****

4 CAR GARAGES!
LOTS AS LARGE AS 3.5 ACRES!
LOWEST TAXES AROUND!

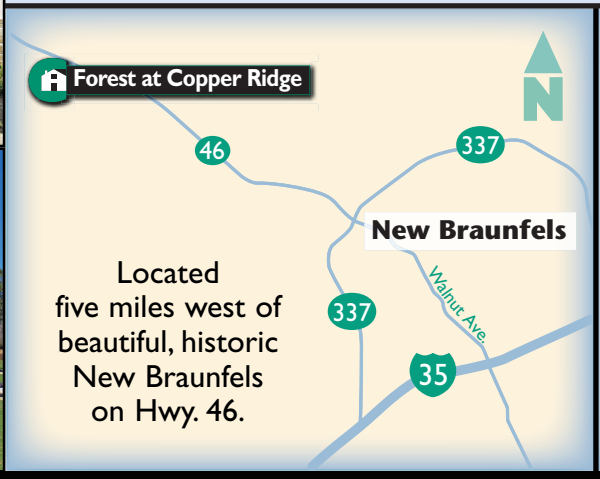
****

THE FOREST AT COPPER RIDGE

Situated in the beautiful Texas Hill Country, The Forest at Copper Ridge offers picture perfect living. The community provides incomparable, panoramic, oak-covered views from virtually every vantage point. With amenities galore, there is something for everyone: a gated and guarded front entrance, resort-style pool, and pavilion with fireplace, tennis & basketball courts, disc golf, and walking trails.

The Forest at Copper Ridge is minutes from fine destinations such as River Crossing Golf Club, Landa Park, Schlitterbahn Waterpark Resort, Gruene Dance Hall, tubing on the Guadalupe River, Prime Outlets at San Marcos, Canyon Lake, Natural Bridge Caverns, and the cities of San Antonio and Austin.

Visit Chesmar Homes in The Forest at Copper Ridge— an exceptional home-builder in an exceptional community!



Located five miles west of beautiful, historic New Braunfels on Hwy. 46.

Text or Call:

Will Sherman
210-444-2698
Will.Sherman@chesmar.com

NO CONSTRUCTION LOAN
PRICE INCLUDES LAND!
FROM THE LOW $400'S

CHESMAR HOMES

Setting a Higher Standard

CHESMAR HOMES
Setting a Higher Standard

THE FOREST AT COPPER RIDGE

What you see is what you get!

The Model Home Experience

We can resonably duplicate the look and feel of the model home for at or near the base price of the home. This is a very different experience from the "Nickel and Dime builders that will fill their homes with upgrades.

Here's the Simple Math...

Base Price - $563,990
Upgrades + $32,851
Incentive - $28,199
$568,642

Thats BARELY above the base price! While other builders are showing you model homes $300,000 or $400,000 above the base price of the home, Chesmar believes in cutting away the smoke and mirrors. No more confusing games, we keep everything simple so its easy to see we offer more.

MORE.

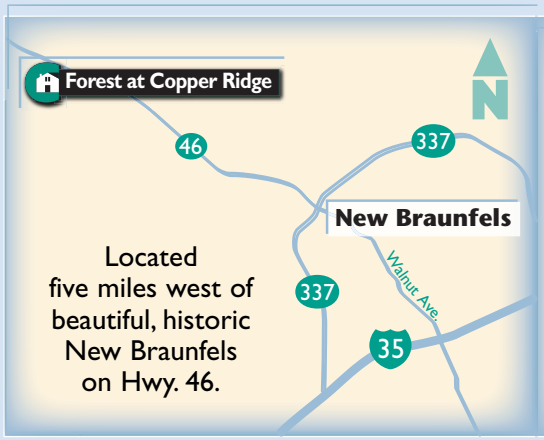
More standard features. More quality. More energy efficentcy. More service. A better total home buying experience.

One Stop Shop

Chesmar's complete design center is located inside the model home. For your convience you can view all the standard features and upgrades BEFORE you purchase the home. Most builders fill their model homes with upgrades, which means you dont know what the standard features are until you goto the design center. Most of these builders dont let you visit the design center without an appointment, and you cant get an appointment without purchasing the home. So... in order to see what comes with the home...you have to buy the home first!

No more games...

Let us show you how Chesmar is different.



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210-444-2698
Will.Sherman@chesmar.com

Starting in the LOW $400s

9/5/16

Come visit to learn how CHESMAR HOMES is *SETTING A HIGHER STANDARD* in New Braunfels!

COMMUNITY INFO

CHESMAR.com

CHESMAR HOMES @ COPPER RIDGE
Sales Center and Model: 210 Copper Trace
New Braunfels, TX 78132
830-885-5978

UTILITIES:

Electricity	New Braunfels Utilities	(830) 629-8400
Propane	Blue Sky Propane	(830) 935-4328
Water	New Braunfels Utilities	(830) 629-8400
Septic	JB Septic Systems	(830) 931-0292
Trash Collection	Tiger Sanitation	(210) 333-4287
TV/Telephone/Internet	GVTC	(830) 885-4411
USPS	686 S. Seguin St	(830) 625-7736

TAXES: (2016) Comal County Appraisal Dist. (830) 625-8597
www.comalad.org

Comal County	$0.342921
NBISD	$1.339100
Emer. Svcs Dist. 6	$0.086000
Total Before Exemptions	$1.768021

HOA	$880	First Service Residential	(210) 829-7202

PUBLIC SAFETY:

Police, Fire, EMS	Emergency	911
Comal County	Non Emergency	(830) 620-3400
Fire & EMS	Non Emergency	(830) 221-4200

CAR REGISTRATION
Comal County Tax Collectors Office (830) 221-1353
205 North Seguin Ave. New Braunfels, Texas 78130

SCHOOLS:
New Braunfels ISD

Lone Star Elementary (K-5th)	(830) 625-6222
Oak Run Middle School (6-8)	(830) 627-6400
New Braunfels High School (9-12)	(830) 830-6000
NBISD Administration Office	(830) 643-5700

Website: www.NBISD.org

CLM Mortgage Company:
Becky Villasenor Direct (210) 913-1555

N-Title :
Allyson Walters Direct (210) 634-1195

*5/28/17 Information may change without notice.

