



CASTLEROCK COMMUNITIES

Mesa Vista | San Antonio, TX



Mesa Vista is a vibrant and welcoming community nestled in southwest San Antonio, Texas. Known for its picturesque surroundings and modern amenities, Mesa Vista offers residents a serene and comfortable living experience. Residents can enjoy the great outdoors with plenty of parks and natural areas surrounding the community, as well as being a short drive away from exciting attractions like the Historic Riverwalk, SeaWorld, and Six Flags Fiesta Texas. Your children will have the privilege of attending schools inside Southwest ISD. With its friendly atmosphere and convenient location, Mesa Vista stands as a testament to the charm of San Antonio living, offering a perfect blend of comfort and community spirit. Mesa Vista by CastleRock Communities offers beautifully designed homes, each thoughtfully crafted to provide style and functionality. [Click here for a virtual tour!](#)



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

- 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
- 4-foot-wide public walks per community guidelines
- Decorative black address numbers
- Car charging plug

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
- Choice of professionally designed interior color palettes

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 1.5" caliper oak trees per lot
- 6-foot privacy fence at rear yard with one gate
- Fully sodded front and side yards 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

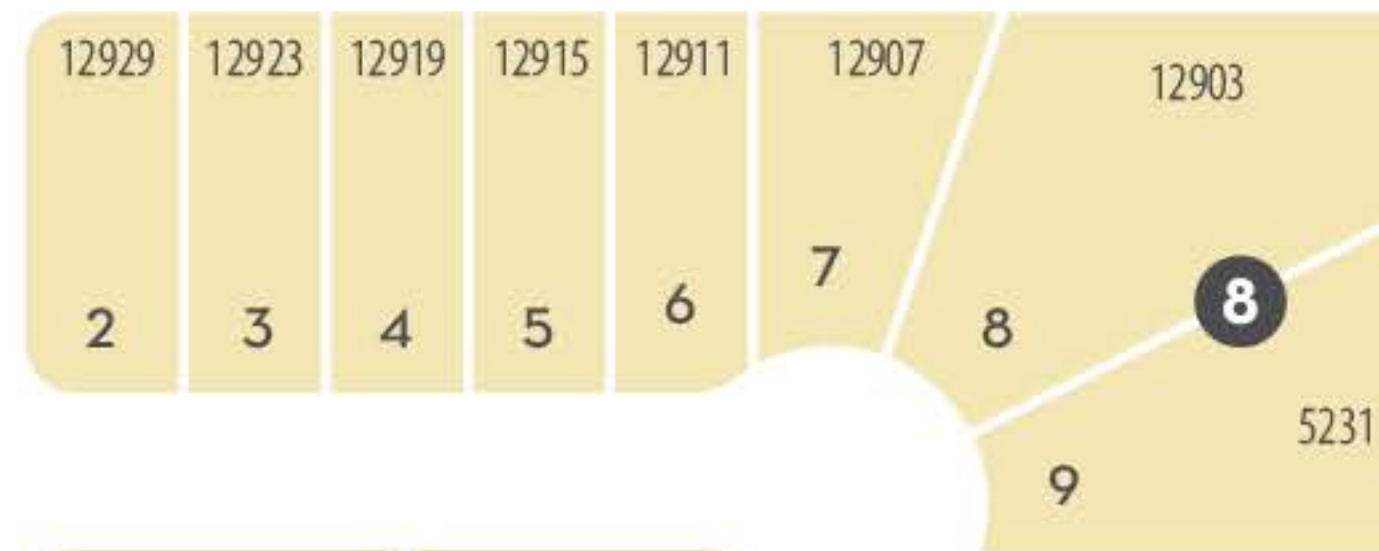


COMMUNITY BUILDER WITH A ROCK SOLID FOUNDATION

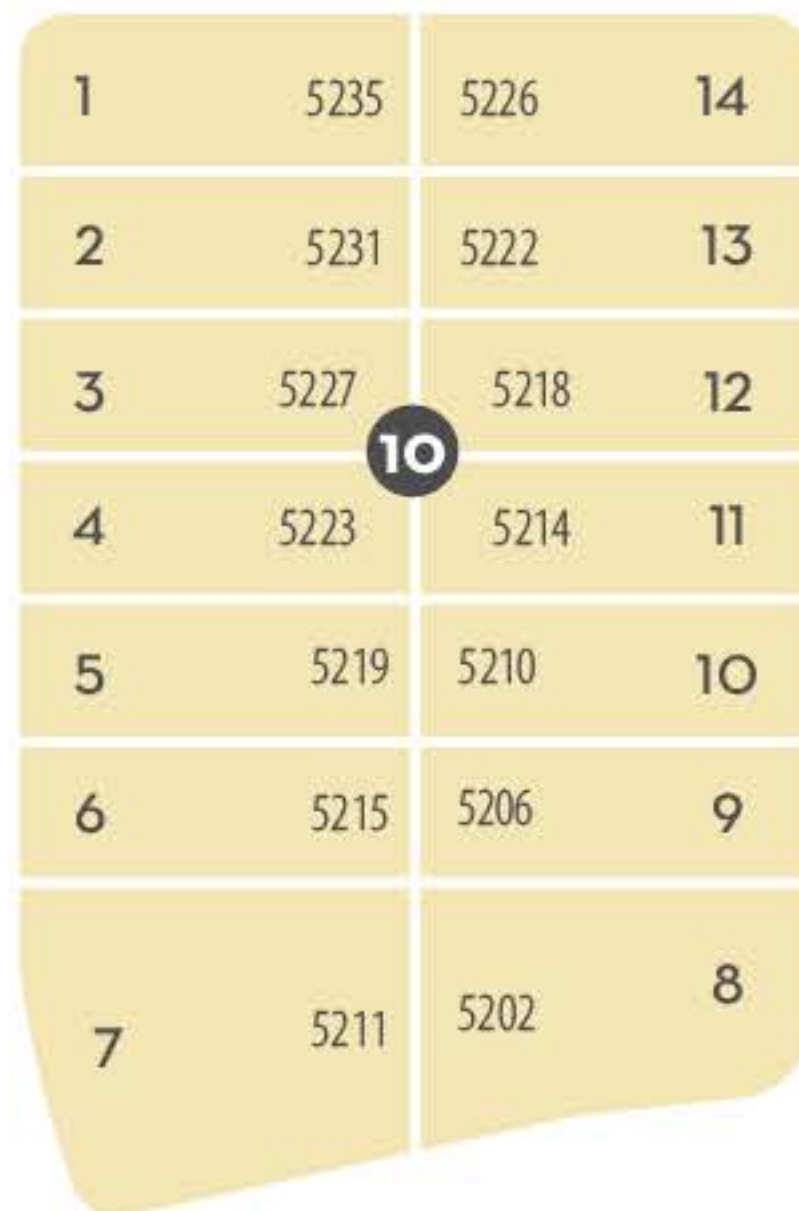
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AUDREY HARBOR

