

# Welcome to Your Dream Home

DISCOVER A NEIGHBORHOOD LIKE NO OTHER. DISCOVER HUNTINGTON IN SHAVANO PARK.

Image Homes is known for their elegant mixture of Texas style with Old World Mediterranean, for their open and airy rooms, and for the exquisite landscaping that surrounds them.

*There are a limited number of exclusive one-plus acre homesites available*

You can now build the home you've always wanted in a master planned community with all the serenity and peace-of-mind living Shavano Park has built its reputation on.



The most exclusive community in Shavano Park. Huntington offers luxurious, large acreage homesites amid majestic settings and stunning vistas. Huntington's estate-sized lots are positioned wide to insure privacy and create a palatial feel for each homesite.

## General Info

Project area: 250 Acres  
Homes priced from \$1.5 million

### MANDATORY HOA

Current Annual Assessments  
\$4.869 Annually (Billed quarterly)

### UTILITIES

Water	SAWS
Sewer	SAWS
Gas	CPS
Electric	CPS
Telephone	AT&T/Spectrum
Cable/Internet	AT&T/Spectrum

## Amenities

- Gated community with guard house
- Architecturally controlled building program
- Ornamental decorative streetlights and signage
- Homeowners association maintains common grounds and facilities
- Serviced and protected by the town of Shavano Park
- Convenient to both 1604 and I-10 shopping, restaurants and recreation

For information, contact:  
Image Homes, Ltd.  
Jacques Benatar  
(210) 699-1773 or (210) 544-4401  
Jacques@image-homes-ltd.com

## Excellent Schools

Northside Independent School District

### ELEMENTARY SCHOOL

Blattman Elementary School\*  
3300 North Loop 1604 West  
San Antonio, TX 78231  
(210) 397-4600

### MIDDLE SCHOOL

Rawlinson Middle School\*  
14100 Vance Jackson  
San Antonio, TX 78249  
(210) 397-4900

### HIGH SCHOOL

Clark High School\*  
5150 DeZavala Road  
San Antonio, TX 78249  
(210) 561-5150

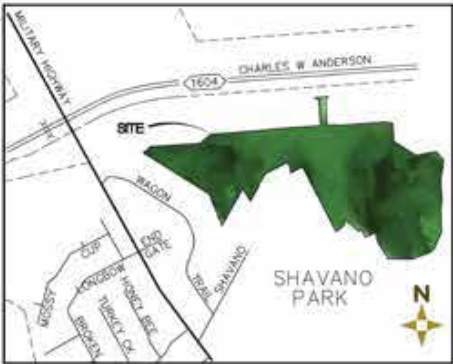
\*Schools and districts are subject to change.  
Please check with area school districts to confirm schools for this community.

Please contact the homeowners association at 210.829.7202 for answers to questions regarding the community's guidelines or one of the exclusive builders for information regarding available homes.

For more information visit  
HuntingtonAtShavanoPark.com



**IMAGE HOMES**  
CUSTOM BUILDERS, INC.  
PREFERRED BUILDER



**LOCATION MAP**

**HUNTINGTON**  
SHAVANO PARK

**Masterplan**

CONCEPTUAL - SUBJECT TO CHANGE WITHOUT NOTICE

**Image Homes, Ltd.**  
Lot Inventory

**PHASE 2**  
Wellesley Loop  
2109: \$425K (Available)

**PHASE 3**  
Wellesley Loop  
2117: \$425K (Available)



# HUNTINGTON

## SHAVANO PARK

### GENERAL COMMUNITY INFORMATION

*(Information Subject to Change)*

#### Project Area

221 Acres

7 Phases

Approximately 140 Estate Lots

#### Lot Specifications

Shavano Park – 19C

Phase I – 32 lots (1+ Acre)

Phase II – 37 lots (1+ Acre)

#### Mandatory HOA

Current Annual Assessments - \$4,024 Annually

Undeveloped lot \$1,006 Annually

(Billed Quarterly)

Well maintained common areas and gated entry

#### Northside ISD

Patricia J. Blattman Elementary (210) 397-4600

William P. Hobby Middle School (210) 397-5150

Tom C. Clark High School (210) 397-5150

#### Utilities

Electric/Gas

City Public Service

Water/Sewer

San Antonio Water System

Telephone

AT&T

Cable TV

Time Warner

#### Taxes 2014

Bexar County

0.296187%

Northside ISD

1.375500%

City of Shavano Park

0.320000%

University Health System

0.276235%

Bexar County Road & Flood

0.030679%

San Antonio River Authority

0.017370%

Alamo Community College

0.149150%

#### Summary of Restrictions

Minimum living area

1-story 3600 sq.ft.