STANDARD FEATURES

CHESMAR.com

The Forest at Copper Ridge 3.0

ENERGY SAVINGS AND COMFORT

- R:13 Wall Insulation, Blown-in cellulose
- R:30 Attic Insulation, Blown-in cellulose, living areas
- R:22 Attic Insulation, Blown-in cellulose, sloped areas
- ARI Rated at 14 SEER with Puron and 80% AFUE
- R-6 A/C Ductwork
- Class 1 Aerobic Septic System
- Honeywell® digital programmable thermostat
- Pre-plumbed and ready water softener loop
- Air Media Filter
- High-efficiency 50 gallon electric water heater
- Double-pane LoE3 insulated vinyl windows that tilt-in for easy clean

EXTERIOR DETAILS

- Sod in front yard to property line, 25' of sod on sides and rear
- Engineered post tension slab
- Concrete driveways
- Fiber Cement exterior trim materials with 15-year manufacturers limited warranty
- 4 sides masonry (stucco) with stone on front of home
- Wall Sheathing, Huber Zip System
- Dimensional roof shingles
- Landscaped front yard
- Rear Masonry (Stucco)
- Sprinkler system in all sodded areas
- Large covered rear patios on most plans
- Mahogany ¾ Lite Whitney Iron Grille with Reeded Glass
- Full light rear door with integral blind
- Garage Door Opener with two remote controls
- Wayne-Dalton "Sonoma" Model 9100 insulated steel garage doors
- Pest Control, interior wet walls

INTERIOR DETAILS

- Rounded sheetrock corners
- Cheyenne Panel Smooth Interior Doors
- Ceramic tile flooring in foyer, powder bath, master bath, hall bath, kitchen/breakfast, family, and utility room
- 3/8' Carpet cushion 5 lbs.
- Oil rubbed bronze/brushed nickel finished lighting fixtures, plumbing, and hardware
- Multi-Pro Flat Wall Paint for Interior Walls; White Ceilings
- Kwikset Dorian Lever interior door hardware with oil rubbed bronze/brushed nickel finish
- 2" Capri faux wood blinds in silk white
- 5 1/4" Base Boards
- Painted Wood Shelving
- Smoke and carbon monoxide detectors
- Arched sheetrock openings, per plan
- Interior electrical breaker service panel

KITCHEN DETAILS

- Granite countertops with choice of over 15 colors
- Stainless steel sink
- Ceramic tile kitchen backsplash
- GE® stainless steel appliance package, including microwave, dishwasher, vent hood, and gas cooktop
- 42" flat panel cabinets
- Delta "Leland" oil rubbed bronze/brushed nickel finished kitchen faucet
- 1/3 horsepower garbage disposal
- Kitchen islands match kitchen cabinets per plan

MASTER BATH DETAILS

- Royal® drop in tub with tile deck
- Delta "Lahara" Venetian bronze faucets
- Flat-panel cabinets; color to match kitchen
- Flat-panel medicine cabinets
- Mirror trim to match fixture color
- Separate shower with ceramic tile surround.
- Walk-in closets with fluorescent lighting per plan
- Elongated white color commode
- Semi seamless shower glass enclosure

SECONDARY BATH DETAILS

- Acrylic white tub or shower pan with ceramic tile shower walls
- Delta "Lahara" Venetian bronze/brushed nickel faucets in hall and powder baths
- Flat-panel cabinets to match kitchen
- Wisenbaker: Marlana Engineered Marble with undermount sink
- Elongated white color commodes

ADDITIONAL HOME FEATURES

- Pre-wired ceiling fan for secondary bedrooms and covered patio
- Ceiling fans in master bedroom, family, game room, study, flex room, and Children's Retreat
- Smoke detectors near bedrooms, 1 per floor, per plan and code
- Nuvo Oil Rubbed Bronze/brushed nickel light fixtures
- Interior Light Fixtures with LED bulbs
- Recessed Lighting with CFL bulbs
- Prewired for CAT5e phone-per plan
- Prewired to RG6 Cable Quad Shield- per plan
- Security system including keypad at service door, 1 interior siren, wired perimeter doors, 14" enclosure box, and pre-wire only for 2 devices-motion or glass break
- Smart Home package from Clare Control

Important Note:

Included features may vary based on the elevation and options selected. Chesmar Homes reserves the right to change, modify, add, and replace features and they are subject to change without notice. 4-7-17

CHESMAR HOMES
Setting a Higher Standard

The Forest at Copper Ridge
3.0 Series Floor Plans

Will Sherman | will.sherman@chesmar.com | (210) 444-2698

One-Story						
Rainier | 2,441 Sq. ft.						**Elevation**
3 Bedrooms	1 Study	2.5 Baths	1 Living	1 Dining	C	$430,990
					D	$433,990
Adelaide | 2,856 Sq. ft.						
4 Bedrooms	1 Study	3.5 Baths	1 Living	1 Dining	C	$458,990
					D	$455,990
Sierra | 2,957 Sq. ft.						
4 Bedrooms	1 Study	3.5 Baths	2 Living	1 Dining	C	$467,990
					D	$463,990
Calvary | 3,164 Sq. ft.						
4 Bedrooms	1 Study	3 Baths	2 Living	2 Dining	C	$464,990
					D	$464,990
One and a Half Story						
Olympus | 3,027 Sq. ft.						
4 Bedrooms	1 Study	3.5 Baths	2 Living	1 Dining	C	$463,990
					D	$460,990
Brisbane | 3,656 Sq. ft.						
5 Bedrooms	1 Study	4.5 Baths	2 Living	1 Dining	C	$490,990
					D	$489,990
Whitney | 3,722 Sq. ft.						
4 Bedrooms	1 Study	4 Baths	2 Living	2 Dining	C	$493,990
					D	$492,990
Titan | 3,982 Sq. ft.						
5 Bedrooms	1 Study	4 Baths	3 Living	2 Dining	C	$505,990
					D	$505,990

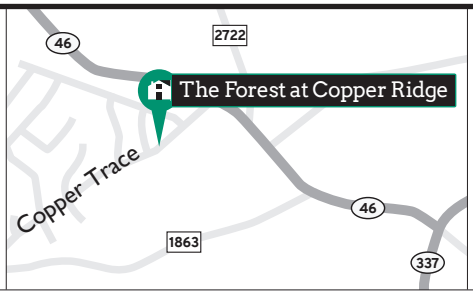
One Acre of Land Included in Purchase Price • Community Amenities
Located in the Texas Hill Country • Panoramic, Oak-Covered Views
Gated Community with Guarded Entrance

LOCATION

Chesmar Homes • The Forest at Copper Ridge
210 Copper Trace New Braunfels • TX 78132
ph. (830) 885-5978

DRIVING DIRECTIONS

From San Antonio: Located five miles west of beautiful, historic New Braunfels on Hwy. 46. I-35 North to I-35 Frontage Rd in New Braunfels. Take exit #184 to TX-337 Loop N, then TX-46 E to Copper Trace.



