



The Sanctuary at Helotes

Sanctuary

From the \$220's

11526 Massive Mt
Helotes, TX 78023

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Sales office hours:

Tues - Sat: 10 am - 7 pm

Sun - Mon: Noon - 7 pm



Curtis Jeffords



Phillip Lopez

Driving Directions

Take Loop 1604 to Bandera Road/Hwy. 16 exit. Go north on Bandera Road/Hwy. 16 for five miles. The Sanctuary at Helotes is on your left just past the San Antonio Ranch community.

Tax Information

Estimated Tax Rate: \$2.04 per \$100 of appraised valuation

Home Owners Association

None

Estimated HOA Dues: \$0 per year

Schools

Northside ISD

- Helotes Elementary School (Elementary School)
- Hector P. Garcia Middle School (Middle School)
- O'Connor High School (High School)

Community Details

The Sanctuary at Helotes is located on 150 acres in the foothills of the beautiful Texas Hill Country. Enjoy living near a small town while having all the conveniences of San Antonio. The new community is located on the west side of Highway 16/Bandera Road, 1.2 miles north of the Helotes city limits. The Sanctuary has quick access to Loop 1604 and Interstate 10.

Amenities

- Located on 150 acres in the foothills of the beautiful Texas Hill Country
- Convenient to Sea World of Texas
- Minutes from Government Canyon State Natural Area and Rancho Diana Park
- Close proximity to USAA and the Medical Center
- Conveniently located near University of Texas San Antonio
- Quick and convenient access to Loop 1604 and Interstate 10
- Recreational park and generous open space
- Northside ISD

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
18002 Antero Mt 5885 X / Warrenton XII	2486	1.5	3	D	2/1	2.0	\$289,425	Ready Now!
17918 Oxford Mt 2538 M /	3201	1.5	3	D	3/0	3277.0	\$314,062	Ready Now!
11606 Massive Mt 2538 M /	3331	1.5	3	D	2/1	2.0	\$349,000	Ready Now!

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	\$219,990
5877 / Chiswick X	2198	2.0	4	D	2/1	2.0	\$226,990
5885 / Warrenton XII	2012	1.0	4	D	2/0	2.0	\$226,990
5337 / Stockdale XII	2604	2.0	4	U	2/1	2.0	\$229,990
5913 / Stonecrest III	2208	1.0	4	D	2/0	2.0	\$231,990
2453 / Delfina II	2453	2.0	4	D	2/1	2.0	\$237,990
5358 / Chase III	2795	2.0	4	D	2/1	2.0	\$240,990
2317 / Oxford	2317	1.0	3	D	2/0	2.0	\$246,990
2135 / Porter	2130	1.0	3	D	2/0	3.0	\$247,990
2436 / Miami III	2436	1.0	4	D	3/1	3.0	\$252,990
2960 / Montclair VII	2960	2.0	4	D	3/1	2.0	\$264,990
3199 / Newbury	3237	2.0	5	D	3/1	2.0	\$266,990
3652 / Montclair VI	3652	2.0	5	D	3/1	2.0	\$274,990



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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

Features - Standard Features

Baths

- Optional 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
- Luxurious garden tub in master bath for ultimate relaxation
- Optional dual sink in master bath
- Porcelain pedestal sink in powder room (per plan)
- Cement board ceramic tile backing for added strength and durability (in designated areas)
- Choice of vinyl flooring in wet areas
- Custom quality oak stained vanities in all baths
- Low maintenance, ventilated wire shelving maximizes use of space while allowing air to circulate keeping linens fresh.
- 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)
- Pre-plumbed for a water softener loop for added convenience.
- 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
- Vinyl framed windows with tilt out sash and double-pane, low-e glass for energy efficiency
- 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 8" deep stainless steel sink with garbage disposal
- Choice of attractive vinyl flooring in kitchen, breakfast area, and utility room
- Choice of decorator laminate countertops, in a variety of colors, with full rolled backsplash
- Custom quality cabinetry with adjustable shelves on upper cabinets maximizes use of space.
- Convenient under-cabinet 110 volt outlets
- 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
- Vent hood with multiple speeds vented outside the home

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
- Optional fireplace with decorative mantel and gas log lighter
- Dramatic entries with your choice of ceramic tile
- Environmentally friendly interior paint with contrasting wall and trim color
- Custom designer lighting package
- Wide Décor rocker light switches
- Satin nickel finish door hardware
- Wood grain textured 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 with custom shelves and rod
- Nine-foot ceiling heights in many areas add spaciousness (per plan)

Classic Exteriors

- Two live oaks in front yard
- Energy efficient insulated metal front door
- Thermo-insulated security rear door with half light and dead bolts
- Brick on three sides (designated areas)
- Optional stone or stucco accented elevations (per plan)
- Seamless gutters on all four sides of home (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 hardware
- Prewired for garage door openers
- Amazing James Hardie® masonry siding,



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soffit and fascia. Termite and flame resistant.

- Oversized homesites available
- Drought resistant Texas native plantings conserve water when rain is scarce
- Full sod on front and side yards
- Custom cast stone address plaque with logo
- Steel reinforcement in entry walk, public walk, driveway and patio
- Fence to the back corners of the home
- Satin finish exterior hardware

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
- State-of-the-art RG 6 Digital ready coaxial cable quad shield for satellite dish and high speed Internet access
- 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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