



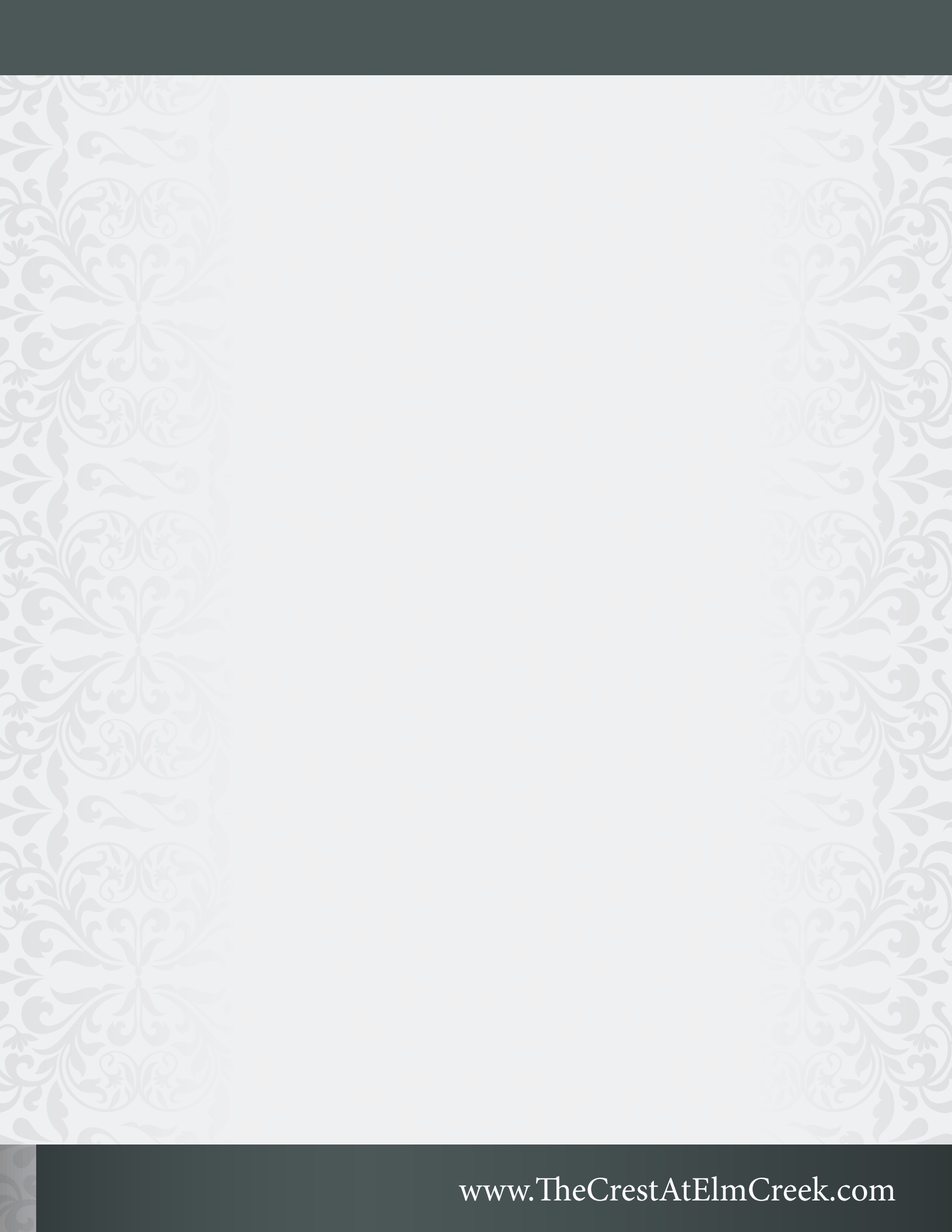
THE CREST AT ELM CREEK

by



TIROL HOMES
THE JOY OF LIVING

11158 VANCE JACKSON ROAD, 78230
Between Wurzbach and Huebner





Close to Everything!

