210-622-4999
Judith Resnik Middle School	210-623-6589
Southwest Legacy High School	210-623-6539

Private Schools/Daycares

Crossroads Christian Academy	726-200-3032
Idea Brackenridge	210-239-4300
Gateway Christian School	210-674-8000
Little Wonderland Child Care	210-534-6324
Happy Kidz Learning Center	210-233-6250

Emergency Services - Dial 911

Von Ormy Police Department	210-622-0348
Jarret Fire & Rescue	210-622-3900
Bexar County ESD #5	830-429-7119

Area Churches

Churches of all denominations in the area. Please speak with Sales Consultant.

Local Utility/Service Providers

San Antonio Water System	210-704-7297
CPS	210-353-2222
Time Warner	210-244-0500

Medical Facilities

South San Antonio Medical	210-924-7158
Baptist Neighborhood Hospital	210-572-2955
General Physicians Group	210-977-8100

Shopping & Entertainment

Walmart Super Center
H-E-B
Pearsall Bliss Shopping Center
Trader's Village

Homeowner's Association

Mesa Vista Annual HOA Fee	\$400
Alamo Management Group	210-485-4088

Property Tax Information

Bexar County Rd & Flood	\$	0.023668
SA River Authority	\$	0.018000
Alamo Community College	\$	0.149150
University Health	\$	0.276235
Bexar County	\$	0.276331
City of San Antonio	\$	0.541590
Southwest ISD	\$	1.159800
Total Tax Rate	\$	2.444774

Community Colleges

Palo Alto College	210-486-3000
Texas A&M	210-784-1000
Baptist Univ. of the Americas	210-924-4338
Snap Medical Assistant Academy	512-548-4179

Public Services

US Postal Service	800-275-8777
13636 I-35 Access Rd, Von Ormy, TX 78073	
Cortez Library	210-207-9130
2803 Hunter Blvd, San Antonio, TX 78224	





Mesa Vista

Cobalt Series Homes

EXTERIOR DETAILS

- Exclusive designed elevations
- Brick on front elevation per plan
- Upgrade elevations available
- Class A, 25-year Black Shadow shingles
- Cementitious fiber cement siding, fascia, soffit & trim
- Insulated raised-panel fiberglass entry door
- Insulated steel garage doors with decorative hardware and pre-wire for automatic opener
- 3X3 broom finished concrete rear patio
- 16-foot driveway with 3-foot privacy walk to entry
- 4-foot-wide public walks per community guidelines
- Custom address block
- Car charging plug

ELEGANT INTERIORS

- 9-foot ceiling heights in primary living areas and master per plan
- Square-edge sheetrock corners throughout
- Raised-panel interior doors with decorative casing
- Kwikset satin nickel door hardware
- Monterey drag texture at ceilings and walls
- Choice of ceramic tile at entry, kitchen/breakfast, baths, and utility
- Shaw carpet over 3/8-inch pad
- Choice of one-color interior with low-VOC
- Wood base throughout home
- Nickel finish ceiling fan with light kit in family room
- Kichler designer light fixtures

CHEF'S KITCHEN

- GE free-standing gas range, dishwasher and space-saving external-venting microwave
- Birch cabinets with 30-inch uppers and choice of colors
- Hard-surface countertops
- Ceramic tile backsplash
- Stainless steel undermount single bowl sink with Chrome faucet
- 1/3 HP garbage disposal
- Flush-mounted LED downlighting in kitchen per plan

LUXURIOUS BATHS

- Bath cabinetry will match kitchen selection
- Hard-surface countertops with square edge and undermount rectangular sinks (dual vanities per plan)
- Shower/tub enclosure in owner's bath
- Shower/tub enclosure in secondary bath
- Chrome bath accessories (faucets and hardware)
- White pedestal sink and decorative mirror at powder per plan
- Elongated toilets throughout plan

