



Charleston Parke

From the \$170's

113 Brookhill
Cibolo, TX 78108
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Fax: (210)659-0645

Sales office hours:

Tues - Sat: 10 am - 7 pm
Sun - Mon: Noon - 7 pm



Michael Irvin

Driving Directions

From San Antonio, take I-35 north. Take Exit 176/Wiederstein Road. Take a right on to Wiederstein Road. This road soon becomes Cibolo Valley Road (Wiederstein actually turns off to the left). Stay on Cibolo Valley Road. After you pass the stop sign at Green Valley Road, take a left on Brook View. Take an immediate right on Brookhill. The models will be on your left.

Tax Information

Estimated Tax Rate: \$2.03 per \$100 of appraised valuation

Home Owners Association

Charleston Parke HOA
Estimated HOA Dues: \$330 per year

Schools

Schertz-Cibolo-Universal City ISD

- Green Valley Elementary (Elementary School)
- Elaine Schlather Intermediate (new residents) (Intermediate School)
- Barbara Jordan Intermediate (Intermediate School)
- J. Frank Dobie Junior High (Junior High School)

Community Details

Wilshire Homes brings the best of America's past to life in its Charleston Parke community, located just outside of San Antonio in Cibolo, Texas. With charming streetscapes that feature crisp white fencing, Charleston Parke is a wonderful place to call home. Families with children love the playscape and water playground. Homeowners of all ages can be seen riding their bicycles or taking a relaxing stroll around this charming community. Charleston Parke features bungalow-style homes and is a nostalgic return to the 1950's and 60's. With rich warm colors and an array of floorplans in one-, one-and-a-half and two-story designs, there is plenty to choose from in Charleston Parke. Charleston Parke in Cibolo is a welcome reprieve from the big city, all while providing the nearby convenience of one of the nation's largest cities.

Amenities

- Water playground
- Playscape
- Pedestrian friendly sidewalks

Available Homes

Listed below are homes for sale in the community that are already under construction or ready for immediate move-in.

Address/Plan	~Sq.Ft.	St	Br	M	Ba	Ga	Price	Stage
505 Brook Shadow 4S6053 D /	2272	2.0	4	D	2/1	2.0	\$207,755	Ready Now!
317 Brook Shadow 4S6111 D /	1951	1.0	4	D	2/0	2.0	\$214,974	Ready Now!
151 Still Brook Lane 2453 H / Delfina II	2453	2.0	4	D	2/1	2.0	\$249,900	Ready Now!
160 Brook Stone 5329 D / Northlake	1453	1.0	3	D	2/0	2.0	\$183,390	0
167 Brook View 5360 B / Liam IV	2483	2.0	4	D	2/1	2.0	\$224,695	0
164 Brook Stone 5324 B / Chase IV	2766	2.0	4	D	2/1	2.0	\$234,690	0

Community Plans

These are the floor plans that we build in this community.

Standard

Plan	~Sq.Ft.	St	Br	M	Ba	Ga	Price
5329 / Northlake	1453	1.0	3	D	2/0	2.0	\$173,990
5325 / Chancery X	1756	1.0	3	D	2/0	2.0	\$188,990
5361 / Kyle	1874	1.0	3	D	2/0	2.0	\$199,990
5359 / Stockdale XIII	2584	2.0	4	U	2/1	2.0	\$209,990
1985 / Holliston	1983	1.0	3	D	2/0	2.0	\$211,990
5327 / Cardiff III	2443	2.0	4	U	2/1	2.0	\$213,990
5360 / Liam IV	2483	2.0	4	D	2/1	2.0	\$214,990
2453 / Delfina II	2453	2.0	4	D	2/1	2.0	\$219,990
5324 / Chase IV	2766	2.0	4	D	2/1	2.0	\$222,990



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Plans, specifications, community amenities, standard features, availability and prices are subject to change without notice. Calculations for square footage of these plans were made from exterior dimensions less attached garage, if appropriate. A/C square footage is the same area less thickness of exterior walls of the same area. Square footage calculations are made based on plan dimensions only and may vary from finished square footage of the home as built. The accuracy of property tax rates, homeowners' association fees, and school district information displayed on this web site is not guaranteed by MHI or any affiliated companies. This information has been provided by third parties and is subject to change without notice. It is recommended that you ascertain the correct property tax rates, homeowners' association fees, and school district information from the appropriate authorities before you make a decision to purchase. © 2006 - 2012 Wilshire Homes, All Rights Reserved. 5/21/2012

- Byron P. Steele II High School (High School)

5326 / Raglan III	3000	2.0	4	D	2/1	2.0	\$230,990
2766 / Grandbury III	2799	2.0	3	U	2/1	2.0	\$232,990
2586 / Holliston III	2621	2.0	4	D	3/0	2.0	\$238,990



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Features - Standard Features