Contact:

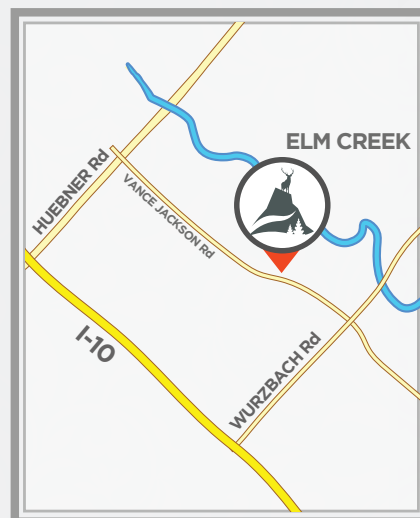
David Kauffman

(210) 254 2610

davidkauffman@kw.com

AVAILABLE

SOLD





A FAMILY OF BRANDS

Tirol Homes - named after the Austrian region known for its beauty and charm. Tirol Homes is the culmination of a dream begun twenty years ago to develop and build beautiful, sustainable neighborhoods in San Antonio. "Beautiful design, quality construction, and a family of brands are the hallmark of our company and our building process." After delivering over 200 homes to buyers all over San Antonio, Tirol Homes is delighted to offer The Crest At Elm Creek; imagined, developed and built from the ground up. www.tirolhomes.com.

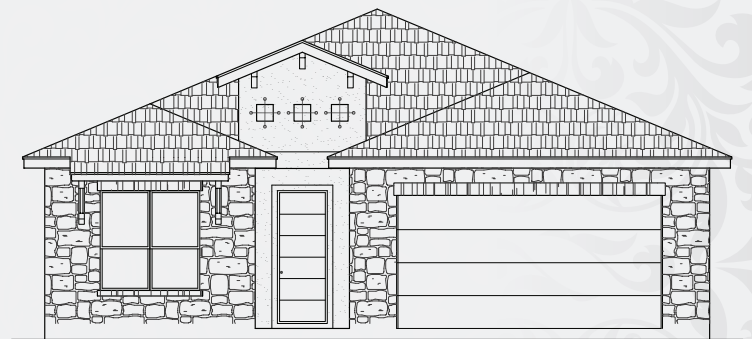
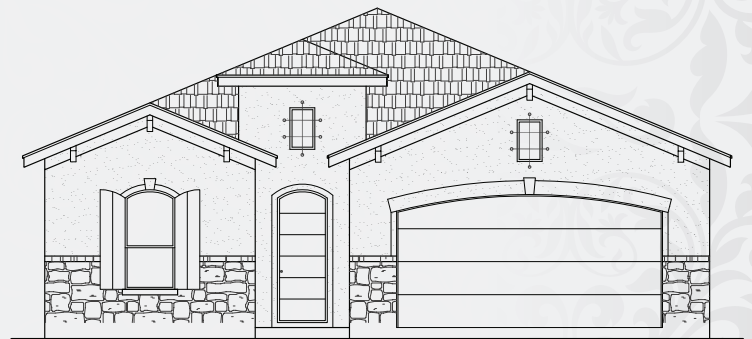
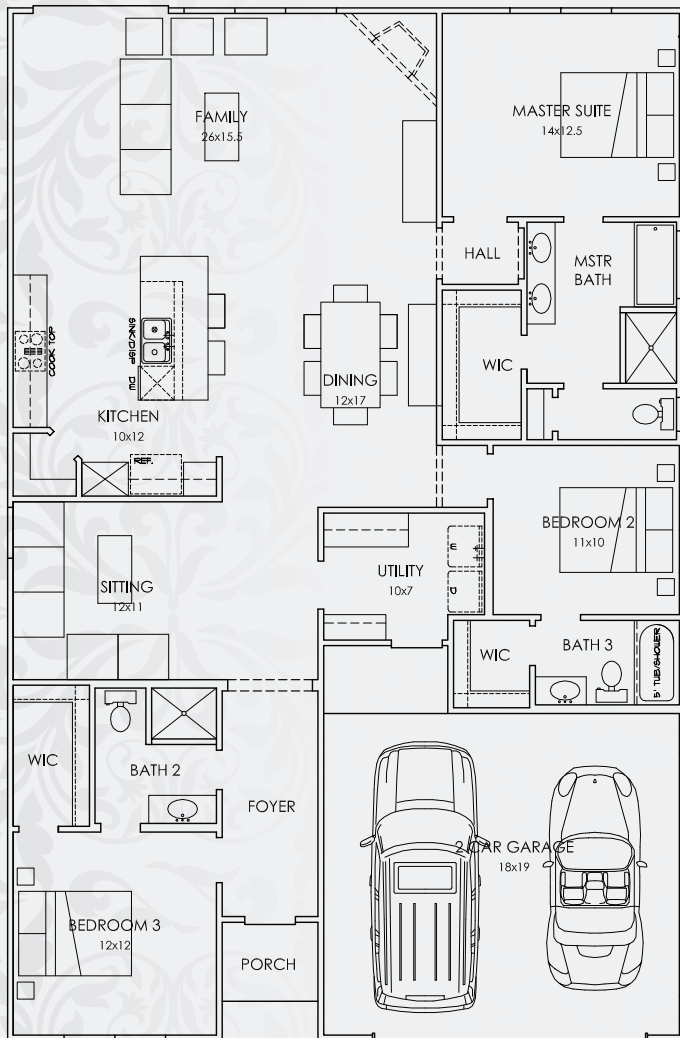
David Kauffman - Sales and Marketing – is a Top 5% SABOR Realtor (volume). He has extensive experience in developing and marketing new home communities. David won the San Antonio Builder Association "Salesman of the Year" Award for his groundbreaking work on three Lincoln Heights neighborhoods in the Quarry Market. Contact David for a tour of The Crest at Elm Creek. 210-254-2610. davidkauffman@kw.com.