FOLLOW US

CHESMAR.com
facebook.com/ChesmarHomesSA
twitter: @ChesmarHomesTX
google plus: ChesmarHomes
instagram: ChesmarHomes
blog: chesmarhomesblog.com
pinterest: ChesmarHomes

Prices subject to change without notice. Square footage reflects living area and should be considered approximate. Effective 5/8/17.

EQUAL HOUSING OPPORTUNITY

ENERGY STAR

Approval Signature BJS

CHESMAR HOMES

Setting a Higher Standard

Plan 2375 • *Rainier* • *2,441 sq. ft.*

Elevation C

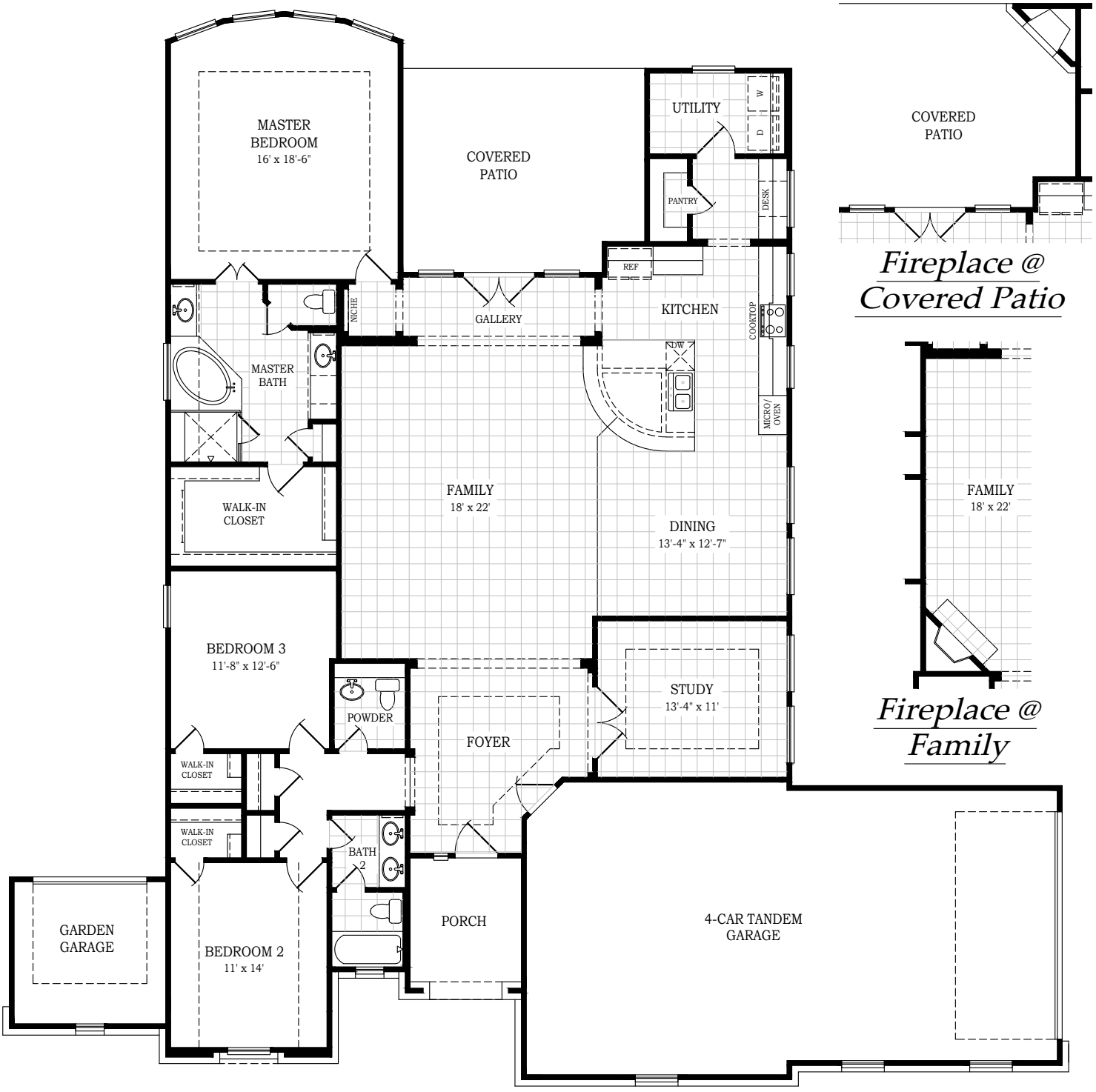
Elevation D

V6.0 (CT)
w/ 4 Car Tandem Side Garage

CHESMAR HOMES

Setting a Higher Standard

Plan 2375 • **Rainier** • *2,441 sq. ft.*



Square footage and room dimensions are approximate and may vary per elevation. Window placement, roof line and porches may also vary by elevation. Plans, features, prices and availability are subject to change without notice.