ENERGY EFFICIENCY FEATURES

- Energy-efficient, dual-pane windows with LowE360 glass and vinyl frames with argon gas
- Energy-efficient HVAC system with fresh air intake and media filter(s)
- Gas-fired tankless water heater sized per plan
- R-38 blown fiberglass in attic areas above conditioned space
- Min R-13 Fiberglass BATT insulation in 2x4 walls next to conditioned space, per plan
- Min R-19 fiberglass BATT insulation in 2x6 walls next to conditioned space, per plan
- Passive attic ventilation per plan
- Poly seal on all base plate and wood penetrations to exterior
- Honeywell programmable thermostat(s)
- High-efficiency LED lighting throughout
- Electric washer/dryer connections
- Water-saving shower heads and faucets
- Third-party insulation inspections

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 valve
- 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 1.5" caliper oak trees per lot
- 6-foot privacy fence at rear yard with one gate
- Fully sodded front, side, and rear to fence and 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
- Professional decorator's assistance with one 2-hour appointment
- Pre-start meeting with our team
- Pre-sheetrock meeting with our team
- Pre-move in orientation meeting with construction manager

01/22/26



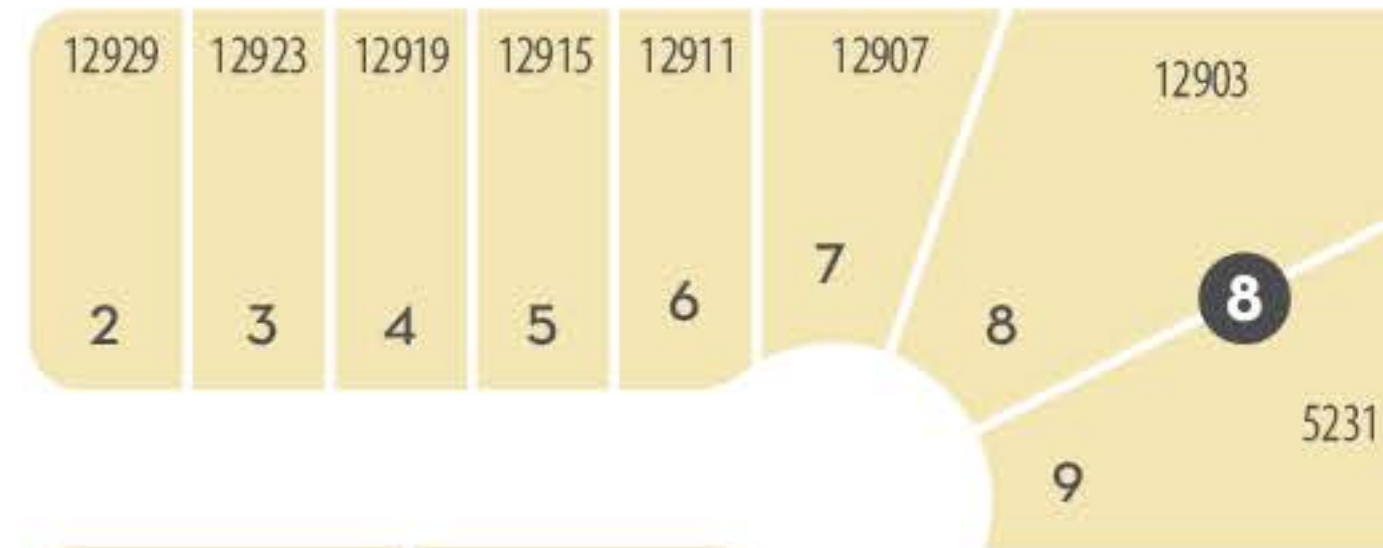
COMMUNITY BUILDER WITH A ROCK SOLID FOUNDATION