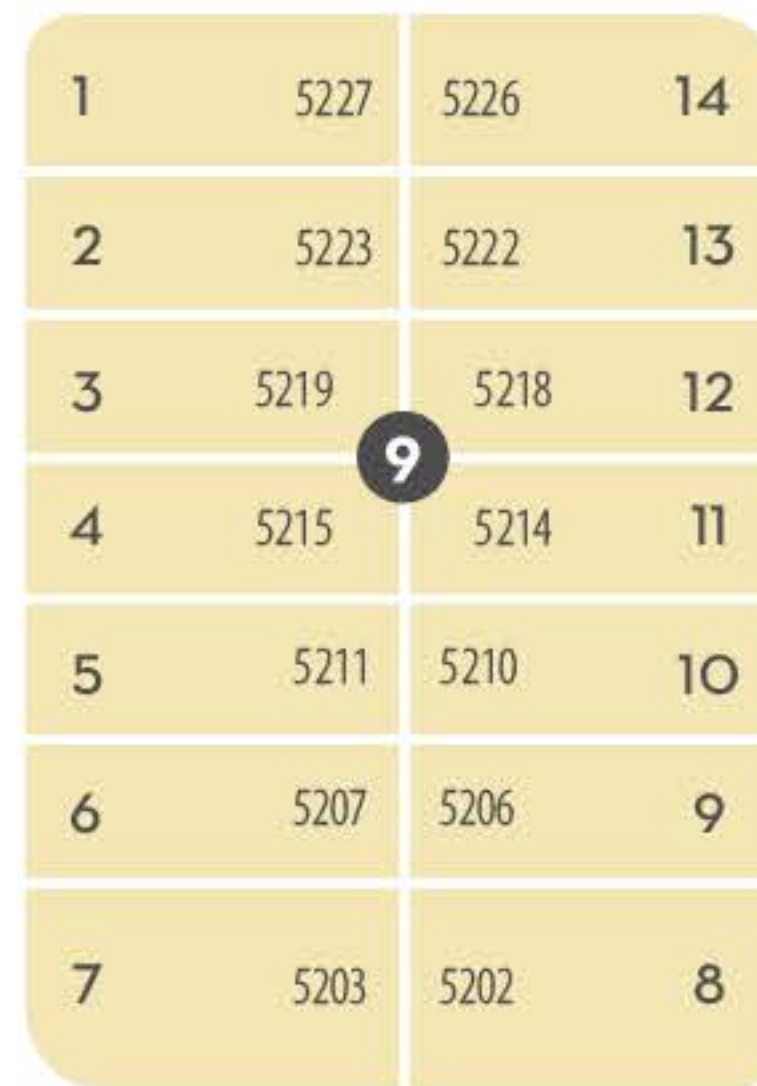


OLENE FLATS



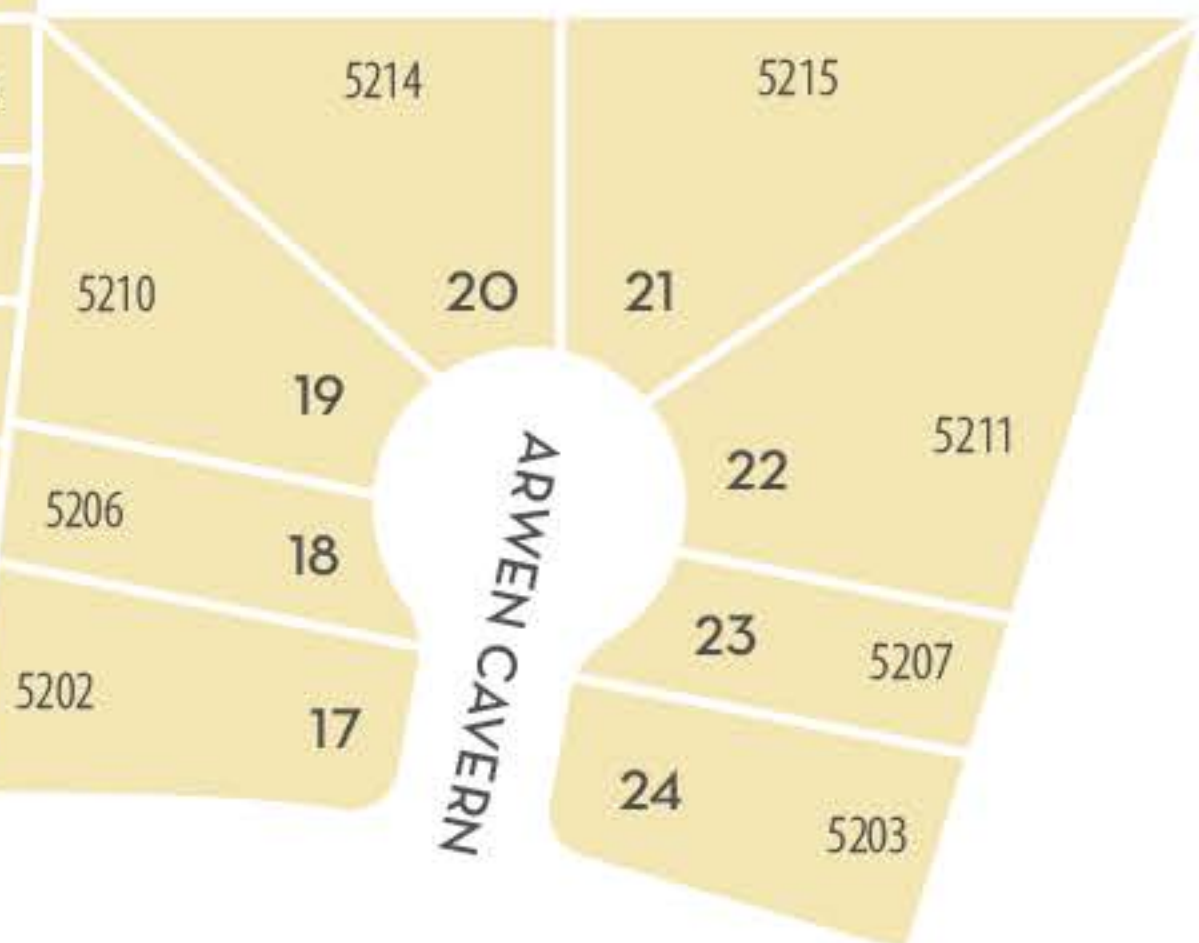