Print Date: 1/18/16

V6.0 (CT)
w/ 4 car tandem side garage

CHESMAR HOMES

Setting a Higher Standard

Plan 2856 • *Adelaide* • *2,856 sq. ft.*

Elevation C

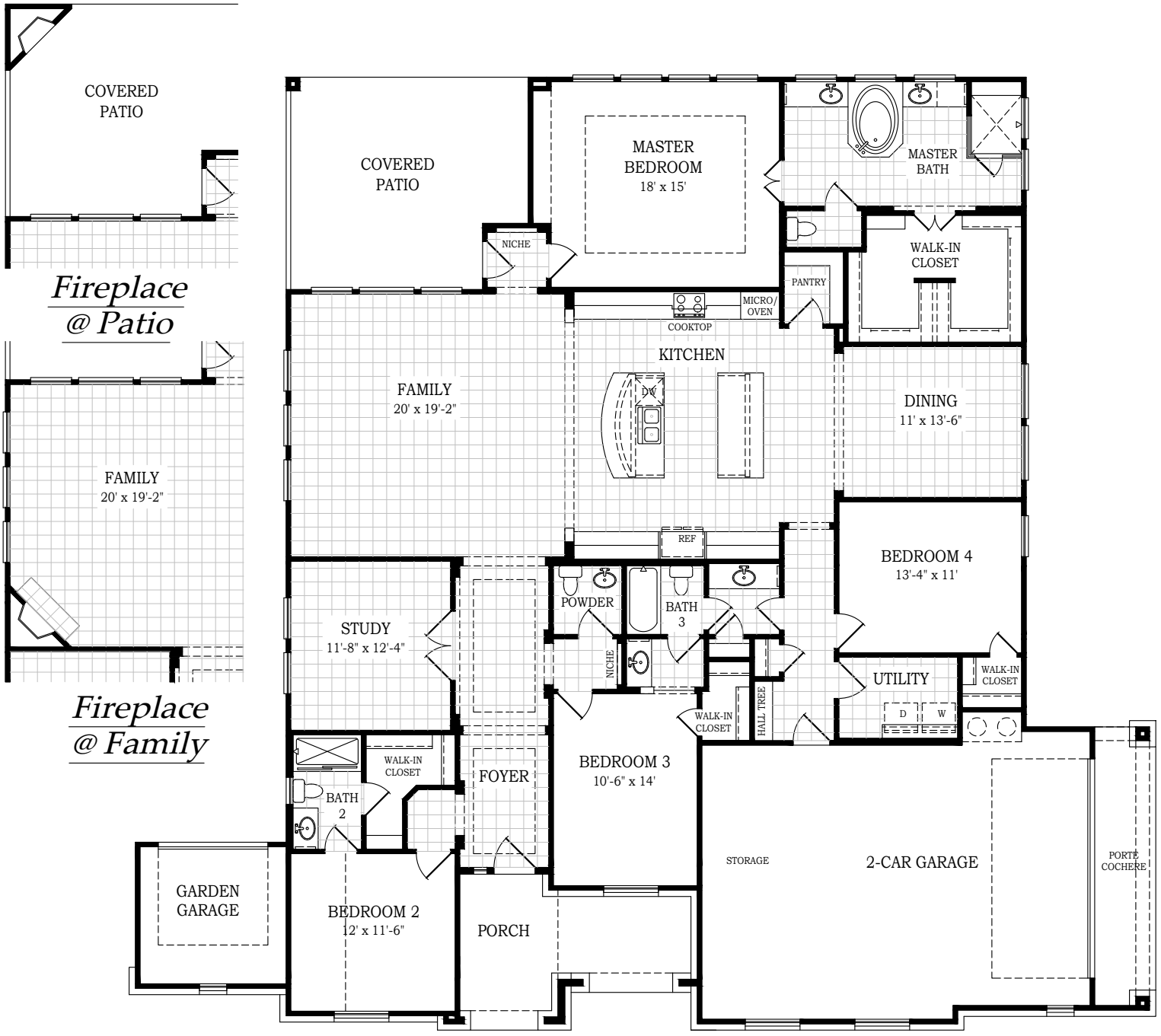
Elevation D

v6.0 (CT)
w/ 2 Car Side Garage & Porte Cochere

CHESMAR HOMES

Setting a Higher Standard

Plan 2856 • *Adelaide* • *2,856 sq. ft.*



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Print Date: 1/18/16

v6.0 (CT)
w/ 2 Car Side Garage & Porte Cochere

CHESMAR HOMES

Setting a Higher Standard

Plan 2980 • **Sierra** • *2,957 sq. ft.*

Elevation C

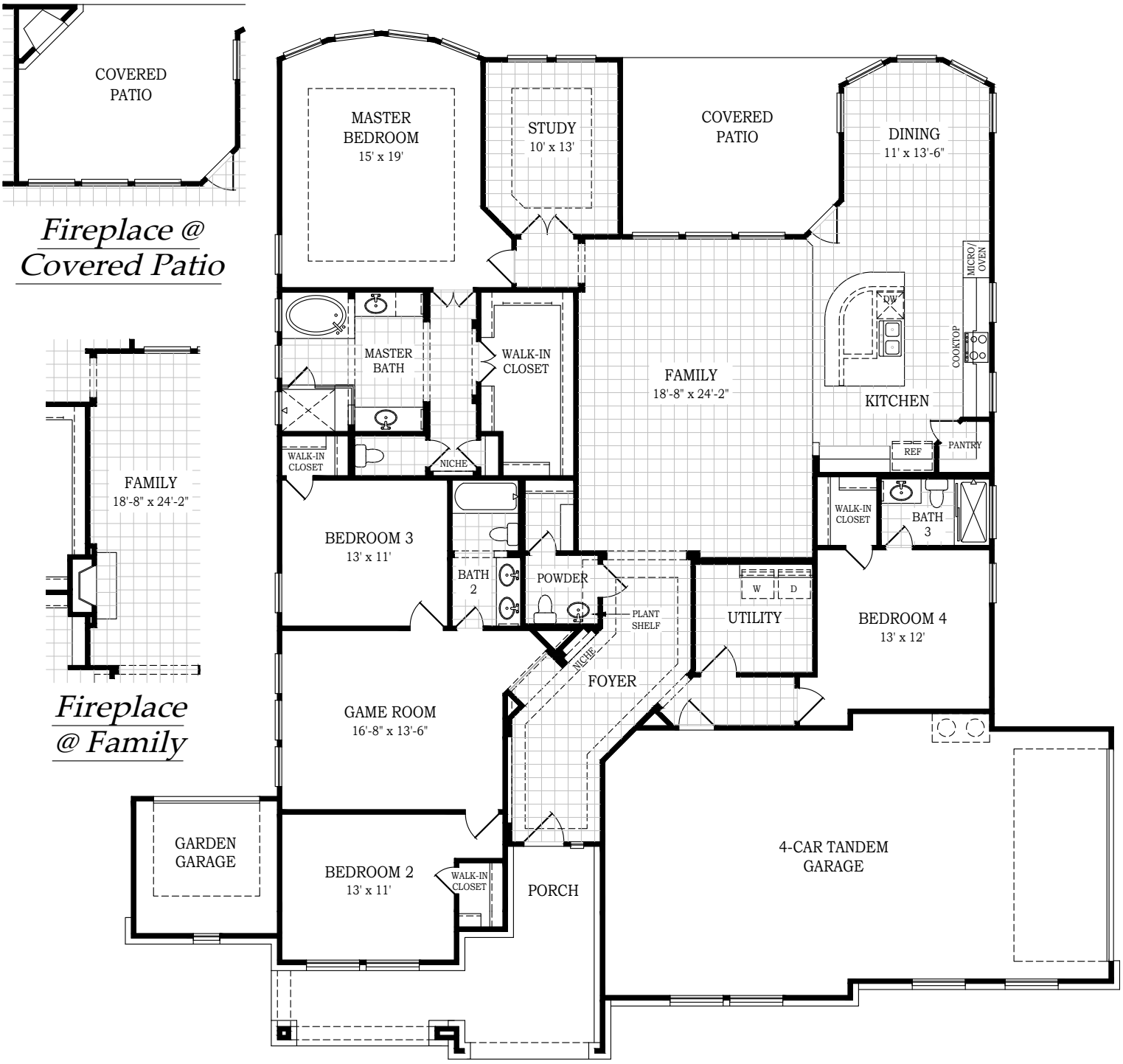
Elevation D

V8.0 (CT)
w/ 4 Car Tandem Side Garage

CHESMAR HOMES

Setting a Higher Standard

Plan 2980 • **Sierra** • *2,957 sq. ft.*



Fireplace @ Covered Patio

Fireplace @ Family