Yadi Acevedo - Interior Design - Yadi has a passion for creating beautiful, livable spaces. And she enjoys helping clients develop their own personal style. With 18 years of experience in Chicago and San Antonio, she brings a wealth of knowledge and expertise to The Crest at Elm Creek. www.yadesigninteriors.com.

Ricardo McCullough - Home Designer – Mr. McCullough was born and raised in Mexico City. He moved to San Antonio in 1993 and began his career at an Engineering firm. After working for an Architectural firm and two major homebuilders, he established RAMC Design in 1999 to focus on residential design and construction. In 2012, the company became McCullough Design Associates. www.mcculloughda.com.

Ever Garza, P.E. - Engineer and Planner – A Texas A&M graduate, Mr. Garza has over ten years experience in engineering and planning. He spent over three years at Pape-Dawson before venturing out to start his own engineering firm.

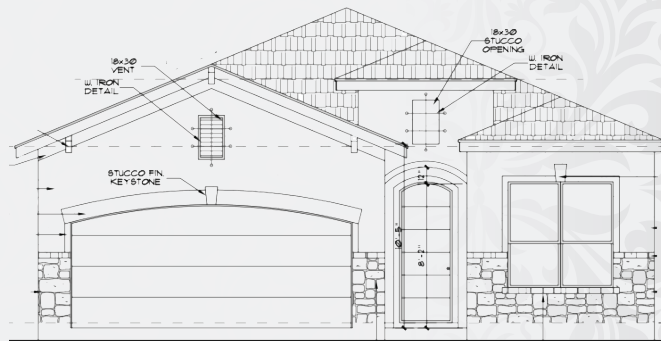
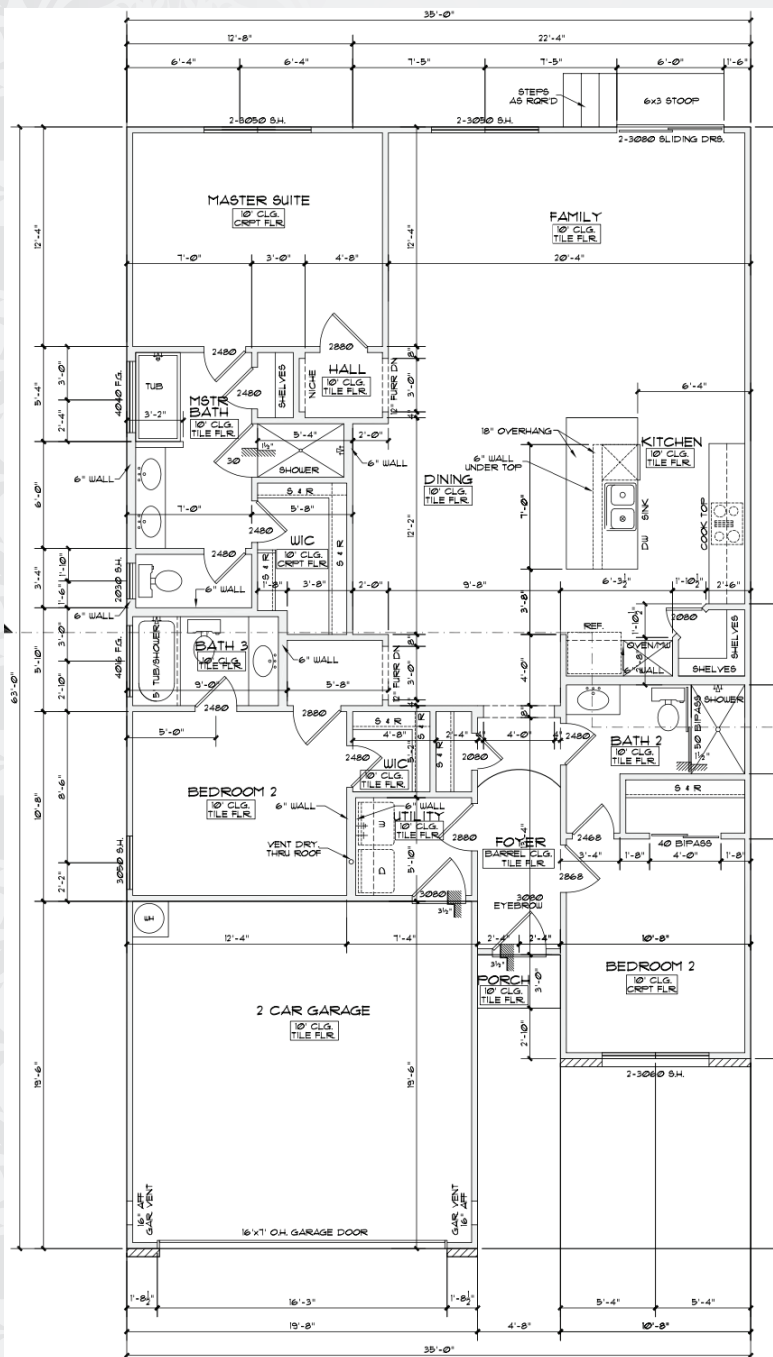
THE APEX



