



# The Estates of Lookout Canyon Creek

## Lookout Canyon

From the \$210's

Model Closed

San Antonio, TX 78260

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### Sales office hours:

Call for an appointment!



Jim Hughes



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### 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 to the first intersection on the right. At the Lookout Canyon Creek community entrance, take a right on Upton Heights. After entering gates, The Estates of Lookout Canyon Creek is the first right.

### MODEL LOCATED AT NEARBY LAKESIDE AT CANYON SPRINGS.

From Estates of Lookout Canyon Creek, go right onto Overlook, right on Canyon Golf Rd, right into Lakeside at Canyon Springs, then right on Alpine Pond and the model home is the third house on the right 1010 Alpine Pond.

### Tax Information

### Community Details

Located off U.S. Hwy. 281 North, The Estates of Lookout Canyon Creek combines the convenience of the city with the beauty of the Texas Hill Country. Residents of this gated community enjoy a superior recreation center featuring a swimming pool, toddler pool, picnic area, restrooms, sports court, sand volleyball, playscape, swingset and miles of walking trails throughout Lookout Canyon. Students attend outstanding Comal I.S.D. schools with the exemplary-rated M.H. Specht Elementary located across the street. The community offers large lots, amazing views, no city taxes and lots of native trees. The Estates of Lookout Canyon Creek is in grand closeout!

### Amenities

- Miles of walking trails throughout Lookout Canyon
- Recreation Center which includes: Pool, Cabana, Sand volleyball court, Sports court, and Children's play 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
2114 Laurel Point 2453 H / Delfina II	2453	2.0	4	D	2/1	2.0	\$263,065	0
26022 Laurel Pass 5885 Y / Warrenton XII	2486	1.5	3	D	2/1	2.0	\$273,940	0



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

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

appraised valuation

## Home Owners Association

Lookout Canyon HOA

Estimated HOA Dues: \$320 per year

## Schools

Comal ISD

- M.H. Specht Elementary School  
(Elementary School)
- Arlon Seay Intermediate School  
(Intermediate School)
- Spring Branch Middle School (Middle  
School)
- Smithson Valley High School (High  
School)



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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)
- A carbon monoxide detector is installed for added peace of mind (designated areas)
- 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 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
- 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
- Optional stone or stucco accented elevations (per plan)
- Stone accented elevations (per plan)
- Seamless aluminum gutters (in designated areas)
- Superior 25 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



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hardware

- Prewired for garage door openers
- Amazing James Hardie® masonry siding, soffit and fascia. Termite and flame resistant.
- Drought resistant Texas native plantings 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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