Square footage and room dimensions are approximate and may vary per elevation. Window placement, roof line and porches may also vary by elevation. Plans, features, prices and availability are subject to change without notice.

V8.0 (CT)
(w/ 4 Car Tandem Side Garage

Print Date: 3/28/16

CHESMAR HOMES

Setting a Higher Standard

Plan 3164 • *Calvary* • *3,164 sq. ft.*

Elevation C

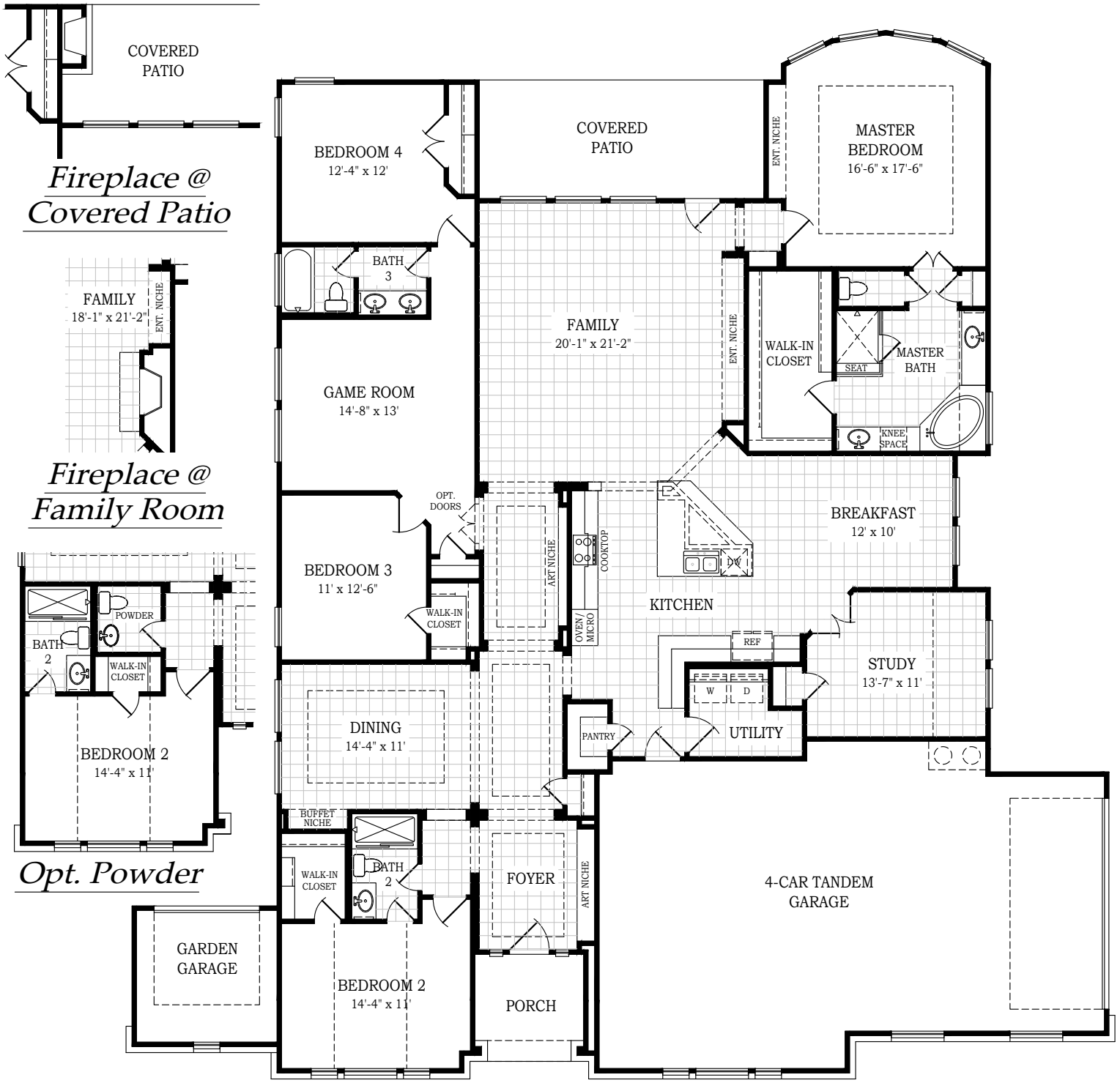
Elevation D

V6.0 (CT)
w/ 4 Car Tandem Side Garage

CHESMAR HOMES

Setting a Higher Standard

Plan 3164 • **Calvary** • *3,164 sq. ft.*



Fireplace @ Covered Patio

Fireplace @ Family Room

Opt. Powder

Square footage and room dimensions are approximate and may vary per elevation. Window placement, roof line and porches may also vary by elevation. Plans, features, prices and availability are subject to change without notice.