1,956 Sq. Ft.



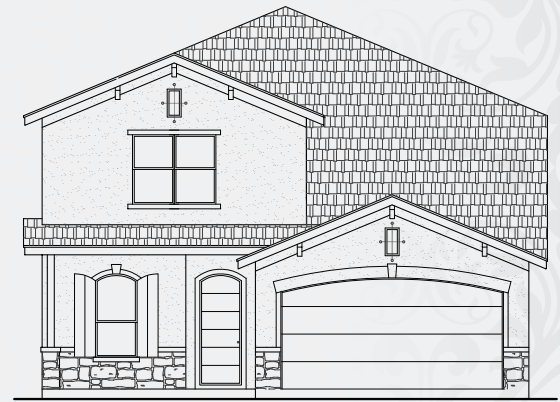
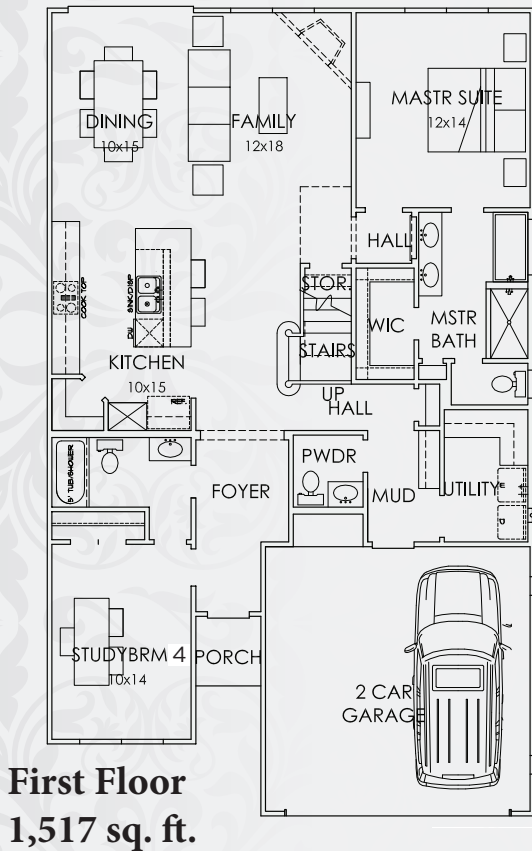
THE APEX B



