

# Come Home to Clear Springs

## CLEAR SPRINGS RANCH

Modern | Farm House Style | Townhomes



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# CLEAR SPRINGS

## RANCH

Clear Springs Ranch is a one of a kind development featuring Modern Farm House Style Townhomes in a duplex configuration. You may select colors and bedroom configuration to accommodate your personal style and needs. Whether it is a 3 bedroom, 2 bath, 2 car garage or a 4 bedroom, 2 bath, 1 car garage there is a plan for you.

These well-appointed homes will feature granite counters tops, laminate floors, special features and designs enhancement to give the Owner an upscale feel in an open, inviting environment.

In addition to normal community features, these homes will have front yard monthly maintenance on the professional landscaping as well as overflow parking for visitors.



- MEDICAL 1.5 MI
- ATM 2.7 MI
- GAS 0.1 MI
- GROCERIES 2.7 MI
- COFFEE <0.1 MI
- PHARMACY 0.6 MI
- CLEANERS 2 MI
- GYM 1.1 MI
- MOVIE THEATER 1.3 MI

**MOST SERVICES WITHIN**

**2 MILES**

- Medical Job Opportunities: Resolute Health and New Braunfels Regional Rehabilitation Hospital has close to 1,100 new medical jobs on the way - all within 3 miles of the community.

### SCHOOL REPORT

## schools in the area

Below are public schools within the area. There are also 4 private schools and 1 charter school within 5 miles.

- 5 rating** PK-5 CLEAR SPRING ELEMENTARY SCHOOL 3.9 MI
- 7 rating** 6-8 CANYON MIDDLE SCHOOL 1.6 MI
- 7 rating** 9-12 CANYON HIGH SCHOOL 1.1 MI

- Part of the San Antonio MSA: San Antonio recently ranked #4 on Forbes' list of "The Next Biggest Boom Towns In The U.S.", due to its high population growth, job creation, and stable home prices.

### OUTDOOR REPORT

## the great outdoors

Clear Springs Ranch is located near a variety of outdoor activities.

- PARK** CYPRESS BEND PARK 1.9 MI
- LAKE** GUADALUPE RIVER 3.8 MI
- GOLF** THE BANDIT GOLF CLUB 7 MI



- Geographic Position: Due to New Braunfels' location, halfway between Austin and San Antonio, approximately 50% of New Braunfels' 62,000+ residents commute to one of these cities daily.

### FOOD REPORT

## neighborhood eats

This home is located near 110 moderately priced restaurants and has an above average variety of cuisines.

#### BY CATEGORY

MEXICAN.....	31	BARS.....	6
AMERICAN.....	23	DELIS.....	6
FAST FOOD.....	20	ITALIAN.....	4
PIZZA.....	8	STEAKHOUSES.....	4
BARBECUE.....	6	OTHER.....	17

- Comal ISD: One of New Braunfels' significant growth drivers is the relocation of San Antonio residents seeking to take advantage of the New Braunfels' School Districts.

**125**

+

WITHIN 5 MILES

# CLEAR SPRINGS RANCH

accessibility



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## Home Systems

- City Water & Sewer
- Electric Meters by Unit
- Pre-wired Security System
- Landscaping & Irrigation
- Back Yard Privacy Fence
- Front Yard Maintenance
- Professionally Engineered Foundation
- Hardie® Board Cement Siding
- 20-year Fiberglass Asphalt Roof Shingles
- Thermopane Windows

## Modern Development

- Large Greenspace Buffer Areas
- Overflow Parking
- City Street Lighting
- Wide Paved Streets
- Sidewalks, Curbs & Gutters
- Professionally Landscaped Community Entrance with Lighted Monument

## Thoughtful Design

Plans include:

- 3 Bedroom / 2.5 Bath
- 4 Bedroom / 2.5 Bath
- 1 or 2 car Garage Options
- 2-story Living Rooms
- Master Up & Down Options
- Stain Resistant Carpet
- Granite Countertops
- Upgraded Cabinets
- Stainless Steel Appliances

## Building Description

Floor Plans | Square Footage Options

Plan A:

1,405 Sq. Ft.  
Master Bedroom Upstairs  
3 Bedrooms  
2 Car Garage

Plan B:

1514 Sq. Ft.  
Master Bedroom Downstairs  
4 Bedrooms  
1 Car Garage

Plan X:

1,584 Sq. Ft.  
4 Bedrooms  
Master Bedroom Upstairs  
2 Car Garage

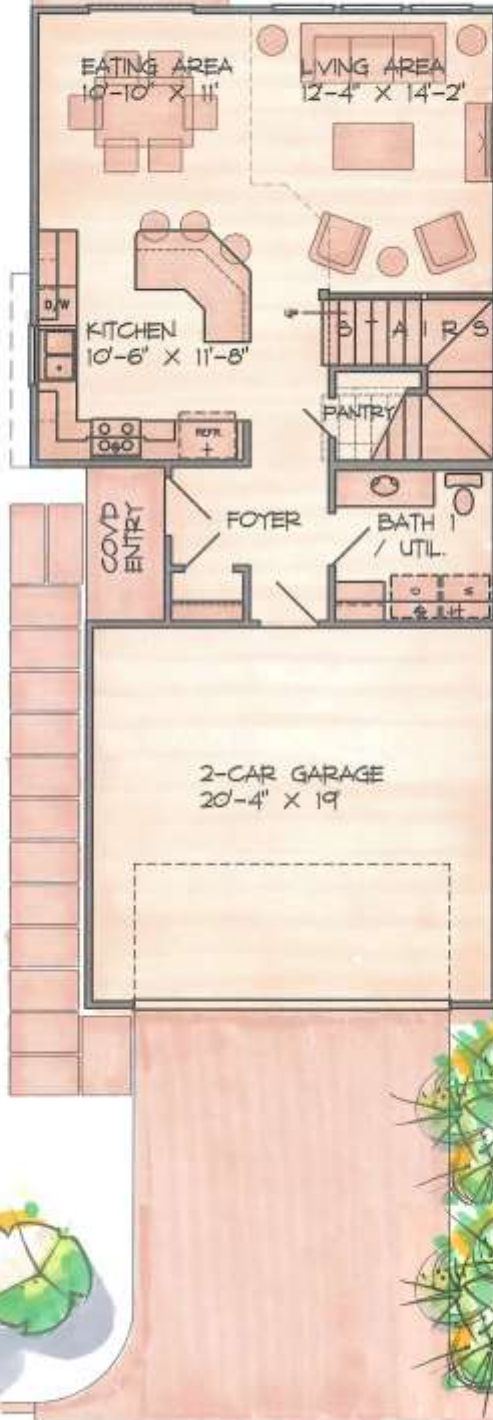
## Building Sales Price

Unit Floor Plan A: \$198,000; 1,405 Sq. Ft.  
Unit Floor Plan B: \$209,500; 1,514 Sq. Ft.  
Unit Floor Plan X: \$218,000; 1,584 Sq. Ft.

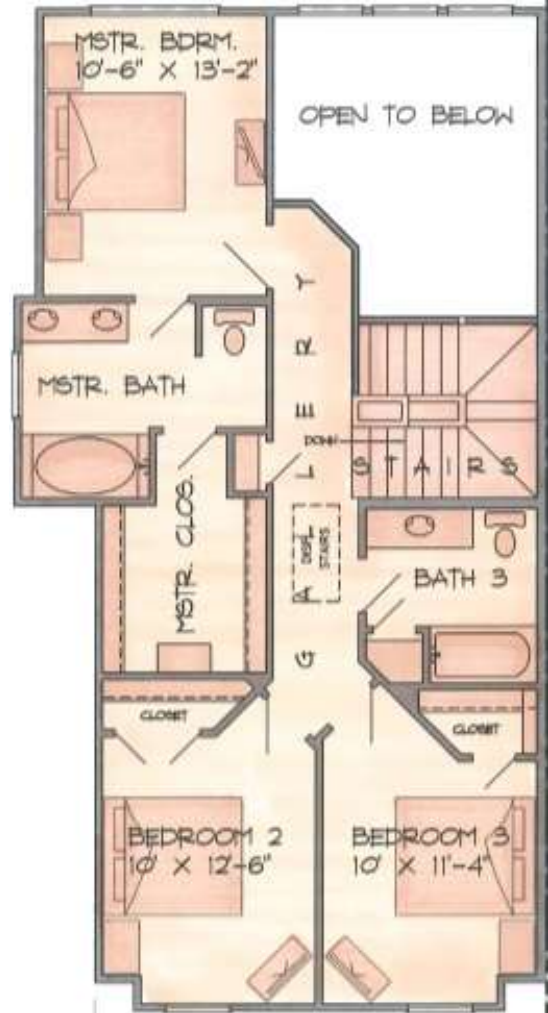
*\*Prices Subject to Change Without Notice. Pricing is per Unit. \*A building can consist of any combination of the above floor plans.*