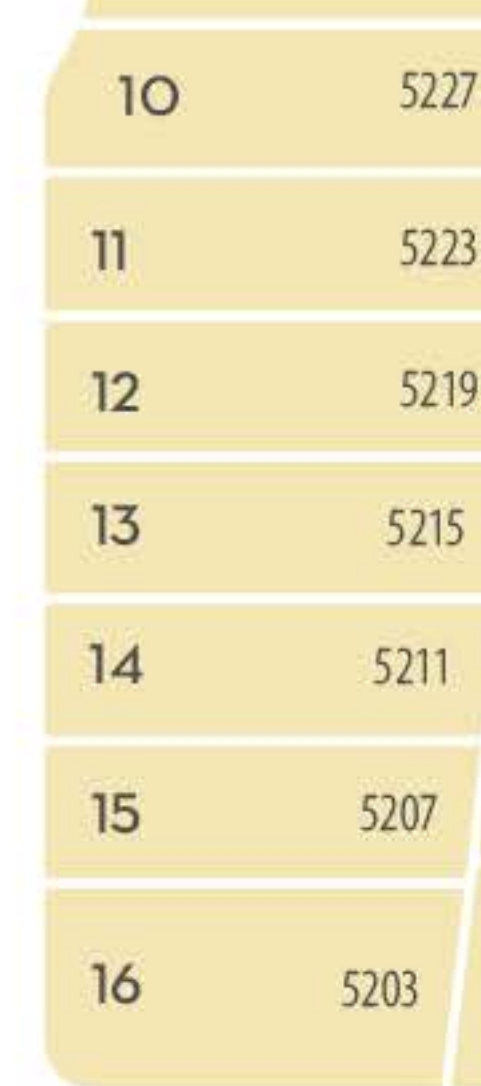
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MARLESE PEAK