V6.0 (CT)
w/ 4 Car Tandem Side Garage

Print Date: 3/7/16

CHESMAR HOMES

Setting a Higher Standard

Plan 3027 • *Olympus* • *3,027 sq. ft.*

Elevation C

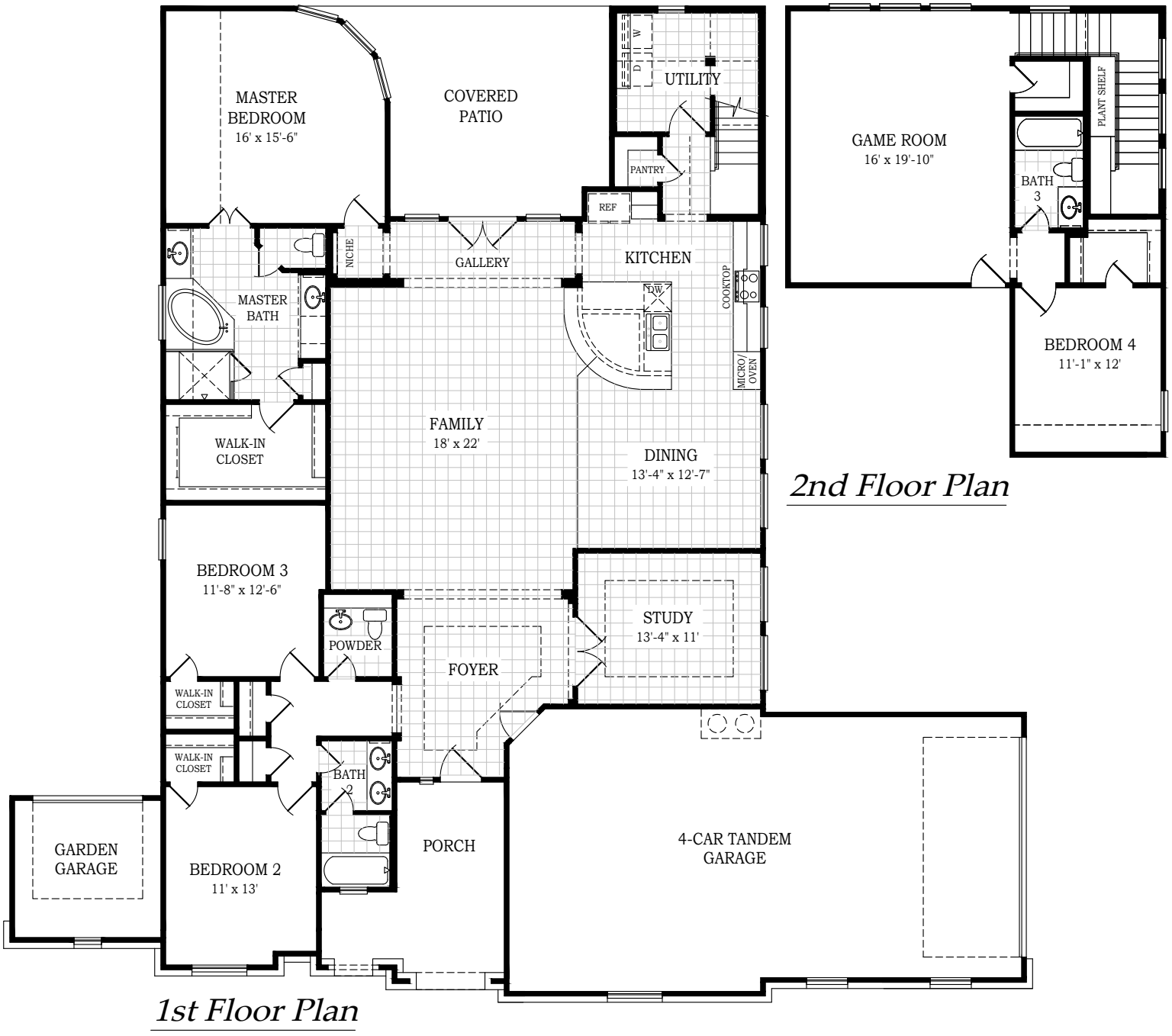
Elevation D

V4.0 (CT)
w/ 4 Car Tandem Side Garage

CHESMAR HOMES

Setting a Higher Standard

Plan 3027 • *Olympus* • *3,027 sq. ft.*



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V4.0 (CT)
w/ 4 Car Tandem Side Garage

Print Date: 1/18/16

CHESMAR HOMES

Setting a Higher Standard

Plan 3656 • **Brisbane** • *3,656 sq. ft.*

Elevation C

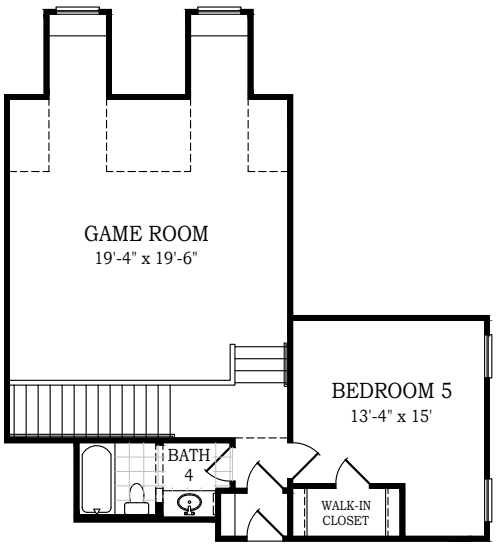
Elevation D

V7.0 (CT)
(2 Car Side Garage w/ Porte Cochere)

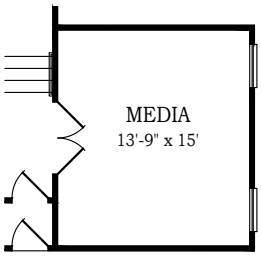
CHESMAR HOMES

Setting a Higher Standard

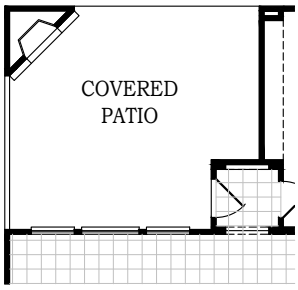
Plan 3656 • **Brisbane** • *3,656 sq. ft.*