# Floor Plan A

## First Floor



## Second Floor



### Floor Plan A Features:

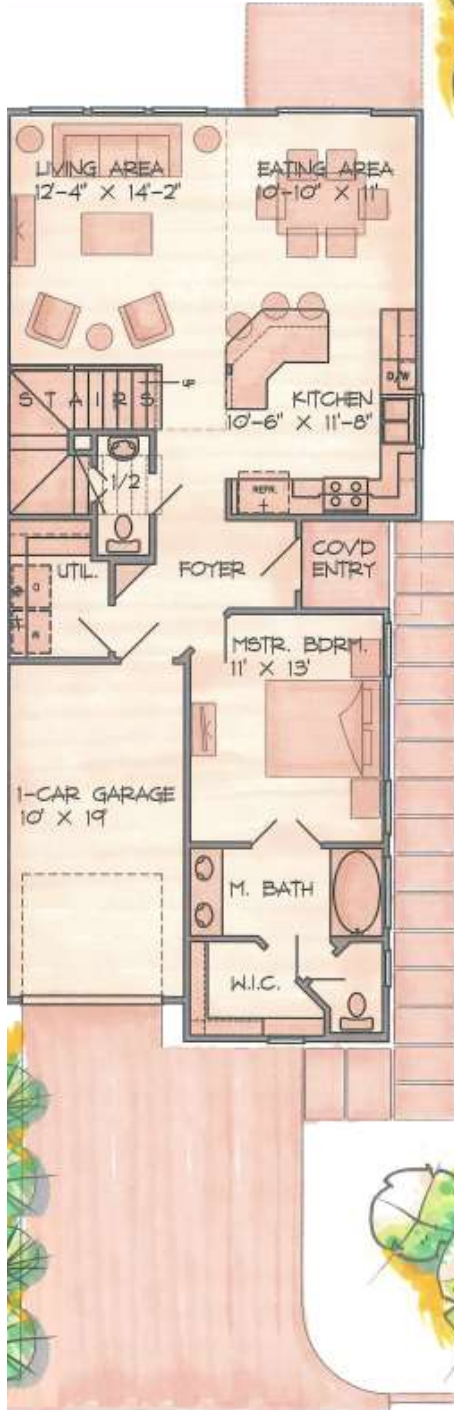
- 1,405 Sq. Ft.
- Master Bedroom Upstairs
- 3 Bedrooms/2.5 Baths
- 2 Car Garage
- Starting Price: \$198,000

\*Prices Subject to Change Without Notice. Pricing is per Unit. \*A building can consist of any combination of the above floor plans.

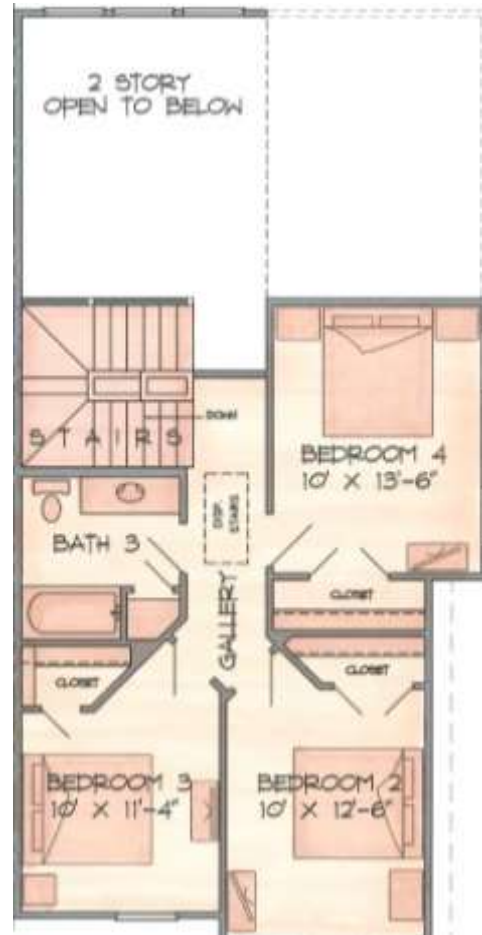
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# Floor Plan B

## First Floor



## Second Floor



### Floor Plan B Features:

1,514 Sq. Ft.