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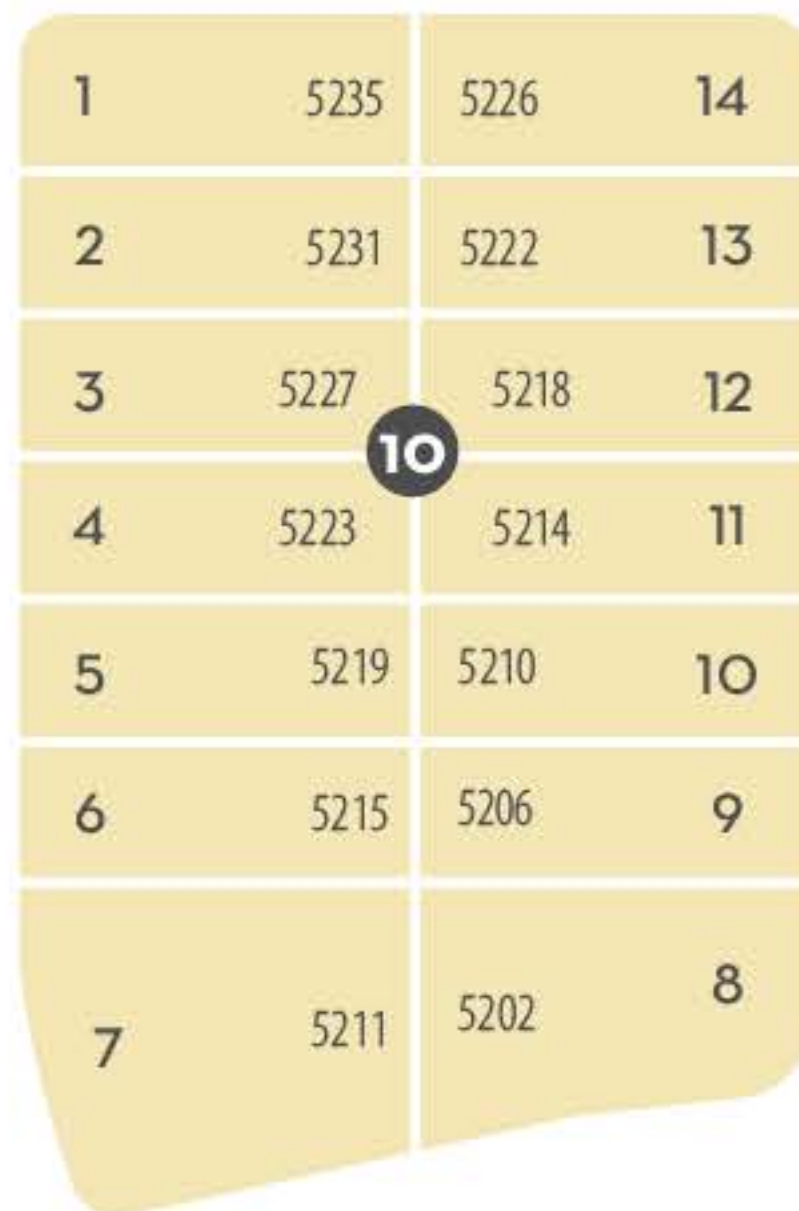
Prices, plans, elevations, options, availability, included features and specifications are subject to change without notice. The specific features in a home may vary from home to home and from one community to another. We reserve the right to substitute equipment, materials, appliances and brand names with items of equal or greater, in our sole opinion, value. Stated lot sizes are "generic" and actual width will vary. Not an offer or solicitation to sell real property. Equal housing opportunity.