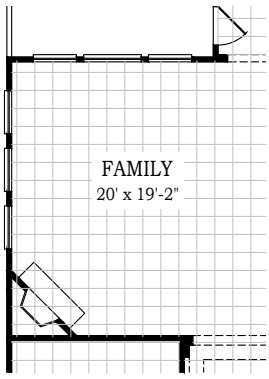
2nd Floor



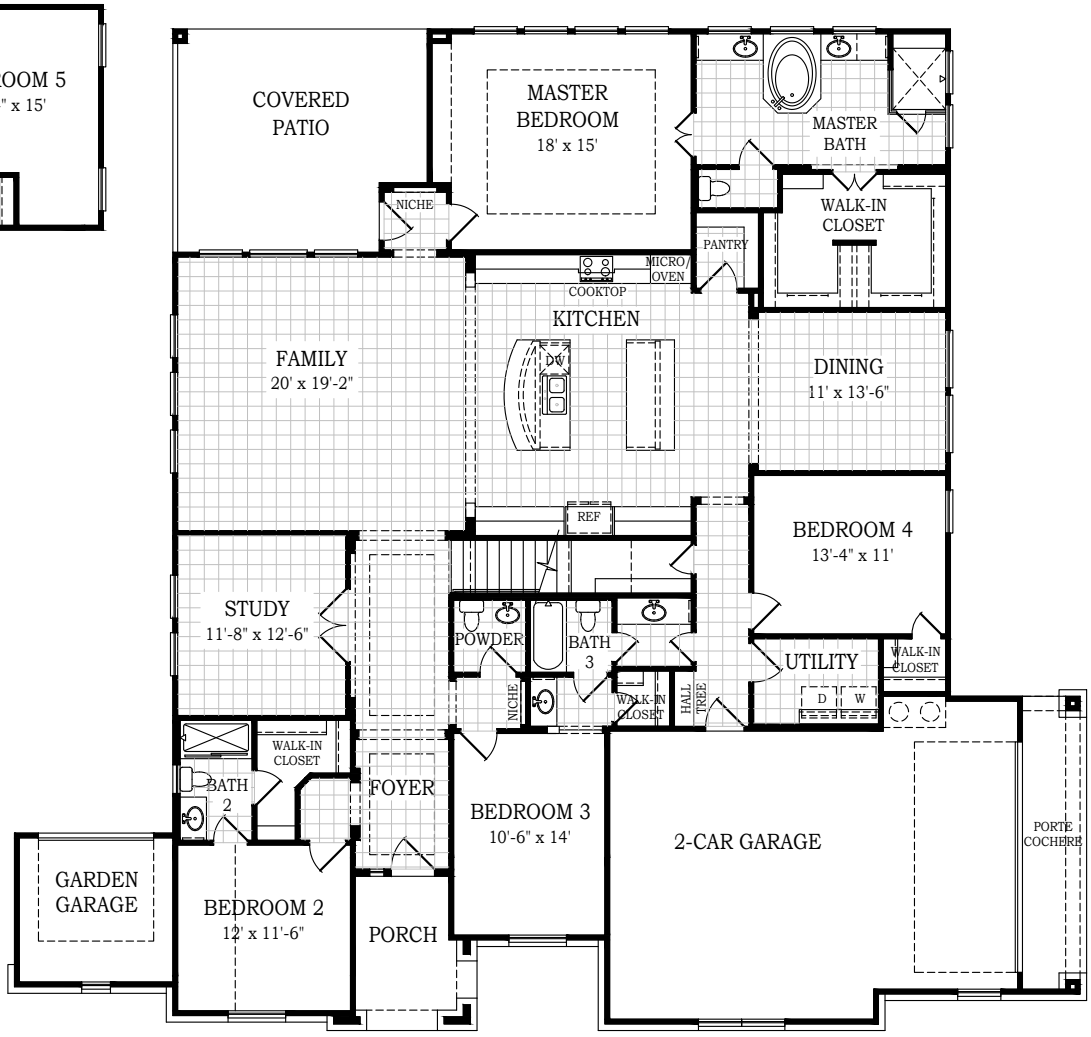
Opt. Media



Opt. Fireplace



Opt. Family without Fireplace



1st Floor

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Print Date: 1/18/16

V7.0 (CT)
(w/ 2 Car Side Garage w/ Porte Cochere)

CHESMAR HOMES

Setting a Higher Standard

Plan 3722 • *Whitney* • *3,722 sq. ft.*

Elevation C

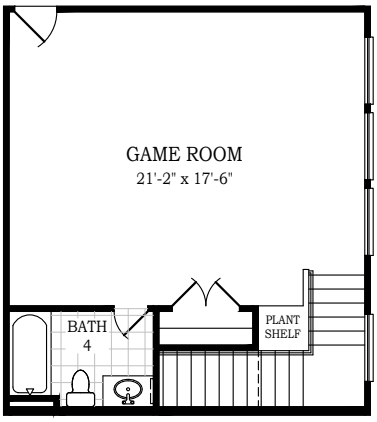
Elevation D

V5.0 (CT)
w/ 4 Car Tandem Side Garage

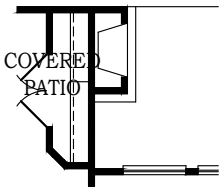
CHESMAR HOMES

Setting a Higher Standard

Plan 3722 • **Whitney** • *3,722 sq. ft.*

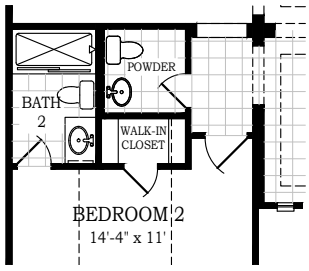


2nd Floor Plan



Fireplace @ Patio

Fireplace @ Family



Opt. Powder

1st Floor Plan

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Print Date: 3/7/16

V5.0 (CT)
w/ 4 Car Tandem Side Garage

CHESMAR HOMES

Setting a Higher Standard

Plan 3982 • **Titan** • *3,982 sq. ft.*

Elevation C

Elevation D

V5.0 (CT)
w/ 4 Car Tandem Side Garage

CHESMAR HOMES

Setting a Higher Standard

Plan 3982 • **Titan** • *3,982 sq. ft.*

Square footage and room dimensions are approximate and may vary per elevation. Window placement, roof line and porches may also vary by elevation. Plans, features, prices and availability are subject to change without notice.