2-story 4500 sq.ft.

Masonry Requirement

90%

Garage

2 Car Minimum

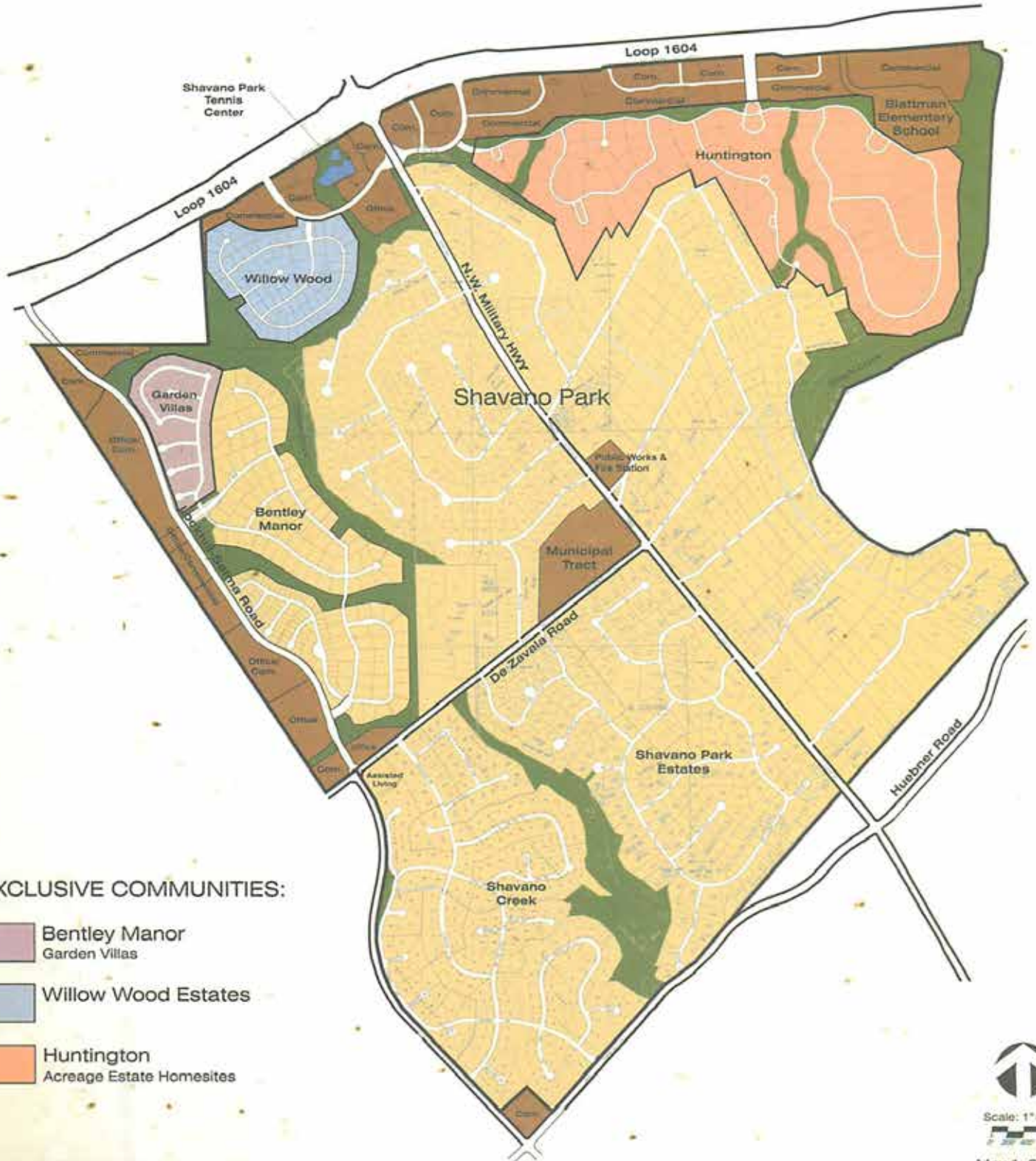
Roof

No composition allowed



IMAGE HOMES  
CUSTOM BUILDERS

# SHAVANO PARK MASTERPLAN



**EXCLUSIVE COMMUNITIES:**

- Bentley Manor  
Garden Villas
- Willow Wood Estates
- Huntington  
Acreage Estate Homesites

NOTE: Land Use and Configurations are Conceptual and Subject to Change

  
 Scale: 1" = 400'  
  
 May 1, 2009