AUDREY HARBOR

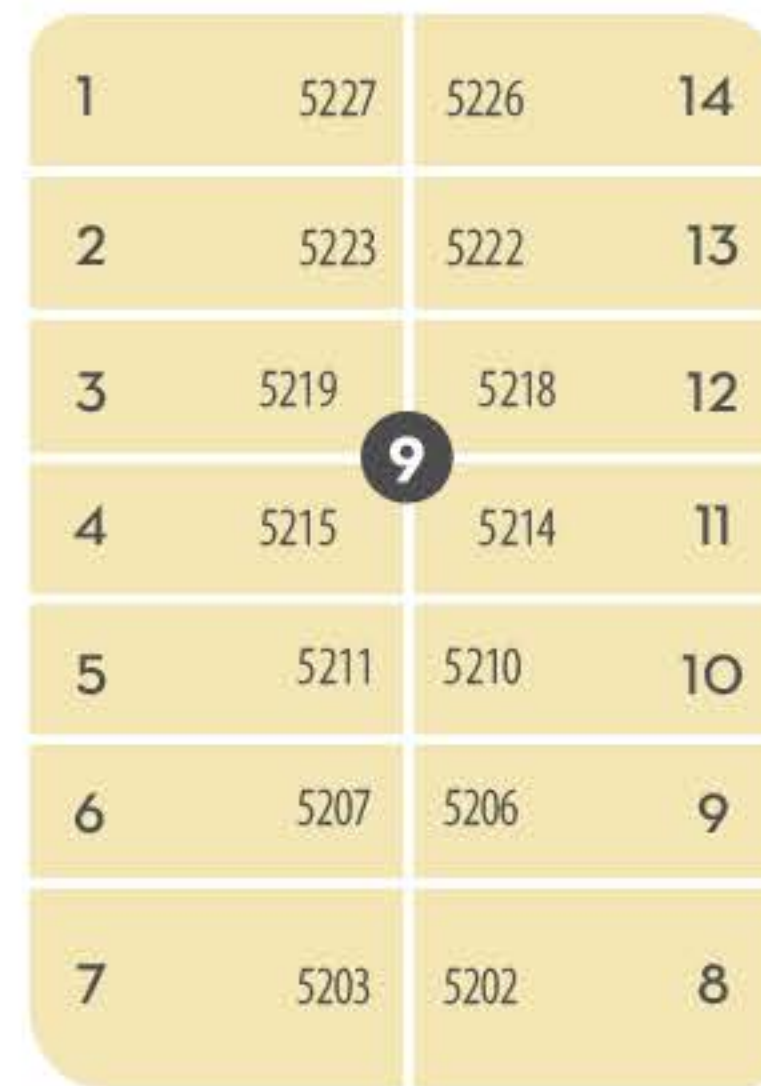


OLENE FLATS



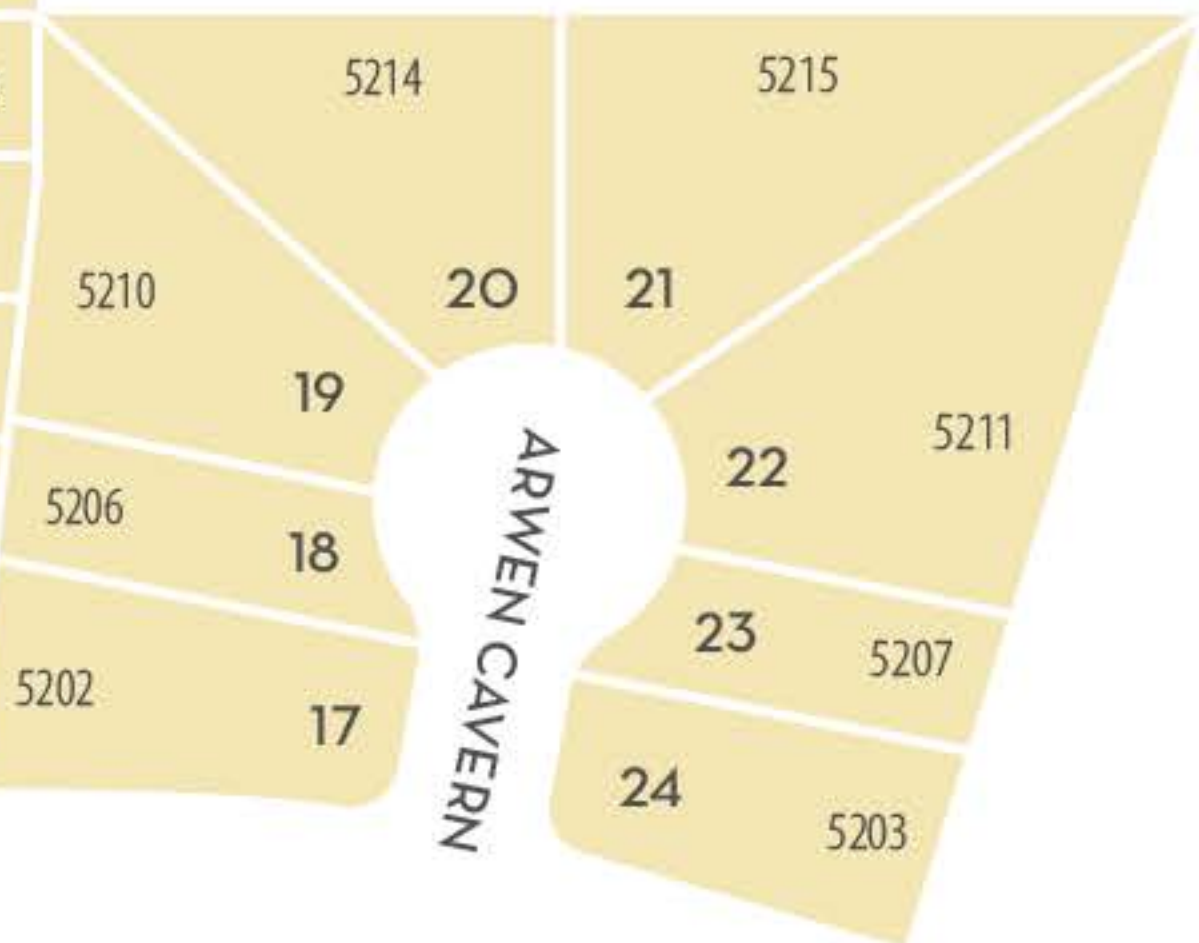
