



Villa BOTANICA

COMMUNITY AMMENITIES

- Located in Charming Mahncke Park Neighborhood
- Directly across from San Antonio Botanical Gardens with beautiful views
- Convenient to Brackenridge Park, San Antonio Country Club, Pearl, The Quarry, Trinity and Immaculate Word Universities, Charming Shops along Broadway and Downtown

CONSTRUCTION FEATURES

- Foundation designed and certified by a Structural Engineer for each home
- Exteriors using 3 coat Stucco and fiber cement siding
- Engineered framing, including floor systems and walls
- Engineered open-web roof trusses for strength
- Fiber Cement Soffit
- OX R-3 insulated sheathing on all exterior walls
- 1 Car Completely finished and painted Garage
- Insulated garage door
- Garage Door Opener with 2 remotes
- Decorator interior and exterior lighting with 100% LED Lights for Energy Savings
- Two outdoor hose bibs
- 2X6 rough sawn fascia and trim
- Insulated flat roof with TPO impermeable membrane
- 450SF Roof Deck with beautiful views of Botanical Gardens
- Wrought iron railing for exterior stairs and roof fence
- Wood Plastic Composite Decking and stairs (25+ year no maintenance)
- Galvalume standing seam metal roof abutment
- MI Windows Handcrafted quality 3500 series Windows with Low E Glass (Keeps your house cool in the summer and warm in the winter)
- Custom Wrought Iron Entrance Door with Double Pane Insulated Glass
- Kwikset Locksets on all exterior doors
- LED Recessed Lighting Throughout House
- Full Landscape Package for front, side and back yards
- Covered patio at front and back of house
- 6' Privacy fence along sides and back of house
- 10 Year Builder Limited Warranty

ENERGY SAVINGS FEATURES

- Certified EPA ENERGY STAR House
- Thermal Enclosure System: air sealing, quality insulation and high-performance windows to enhance comfort, improve durability, reduce maintenance costs and help lower monthly utility bills.
- Continuous gas tankless Rheem hot water heater
- MI Windows vinyl frame with double pane Low E-366 glass
- Exterior door weather stripping to reduce air loss
- Pre-Plumb for water softener
- PEX Plumbing pipes
- Cellulose Spray Insulation (Much more environmentally friendly than foam)
- R-15 exterior wall and R-38 ceiling insulation
- Polycell foam insulation around windows, electric plugs, pipes and baseplates on all exterior walls.
- Energy efficient 16 SEER HVAC system using R-410 refrigerant
- R-8 ducts throughout house
- Smart thermostat designed for energy savings
- 100% LED Lighting throughout the house
- LED Recessed Lighting Throughout House

INTERIOR FEATURES

- Engineered panelized wall systems
- Trus Joist® floor system
- 9' Ceilings on both floors
- Solid Core Interior Doors
- 5.75" Baseboards
- 4" Casing
- Elegant Light Orange Peel Texture on Walls
- Beautiful and durable tile in bathrooms and utility room
- Random Width Hickory Wood Flooring in Living Room, Dining, Kitchen, hallways and stairs
- High quality jacquard carpet in all bedrooms
- Designer quality coordinated lighting with LED Edison bulbs throughout house
- Smoke Detectors and Carbon Monoxide Dectectors
- Decora light switches
- Kwikset satin nickel door levers
- Three tone paint color scheme (Ceiling is one color, Walls another color and trim a 3rd color)
- Wood Shelving at closets
- Washer/dryer connections with vent

KITCHEN FEATURES

- 30" Stainless Steel Gas Range
- 30" Stainless Steel Above Range Microwave
- Stainless Steel Dishwasher
- Random Width Hickory Wood Flooring in Kitchen
- 42" Solid Wood Cabinets with full extension drawers, dovetail joints, soft close hardware
- Designer Faucet with integrated pull out spray arm
- 1 ¼" thick stone countertops with eased edges, stainless steel undermount sink
- Dupure built in Single Stage Water Filtration system
- InSinkErator 1/2HP garbage disposal
- USB receptacle to conveniently charge your devices
- Water supply line for refrigerator

BATH FEATURES

- Custom Walk in Tile Showers
- Designer Quality balanced valve shower faucet
- Designer Vanity Faucets throughout house
- Raised Sink in Powder Room
- Framed Mirrors
- Designer Lighting above mirror with LED Edison Bulbs
- Ceiling fan with direct outdoor venting
- Granite Tops with undermount rectangular sinks
- EPA Watersense Toilets

ROOF DECK

- 450SF Roof Deck with beautiful views of Botanical Gardens
- Wrought iron railing for exterior stairs and roof fence
- Wood Plastic Composite Decking and stairs (25+ year no maintenance)
- Pre-plumbed for water and natural gas and wired for electrical
- Optional Outdoor Kitchen
- Outdoor electrical outlets provided

210-317-7850

www.villabotanicasa.com

Seller reserves the right to make changes or modifications to plans, maps, plan specifications, materials, features, colors and price without notice. Refer to your contract package for the actual specifications of your home. Optional features may be included at additional cost and are subject to construction cut-off dates. Model home displays, interior decorating, landscaping, fencing and other amenities are for display purposes only.

