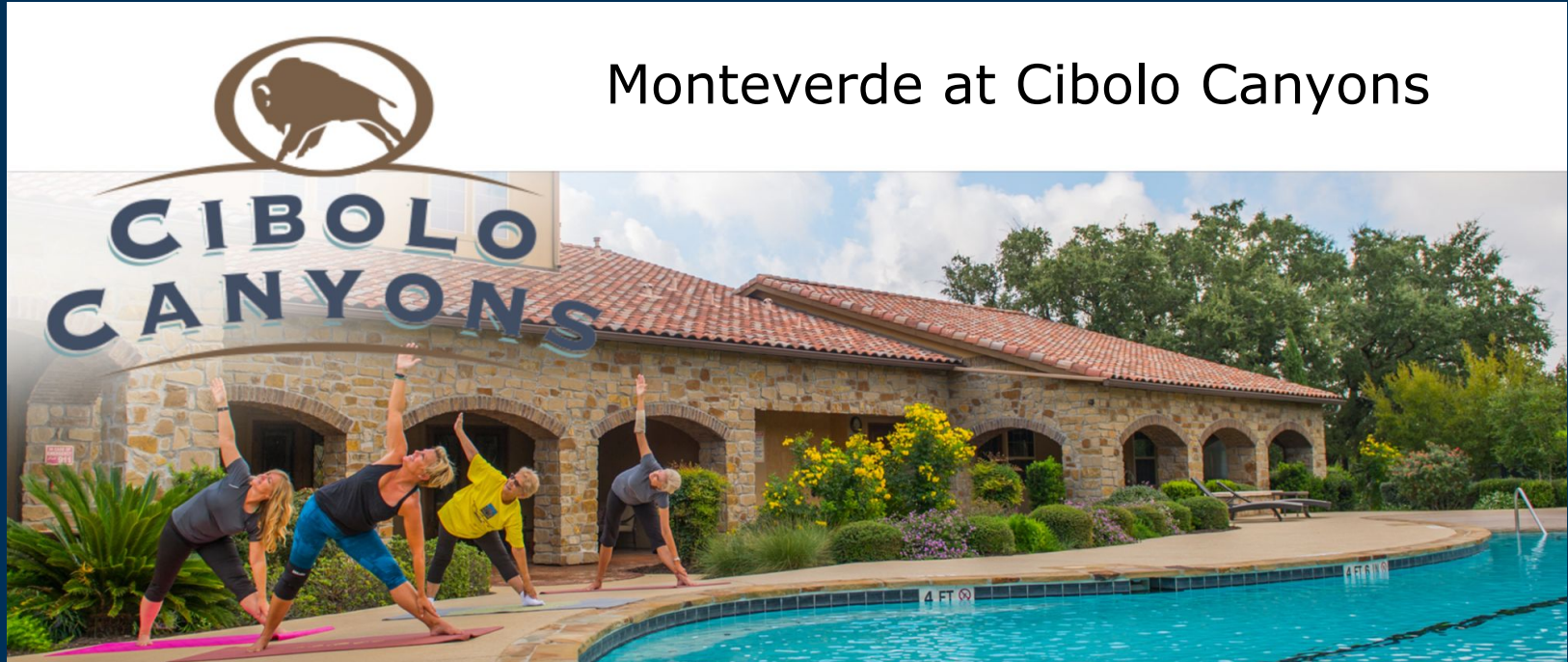


# One (1) Homesite Opportunity

Ready to Build on Now!

Monteverde at Cibolo Canyons



# One (1) AVAILABLE LOT - Monteverde at Cibolo Canyons

**Location:** Cibolo Canyons community (Far North San Antonio)

**Jurisdiction:** Bexar County

**Lot:** Lot 9, Blk 14 (4047 Monteverde Way)

**Lot Size:** ~96' across front; 120' deep; 81' across rear

**Utilities:** SAWS water & sewer

CPS electric and gas

**Schools:** Judson ISD

**Attributes:** Resort style Master Planned Community

**No time restriction to build (build now, or wait, it's up to you!)**

**Tax Rate ('25):** 2.433%



Greg Jones  
Fraire Realty Group  
(210) 889-7777



# Terms - Monteverde at Cibolo Canyons

**Seller:** Highland Homes-San Antonio, LLC

**4047 Monteverde Way:** ~~\$125,000~~ (price does NOT include Impervious Cover credits)  
(Lot 9, Blk 14)

**REDUCED TO \$92,000!!**

**Impervious Cover Credits:**

\$48,000 for Impervious Cover credits NOT included in the lot price. Starwood (developer) will commit up to 4800 sf of Impervious Cover credits for the home, driveway, walkway, patio, a/c pad (can NOT be used for a pool) for \$48,000, which can be escrowed at Closing with a final true up upon completion. If they only use 4200, they only receive and pay for 4200 sf. They cannot use more than 4800 unless they purchase it from others in the community.