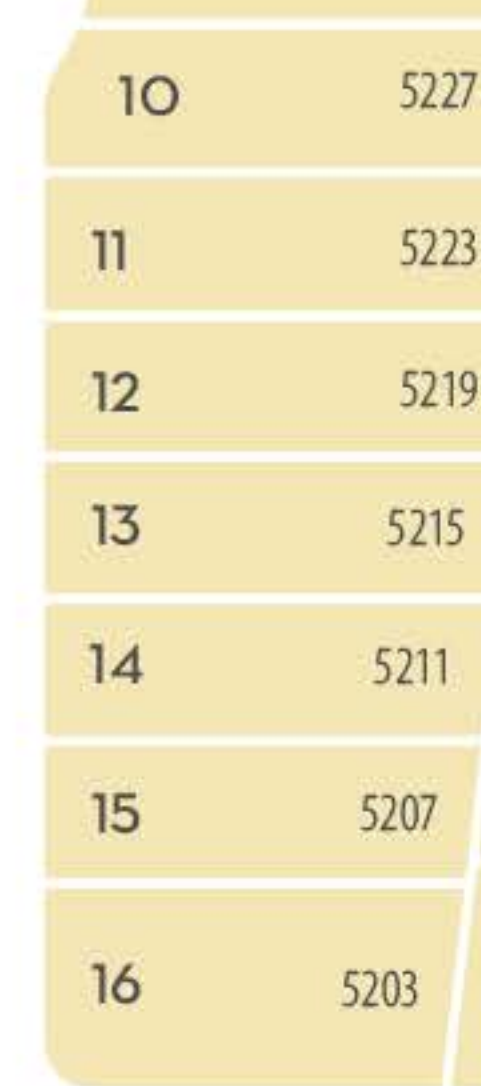
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MARLESE PEAK