Baths

- Separate shower with glass door
- Elongated commode in all baths
- Moen® chrome plumbing fixtures in all baths for a timeless look
- Cultured marble vanity tops with integral sinks in master and secondary baths
- Acrylic garden tub in master bath for ultimate relaxation
- Cultured marble seat (some shower enclosures)
- Dual sink in master bath
- His & Hers vanities in master bath
- Porcelain pedestal sink in powder room (per plan)
- Cement board ceramic tile backing for added strength and durability (in designated areas)
- Ceramic tile stepouts at master tub, shower and commode
- Ceramic tile stepouts in secondary baths
- Ceramic tile surrounds in master and secondary baths
- Custom quality oak stained vanities in all baths
- Medicine cabinets (per plan)
- A/C vent(s) in master walk-in closet(s)
- Walk-in closets (in designated areas)

Comfort & Energy Saving Features

- Air tight polysealant around windows and doors
- Anti-scald valves to prevent accidental burning in showers and tubs
- High efficiency, energy saving gallon electric water heater(s)
- Zurn Pex® plumbing system maintains water quality, is more energy efficient and results in reduced maintenance and greater reliability
- Attractive, designer beige, double-pane, low-e windows provide energy efficiency and lower utility costs
- 15 SEER high efficiency air conditioning system(s)
- 15 SEER high-efficiency heat pump to warm the home provides utility bill savings.
- Additional A/C return in master bedroom for better comfort
- Balanced air pressure which comes from jump ducts, returns or transfer grills allows the HVAC system to function at peak

efficiency

- Soffit vents, ridge vent and/or air hawk ventilation system
- Dual or zoned A/C system (per plan)
- Energy Star rated programmable thermostats
- Filtered, fresh air intake ventilator system provides fresh air into the home refreshing old, stale air
- High performance media air filter cleans air more efficiently than standard fiber filters
- Quiet zone batt insulation in bath walls and plumbing walls dampens sound
- R-13 insulation in exterior air conditioned walls
- R-22 insulation in non-flat ceiling areas
- R-30 insulation in air conditioned flat ceilings
- Radiant barrier roof decking in the attic drastically lowers attic temperature reducing heat being transferred into the home and extending air conditioner life
- Air tight polysealant around windows and doors
- Thermoply sheathing behind brick walls acts as a moisture barrier and reflective heat barrier.
- Bora-Care termite pre-treatment
- Green Built certified home per the strict guidelines of the Green Built North Texas Program
- Homes built to meet stringent Energy Star® requirements
- We performance test every home for air leakage

Ideal Kitchens

- Durable 10" deep stainless steel sink with garbage disposal
- Granite countertops, available in a variety of colors, offer a solid and durable surface
- Attractive ceramic tile backsplash adds beauty to function
- Beautiful ceramic tile flooring in kitchen and breakfast area offers durability and low maintenance for quick clean-ups
- Custom quality oak accented cabinetry with adjustable shelves on 42" upper cabinets maximizes use of space
- Elegant crown moulding on kitchen cabinetry
- Recessed can lighting (per plan)
- Island work centers on many plans

- Energy Star rated dishwasher maximizes efficiency
- Superior quality Whirlpool® appliance package including electric range and dishwasher

Dramatic Interiors

- Rounded sheetrock corners throughout the home (with the exception of the windows) softens the look of the interior
- Choice of plush carpet with a quality pad
- Chair rail in formal dining room lends an air of elegance
- Elegant crown moulding in selected areas lends a classic look to the interior
- Dramatic entries with your choice of ceramic tile
- Two-tone interior paint
- Wide Décor rocker light switches
- Satin nickel finish door hardware
- Raised panel interior doors
- Award-winning designs with extensive use of raised ceilings, arches, niches, columns and plant shelves complement the flexibility of our homes
- Convenient indoor laundry area
- Nine-foot ceiling heights in many areas add spaciousness (per plan)

Classic Exteriors

- One tree in rear yard for added privacy
- Two trees in front yard
- Thermo-insulated security rear door with dead bolt
- Stone accented elevations (per plan)
- Seamless aluminum gutters (in designated areas)
- Superior 30 year architectural grade shingles
- Choice of award winning exterior elevations including optional front porches
- Designer beige framed, divided light windows for added architectural interest to your home (in designated areas)
- Room finished garages include texture, paint, and trim.
- Steel carriage garage door with decorative hardware
- Prewired for garage door openers
- Amazing James Hardie® masonry siding, soffit and fascia. Termite and flame resistant.
- Drought resistant Texas native plantings



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- conserve water when rain is scarce
- Fully sodded front and back yards
- Professionally designed landscape package enhances curb appeal
- Custom cast stone address plaque
- Steel reinforcement in entry walk, public walk, driveway and patio
- Choice of exterior trim color(s) from color palette
- Fence to the back corners of the home
- Satin finish exterior hardware
- Classic design exteriors with prestigious appearance

Extra Touches

- OSB tongue and groove subfloor; nailed, glued and screwed
- All bedrooms and game room blocked for ceiling fans
- Prewired for cable TV in family room and master bedroom
- Prewired for phone in kitchen and master bedroom
- Exhaust fan in all baths
- Exhaust fan and air-conditioning duct in walk-in utility room
- Breaker box in garage
- Flexible designs allowing you to customize your home to fit your lifestyle - limited only by building codes, deed restrictions, your budget and your imagination
- On site custom framing
- Optional bonus spaces available on many plans
- Personal interview with a Professional Decorator Consultant at the Design Center
- Protect your home against pests with a pest control system that applies materials directly into the walls and minimizes exposure to your family, pets and interior surfaces



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