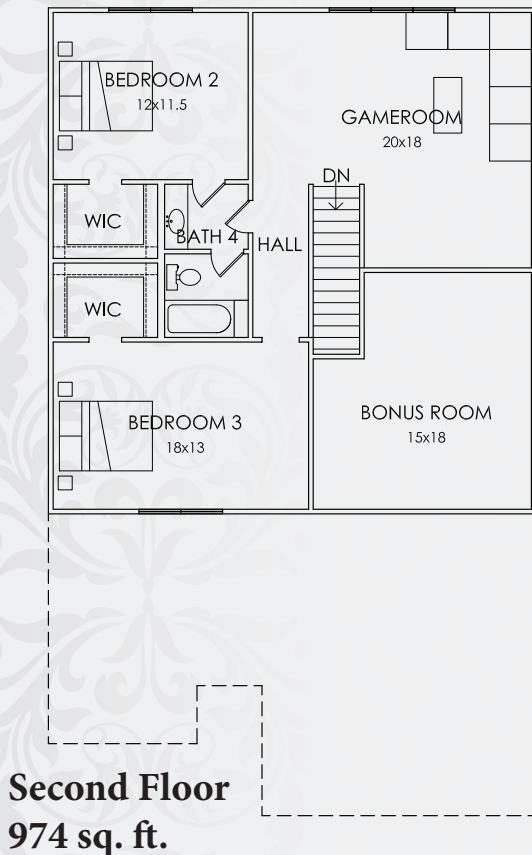
1,631 Sq. Ft.

THE CREST AT ELM CREEK

THE JEWEL



PLAN 2,491 ELEV. A



PLAN 2,491 ELEV. B

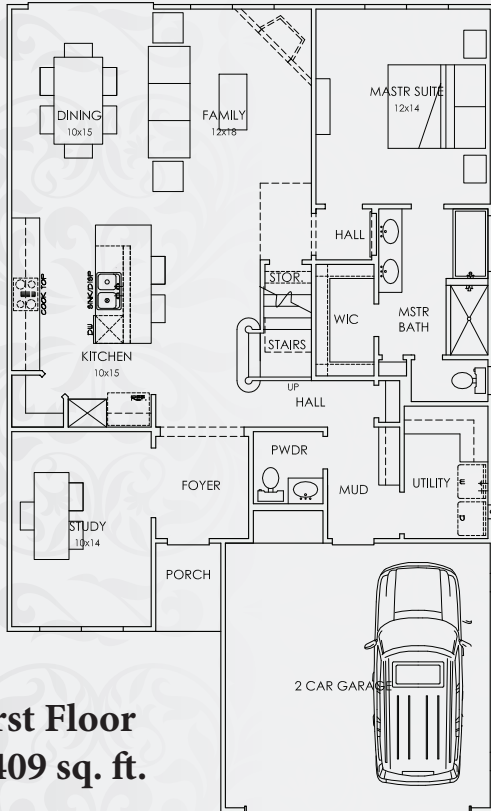
2,491 Sq. Ft.



THE PEAK



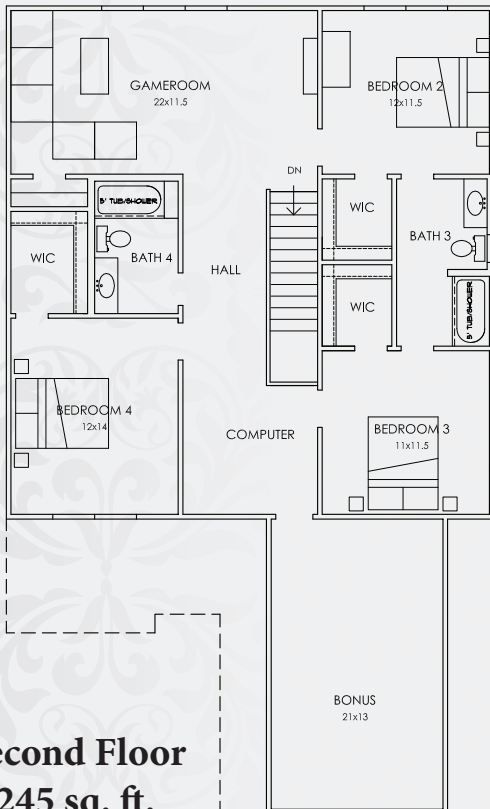
THE CREST
AT ELM CREEK



First Floor
1,409 sq. ft.