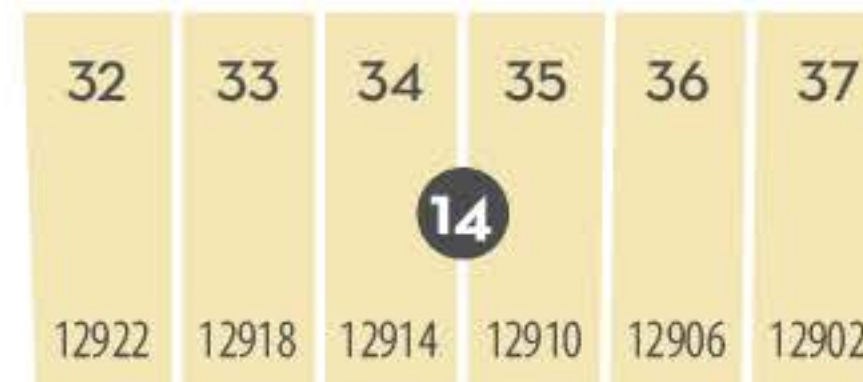
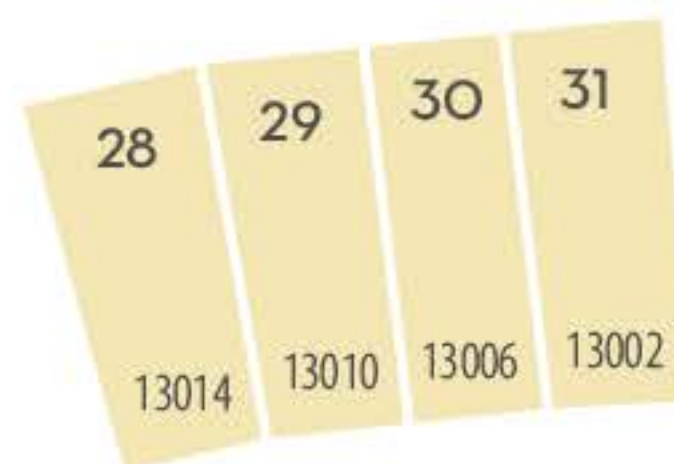
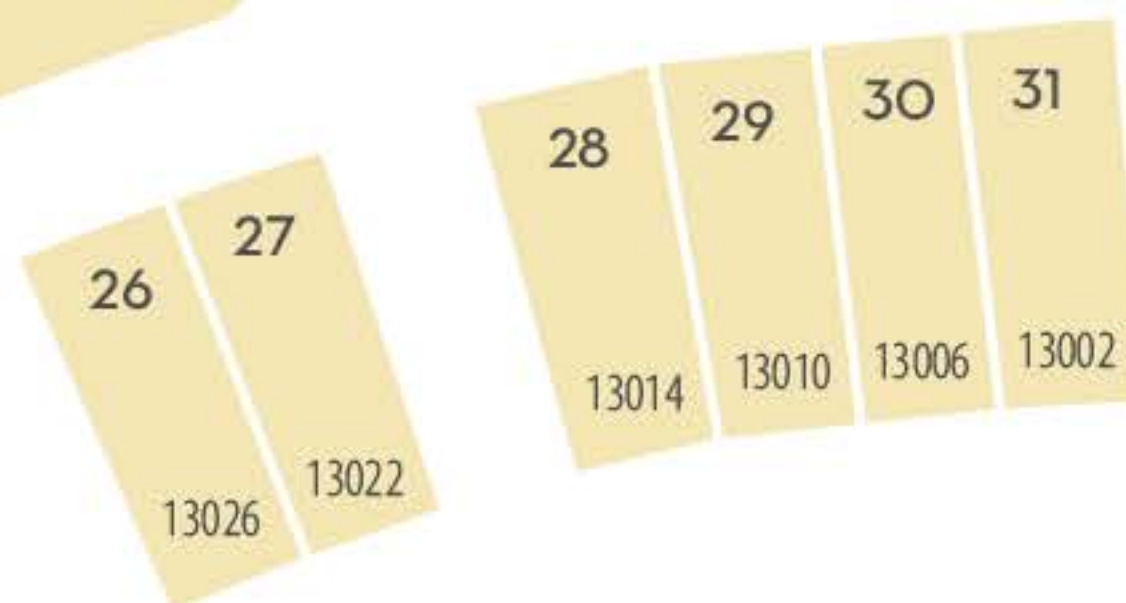
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CLARENCE FIELD

