



# Lakeside at Canyon Springs

From the \$200's

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### Sales office hours:

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



Jennifer Sloan

### Driving Directions

Take U.S. Hwy. 281 N. past Loop 1604. After 5 miles, take a left at the traffic light on to Overlook Parkway. Travel west on Overlook Parkway until it ends at Canyon Golf Road. Take a right on Canyon Golf Road. Take a right into Lakeside at Canyon Springs on Bluewater Way. Take a right on Alpine Pond. Model on immediate right.

### Tax Information

Estimated Tax Rate: \$2.15 per \$100 of appraised valuation

### Home Owners Association

Lakeside at Canyon Springs HOA  
Estimated HOA Dues: \$586 per year

### Schools

Comal ISD

- Kinder Ranch (Elementary School)
- Spring Branch (Middle School)
- Smithson Valley (High School)

### Community Details

Lakeside at Canyon Springs is a beautiful gated community featuring a playscape and a community pool with a splashpad and cabana. The neighborhood is surrounded by lush greenbelts. With easy access off either Overlook Parkway or Canyon Golf Road, Lakeside is just minutes from U.S. Hwy 281, Loop 1604, medical facilities, shopping and restaurants.

### Amenities

- Gated
- Community pool with cabana and toddler pool
- Greenbelts
- Children's Playscape Area

### 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
1034 Wavy Creek 1805 C / Chandler	1822	1.0	3	D	2/0	2.0	\$241,155	0
26718 Sunstream Way 5358 L / Chase III	2795	2.0	4	D	2/1	2.0	\$262,100	0
1019 Tumbling Oaks 2453 D / Delfina II	2453	2.0	4	D	2/1	2.0	\$265,740	0
1015 Wavy Creek 5885 X / Warrenton XII	2489	1.5	3	D	2/1	2.0	\$270,440	0

### Community Plans

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

#### Standard

Plan	~Sq.Ft.	St	Br	M	Ba	Ga	Price
1805 / Chandler	1801	1.0	3	D	2/0	2.0	\$207,990
5885 / Warrenton XII	2012	1.0	4	D	2/0	2.0	\$213,990
5877 / Chiswick X	2198	2.0	4	D	2/1	2.0	\$220,990
2019 / Avondale II	2019	1.0	3	D	2/0	2.0	\$223,990
5337 / Stockdale XII	2604	2.0	4	U	2/1	2.0	\$224,990
5913 / Stonecrest III	2208	1.0	4	D	2/0	2.0	\$226,990
2453 / Delfina II	2453	2.0	4	D	2/1	2.0	\$229,990
5358 / Chase III	2795	2.0	4	D	2/1	2.0	\$232,990



#### Disclaimers, Terms and Conditions of Use.

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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 gas 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)
- 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 saving gas heating system with electronic ignitor (no pilot)
- 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
- Eco-Smart homes in 100% compliance with the standards mandated by the Green Built Texas initiative to improve energy efficiency and protect the environment
- 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

- Thermo-insulated security rear door with dead bolt
- Brick on three sides (designated areas)
- Optional stone or stucco accented elevations (per plan)
- Seamless aluminum gutters (in designated areas)
- 20 year 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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