PLAN 2,654 ELEV. A



Second Floor
1,245 sq. ft.



PLAN 2,654 ELEV. B

2,654 Sq. Ft.



THE CREST AT ELM CREEK



FEATURES AND BENEFITS

Lifestyle

- First Floor Living - Master downstairs on all floor plans
- Lock and Leave Lifestyle - Safe, Secure, Maintained
- Wired for EVCU (Electric Vehicle Charging Unit)
- 1-2-10 Year Home Warranty

Energy

- ENERGY STAR certified home
- TECHSHIELD radiant barrier roof decking
- Vinyl Low E3 solar reflective double pane insulated windows
- High efficiency Zoned, 16 SEER HVAC with Aprilaire Ventilation Control System (Gas Heat)
- Rheem 75 gallon water heater w/Expansion Tank
- ENERGY STAR reversible ceiling fans
- Smoke and carbon monoxide detectors at all sleeping areas hard-wired, with battery backup

Construction

- Monolithic REBAR foundation engineered for site specific soil conditions
- Treated bottom plates on 1st floor walls for termite and water damage protection
- Pre slab termite treatment
- Flex Line water lines
- Wind shear braces on all walls per engineer's specifications
- All Tub & Shower walls constructed with layered water barrier system
- All wet areas include cement backer board with waterproofing membrane
- Insulated hot water lines

Exteriors

- Premium 30 year high definition Roof shingles
- 100% Stucco, Stone and Rock Exterior Walls
- Insulated garage doors with Wireless Remotes
- In Wall Pest Control System
- Sprinkler System and Landscaping

Interiors, Kitchens & Baths

- Granite countertops
- Custom Cabinets
- Stainless Steel appliance package including: Gas Cooktop (Electric available), Self-Cleaning Oven, Built-In Microwave, Dishwasher, Ice-maker connection, 1.25 HP Garbage Disposal
- Tile Backsplash in Kitchen
- Glass Shower Enclosure in Master Bath
- Frameless Mirrors in Bathrooms
- Generous Recessed Can Lighting package per plan
- 10' ceilings on 1st Floor. 8' ceilings on 2nd Floor.
- Crown molding at Master and Downstairs living areas (foyer/kitchen/dining/family)
- Garage interior walls are painted and textured

Technology, Safety, and Security

- SMART Keypad Front Door Lock
- Wired for EVCU (Electric Vehicle Charging Unit)
- SMART efficient thermostats
- Cable and Wi-Fi Ready (All floors)
- Fiber optic available
- Wi-Fi Compatible Garage Door Opener



All sizes, square footages, and renderings are approximate. Actual construction, features and benefits may vary based on availability. Size, square footage, and price of your home may vary based on extras, bonus room configuration, and options chosen. Floor plans may vary according to front elevation. Plans, dimensions, materials, specifications, and availability of homes are subject to change without notice or obligation. Please contact us for current information. Images, Elevations, and Floor Plans are artist's renderings only. They may differ from completed improvements and may change without notice. Please verify all schools and other community information.



COMMUNITY INFORMATION

The Crest at Elm Creek offers the pleasure of quiet living, close to what you want and need; Shopping, Entertainment, IH-10, Loop 410, and Hardberger Park featuring extensive hiking and biking trails. Located on Vance Jackson between Wurzbach Parkway and Huebner Rd this community is near Downtown, USAA, Valero, NuStar, and the Medical Center. Kids can walk to the elementary and middle schools! Come experience the Joy of Living at The Crest at Elm Creek.

AMMENITIES

- Gated Community
- Grounds Care including front yards
- Home Owners Association
- La Cantera and The Rim - 10 minutes
- Hardberger Park - 5 minutes
- HEB - 3 minutes (9900 Wurzbach)
- Low Maintenance Construction Features
- Walk to Elementary School
- Walk to Middle School
- Walk to Public Transportation
- Golf Course within 5 miles
- Cody Library within 3 minutes

SCHOOLS

William P. Hobby Middle School
(PK - PK)
11843 Vance Jackson
San Antonio, TX 78230
210-397-6300

<https://nisd.net/schools/info/45>

Shirley J. Howsman
Elementary School (KG - 5th)
11431 Vance Jackson
San Antonio, TX 78230
210-397-2350