**Earnest Money:** \$1,000

**Option Period:** 30 days

**Title Policy:** Seller to pay Owner's Title Policy when Closing occurs at Texas Partners Title, LLC

**Closing:** 15 days after Option Period ends

Greg Jones  
Fraire Realty Group  
(210) 889-7777



# Cibolo Canyons Amenities

- Lazy River
- 2 resort-style junior Olympic lap pools
- Multiple playscapes & playgrounds with benches
- Kiddie splash/pool area with beach entry
- Shade structures
- Clubhouse with indoor kitchen
- Fully-equipped fitness centers open 24/7
- Meeting spaces
- Marathon/triathlon training groups
- Fitness classes including zumba, yoga, pilates & water aerobics
- Soccer field
- Outdoor fire pits
- On-site HOA Office





A Higher Hill Country Lifestyle



4047 Monteverde Way



# CIBOLO CANYONS

A Higher Hill Country Lifestyle



0 1.25 2.5 mi

Timberwood Park

4047 Monteverde Way



Garden Ridge

Shavano Park

Hollywood Park

Selma

Schertz

Live Oak

Universal City

85°  
AQI 56

San Antonio International Airport (SAT)

Castle Hills

Windcrest

Converse



14830 FM 1346 ST HEDWIG



**HIGHLAND HOMES-SAN ANTONIO LLC**

Owner

**4047 MONTEVERDE**

Address

**1230869**

Parcel ID



14830 FM 1346 ST HEDWIG



**HIGHLAND HOMES-SAN ANTONIO LLC**

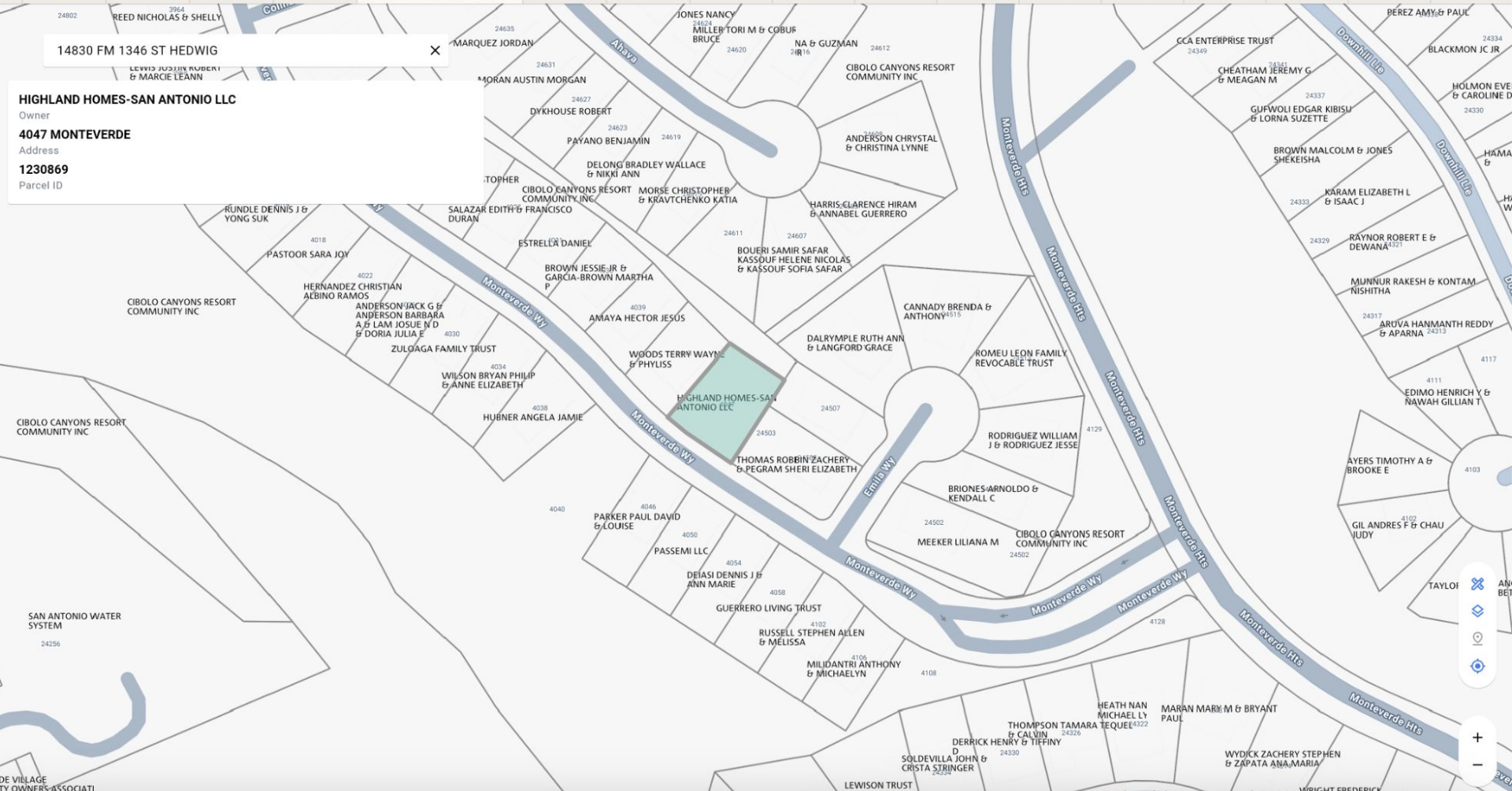
Owner

**4047 MONTEVERDE**

Address

**1230869**

Parcel ID

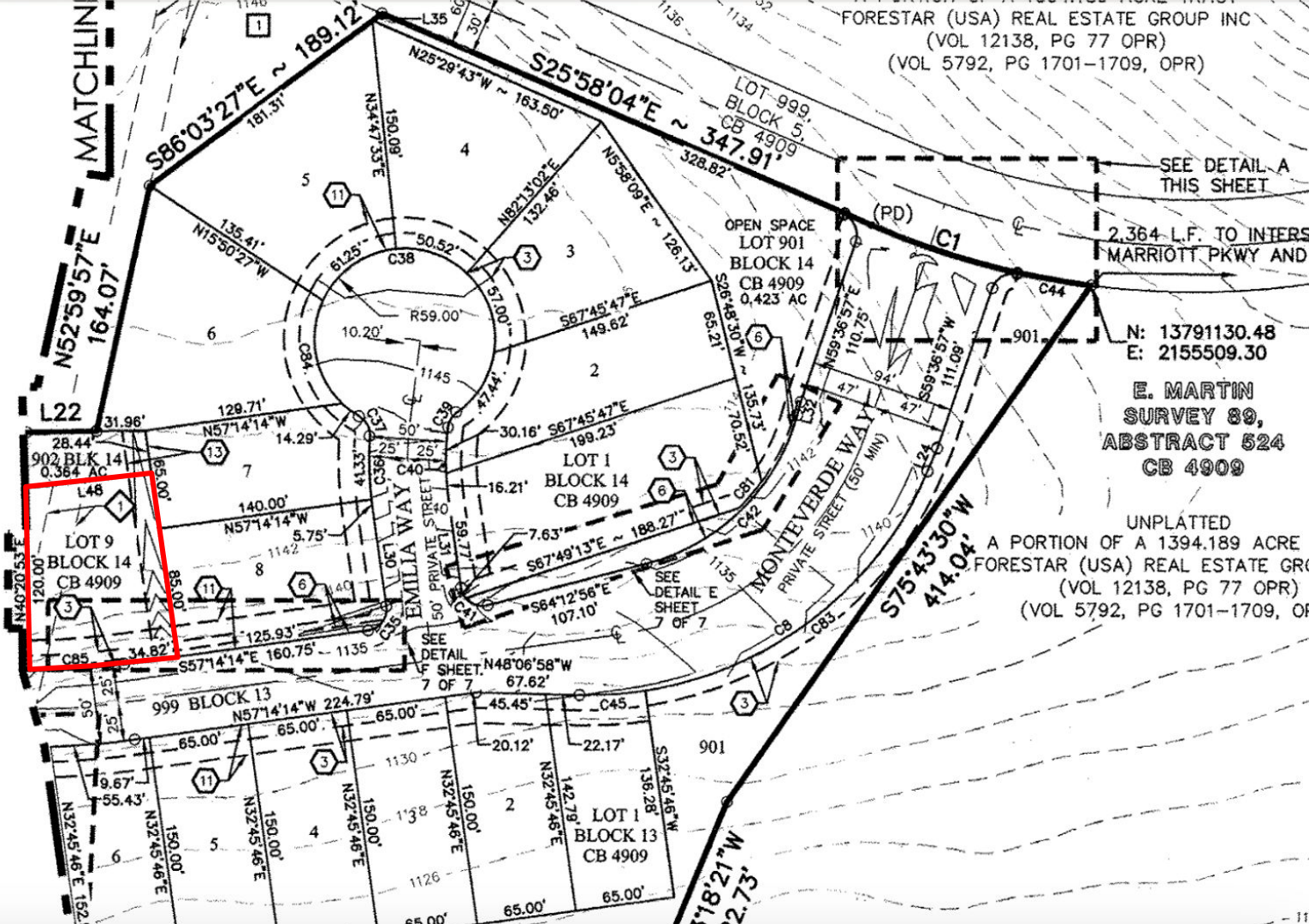


14830 FM 1346 ST HEDWIG ✕

**HIGHLAND HOMES-SAN ANTONIO LLC**  
Owner  
**4047 MONTEVERDE**  
Address  
**1230869**  
Parcel ID



FORESTAR (USA) REAL ESTATE GROUP INC  
(VOL 12138, PG 77 OPR)  
(VOL 5792, PG 1701-1709, OPR)