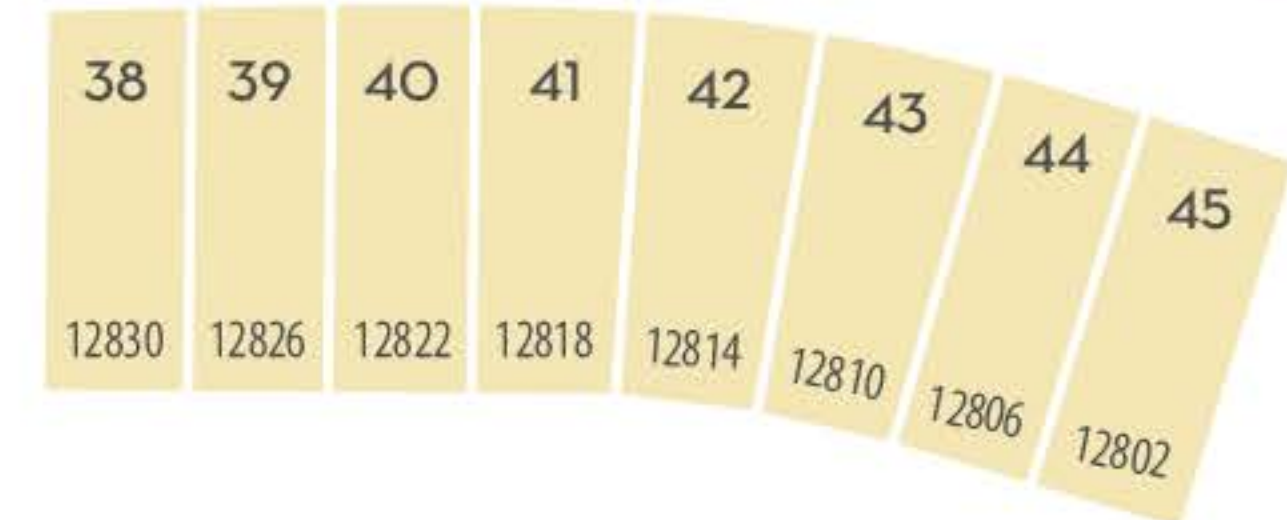


ARWEN CAVERN

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Mesa Vista

Cobalt Series

07/01/26

One-Story Homes		Base Price
Leon	1300	3 bedrooms, 2 bathrooms, open-concept family room, kitchen, breakfast area, a side covered patio, optional extended covered side patio, optional 1/2-car garage, and an optional master bath super shower or luxury bath. \$249,990
Frio	1362	3 bedrooms, 2 bathrooms, huge family room, integrated kitchen and breakfast area, optional covered patio, optional study \$251,990
Comal	1604	3 bedrooms, 2 bathrooms, massive family room, integrated kitchen and breakfast area, formal dining, optional covered patio, optional study or bedroom #4 \$267,990
Aquila	1772	3 bedrooms, 2 bathrooms, open concept family room, kitchen and dining area, optional study, and optional covered patio \$279,990
Pedernales <i>Model</i>	1800	4 bedrooms, 2 bathrooms, open concept family room, kitchen and dining area, optional study, optional covered patio \$280,990
Sabine	1915	3 bedrooms, 2 bathrooms, integrated kitchen, dining and family room, home office, optional covered patio and optional master luxury bath \$294,990
Two-Story Homes		
Brazos	2213	4 bedrooms, 3 bathrooms, integrated kitchen, dining & family room, and an upstairs bonus room. Optional features include covered patio, master luxury bath, master super shower, and study. \$311,990
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 \$319,990
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 \$328,990
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 \$329,990
Concho	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 \$349,990



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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.



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