<https://nisd.net/schools/info/119>

Please verify schools at www.nisd.net

Thomas C. Clark High School
(9th - 12th)
5150 De Zavala Rd
San Antonio, TX 78249
(210) 397-5150

<https://nisd.net/schools/info/5>

TAXES AND HOA

Taxes = 2.589% (www.bcad.org)

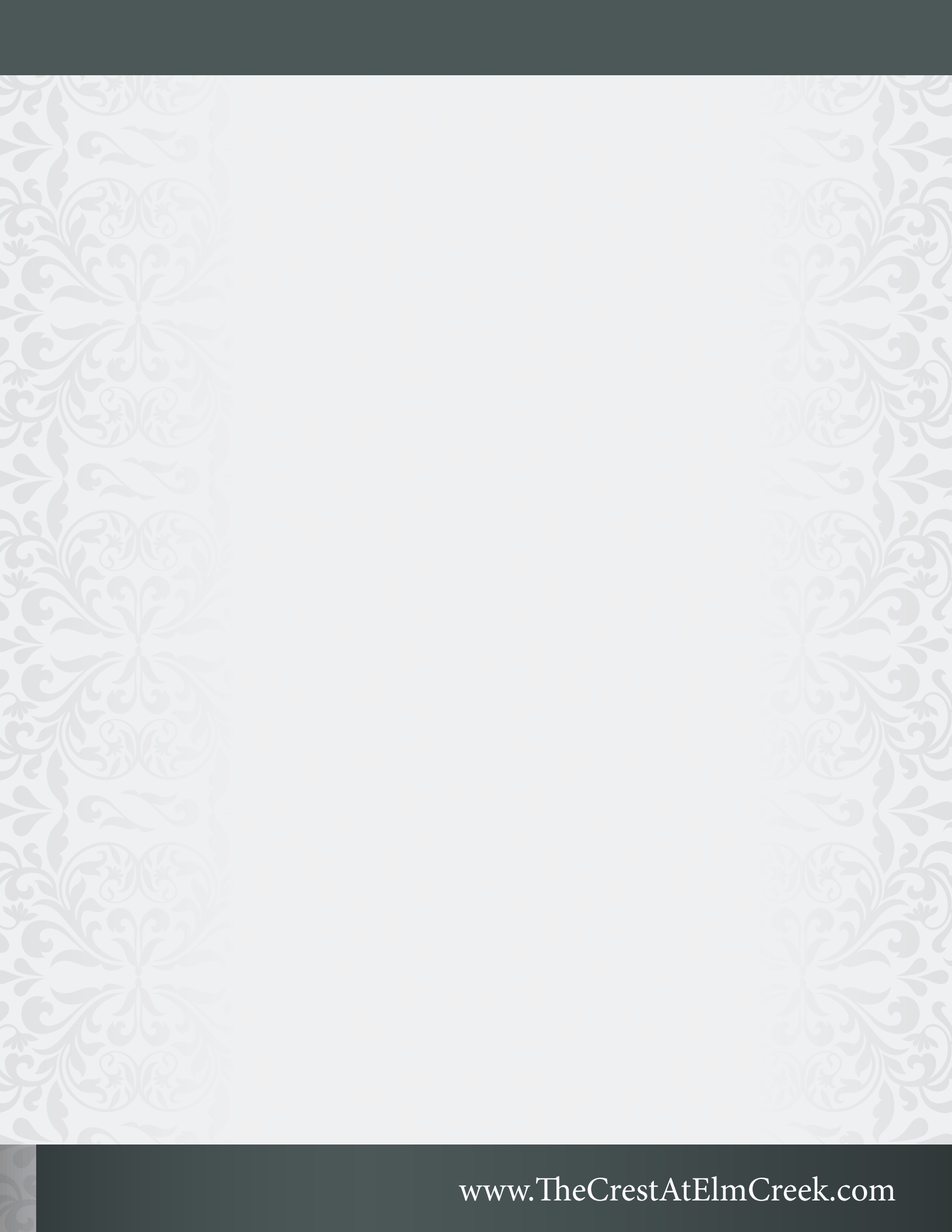
HOA Fee includes front yard maintenance

UTILITIES

Electric/Gas - CPS 210-353-2222

Water - SAWS (invoiced through HOA Mgmt Co)

Cable, WiFi and Fiber Optic Ready – ATT/Spectrum 855-293-7676/866-874-2389





David Kauffman
Realtor®



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