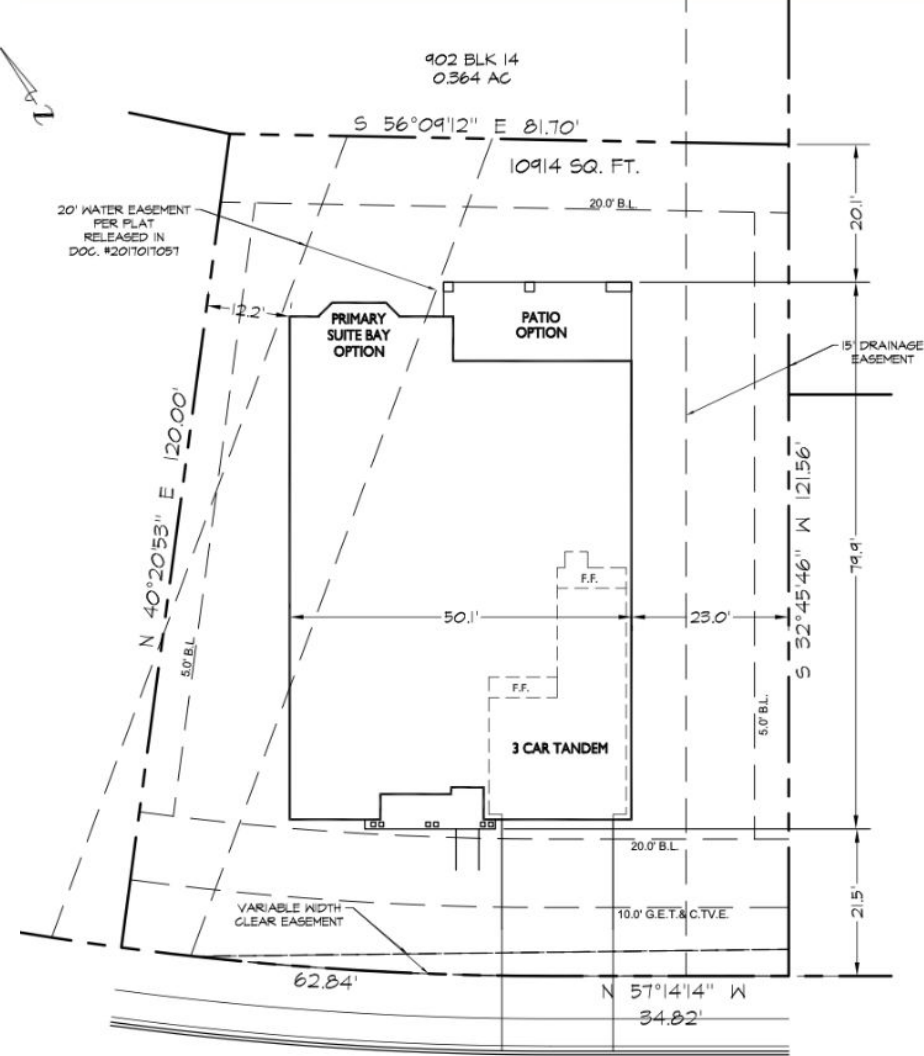
SEE DETAIL A THIS SHEET

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UNPLATTED  
A PORTION OF A 1394.189 ACRE FORESTAR (USA) REAL ESTATE GR (VOL 12138, PG 77 OPR) (VOL 5792, PG 1701-1709, OPR)



## EXAMPLE

Preliminary Lot Fit  
4047 Monteverde Way  
Lot 9, Block 14



## Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

11-2-2015



**TYPES OF REAL ESTATE LICENSE HOLDERS:**

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

**A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):**

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Fratre Realty Group, Inc	9008456	kelly.welovedirt@gmail.com	(210) 827-7918
<small>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
Kelly Leach	343037	kelly.welovedirt@gmail.com	(210) 827-7918
<small>Designated Broker of Firm</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
Kelly Leach	343037	kelly.welovedirt@gmail.com	(210) 827-7918
<small>Licensed Supervisor of Sales Agent/ Associate</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
Gregory Jones	660743	gregscotjones@gmail.com	(210) 889-7777
<small>Sales Agent/Associate's Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date