



Your Hill Country Paradise!

EXTERIOR VALUE ADDS

- NEW SIDING & PAINT (\$36,000)
- 6 FOOT PRIVACY FENCE (\$1,500)
- STORAGE SHED (\$4,000)

INTERIOR VALUE ADDS

- HIGH CEILINGS
- 2016 LARGE MASTER CLOSET (\$5,000)
- 2017 UPSTAIRS/DOWNSTAIRS BATHROOM REMODELS (\$32,000)
- 2018 REMOVED POPCORN CEILING, CROWN MOLDING & NEW PAINT (\$11,500)
- 2018 NEW UPSTAIRS CARPET (\$2,696)
- 2019 REMAINING NEW CARPET & TILE (\$5,163)

COST SAVING FEATURES

- VERY LOW ENERGY BILL DUE TO MODERN INSULATION
- TRIPLE PANE GLASS (\$16,000)
- DROUGHT TOLERANT PLANTS
- LOWER TAXES OF COMAL COUNTY

NEIGHBORHOOD FEATURES

- SMALL NEIGHBORHOOD / ONE WAY IN AND OUT
- CONVENIENT TO SHOPPING AND TOP NOTCH MEDICAL FACILITIES
- HIGHLY RATED COMAL ISD