Master Bedroom Downstairs

4 Bedrooms/2.5 Baths

1 Car Garage

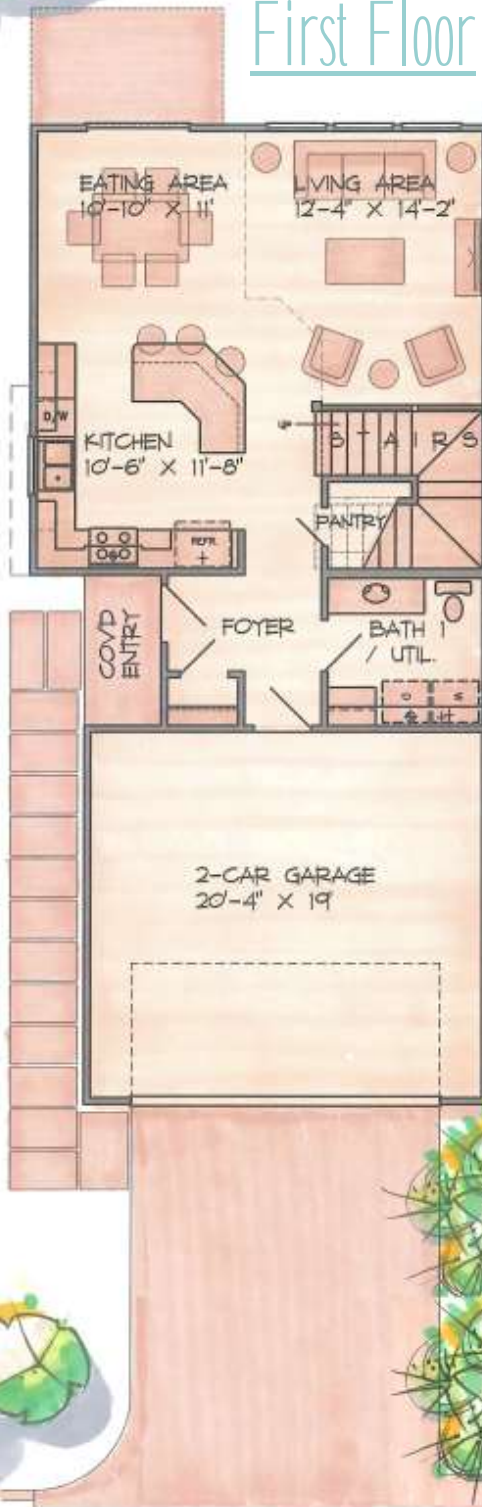
Starting Price: \$209,500

\*Prices Subject to Change Without Notice. Pricing is per Unit. \*A building can consist of any combination of the above floor plans.

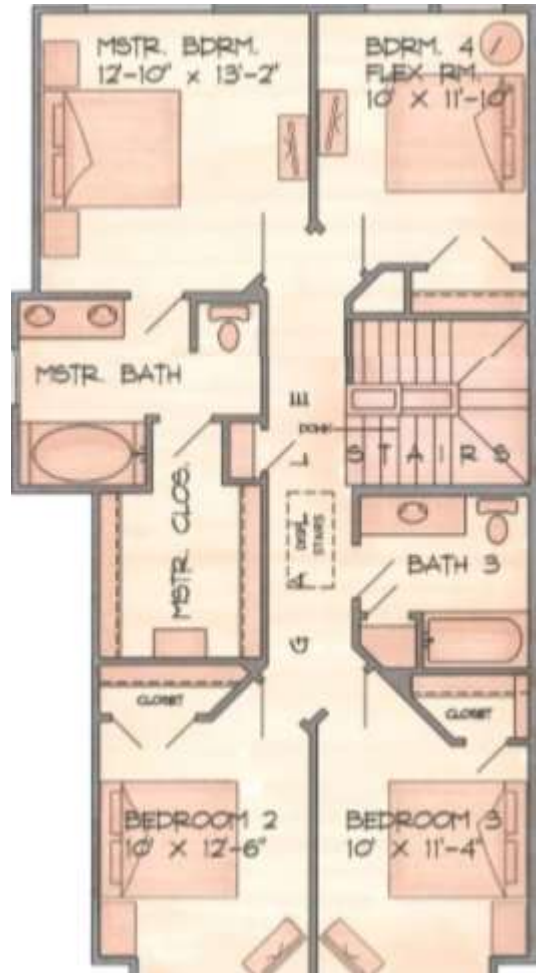
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# Floor Plan X

## First Floor



## Second Floor



### Floor Plan X Features:

1,580 Sq. Ft.

4 Bedrooms/2.5 Baths

Master Bedroom Upstairs

2 Car Garage

Starting Price: \$218,000

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