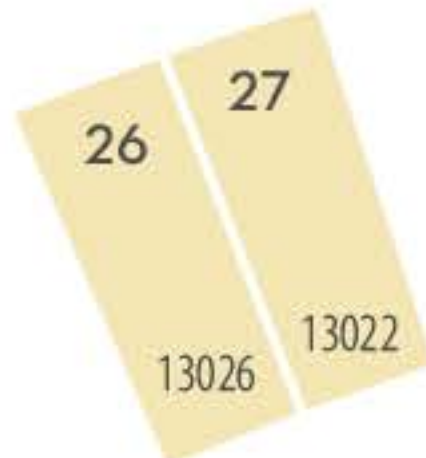
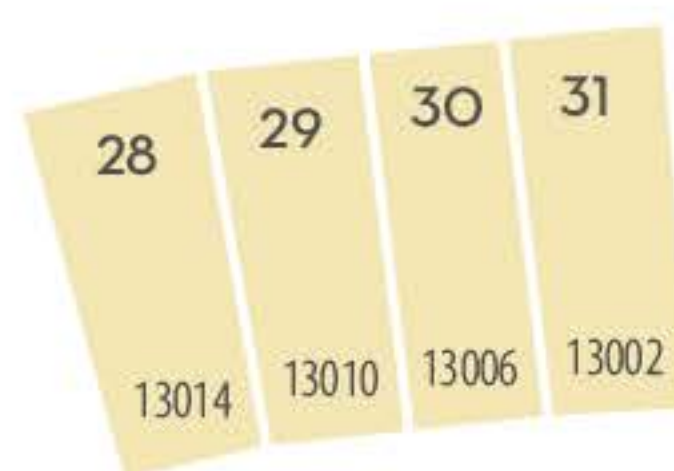
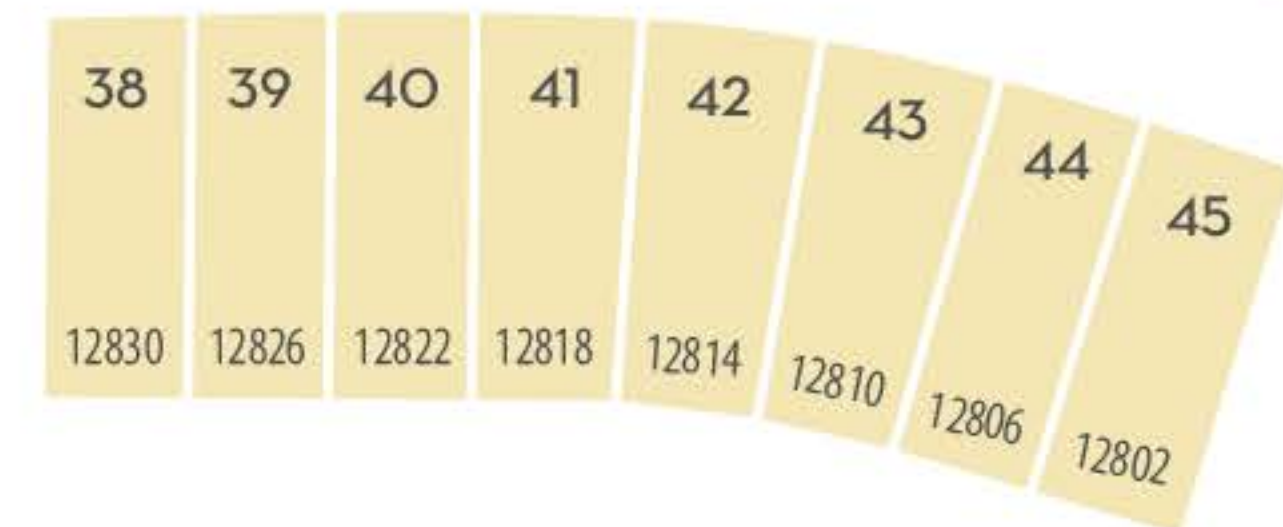
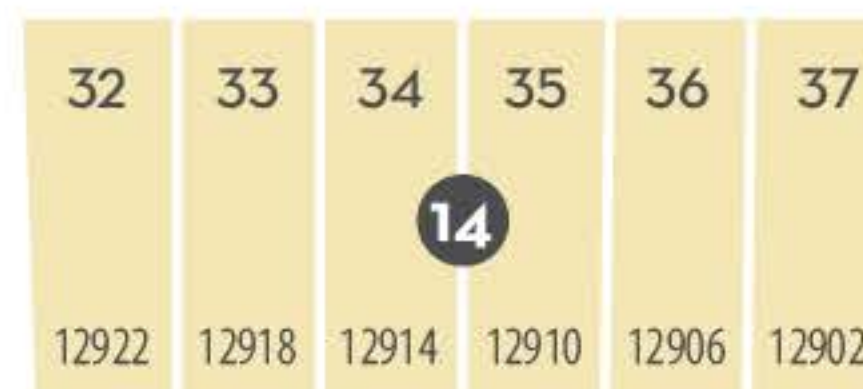
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CLARENCE FIELD



ARWEN CAVERN

CHANCE PKWY





Mesa Vista

Cobalt Series

07/25/24

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.	\$245,990
Frio	1362	3 bedrooms, 2 bathrooms, huge family room, integrated kitchen and breakfast area, optional covered patio, optional study	\$249,990
Comal	1604	3 bedrooms, 2 bathrooms, massive family room, integrated kitchen and breakfast area, formal dining, optional covered patio, optional study or bedroom #4	\$264,990
Aquila	1772	3 bedrooms, 2 bathrooms, open concept family room, kitchen and dining area, optional study, and optional covered patio	\$277,990
Pedernales <i>Model</i>	1800	4 bedrooms, 2 bathrooms, open concept family room, kitchen and dining area, optional study, optional covered patio	\$279,990
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			
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	\$299,990
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	\$329,990
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	\$332,990
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	\$354,990





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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