V5.0 (CT)
w/ 4 Car Tandem Side Garage

Print Date: 2/17/16

STANDARD FEATURES

CHESMAR.com

The Forest at Copper Ridge 4.0

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CHESMAR HOMES
Setting a Higher Standard

The Forest at Copper Ridge
4.0 Series Floor Plans

Will Sherman
will.sherman@chesmar.com | (210) 444-2698

One-Story

Palermo | 2,671 Sq. ft.					**Elevation**	
4 Bedrooms	—	3.5 Baths	1 Living	2 Dining	A	$498,990
					B	$503,990
Ravenna | 3,208 Sq. ft.						
4 Bedrooms	—	3.5 Baths	2 Living	2 Dining	A	$550,990
					B	$555,990
Savona | 3,552 Sq. ft. *(model)*						
4 Bedrooms	1 Study	4 Baths	3 Living	2 Dining	A	$558,990
					B	$563,990
					C	$569,990

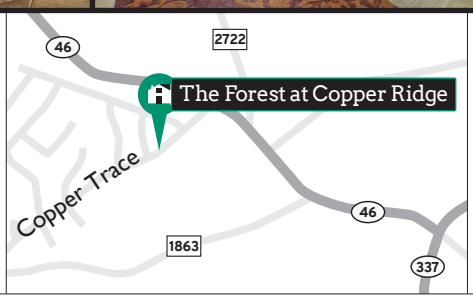
One Acre of Land Included in Purchase Price • Community Amenities
Located in the Texas Hill Country • Panoramic, Oak-Covered Views
Gated Community with Guarded Entrance

LOCATION

Chesmar Homes • The Forest at Copper Ridge
210 Copper Trace New Braunfels • TX 78132
ph. (830) 885-5978

DRIVING DIRECTIONS

From San Antonio: Located five miles west of beautiful, historic New Braunfels on Hwy. 46. I-35 North to I-35 Frontage Rd in New Braunfels. Take exit #184 to TX-337 Loop N, then TX-46 E to Copper Trace.



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Prices subject to change without notice. Square footage reflects living area and should be considered approximate. Effective 5/8/17.

EQUAL HOUSING OPPORTUNITY
ENERGY STAR

Approval Signature BJS

CHESMAR HOMES

Setting a Higher Standard

Plan 2671 • *Palermo* • *2,671 sq. ft.*

Elevation A

Elevation B

CHESMAR HOMES

Setting a Higher Standard

Plan 2671 • **Palermo** • *2,671 sq. ft.*

Square footage and room dimensions are approximate and may vary per elevation. Window placement, roof line and porches may also vary by elevation. Plans, features, prices and availability are subject to change without notice.

Print Date: 12/1/14

V4.0 (CT)

CHESMAR HOMES

Setting a Higher Standard

Plan 3208 • *Ravenna* • *3,208 sq. ft.*

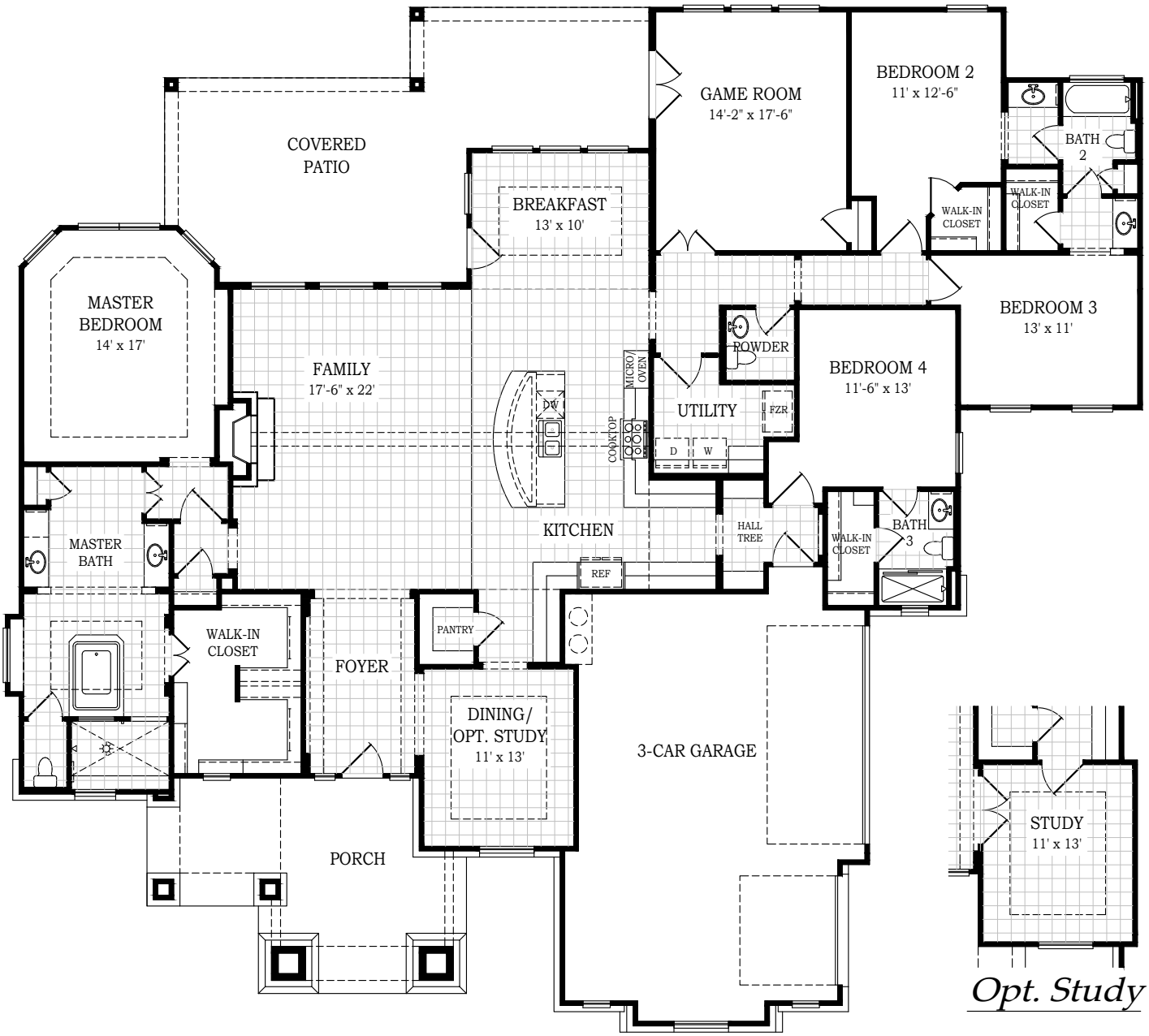
Elevation A

Elevation B

CHESMAR HOMES

Setting a Higher Standard

Plan 3208 • **Ravenna** • *3,208 sq. ft.*



Square footage and room dimensions are approximate and may vary per elevation. Window placement, roof line and porches may also vary by elevation. Plans, features, prices and availability are subject to change without notice.

Print Date: 6/25/14

V2.0 (CT)

CHESMAR HOMES

Setting a Higher Standard

Plan 3552 • **Savona** • *3,552 sq. ft.*

Elevation A

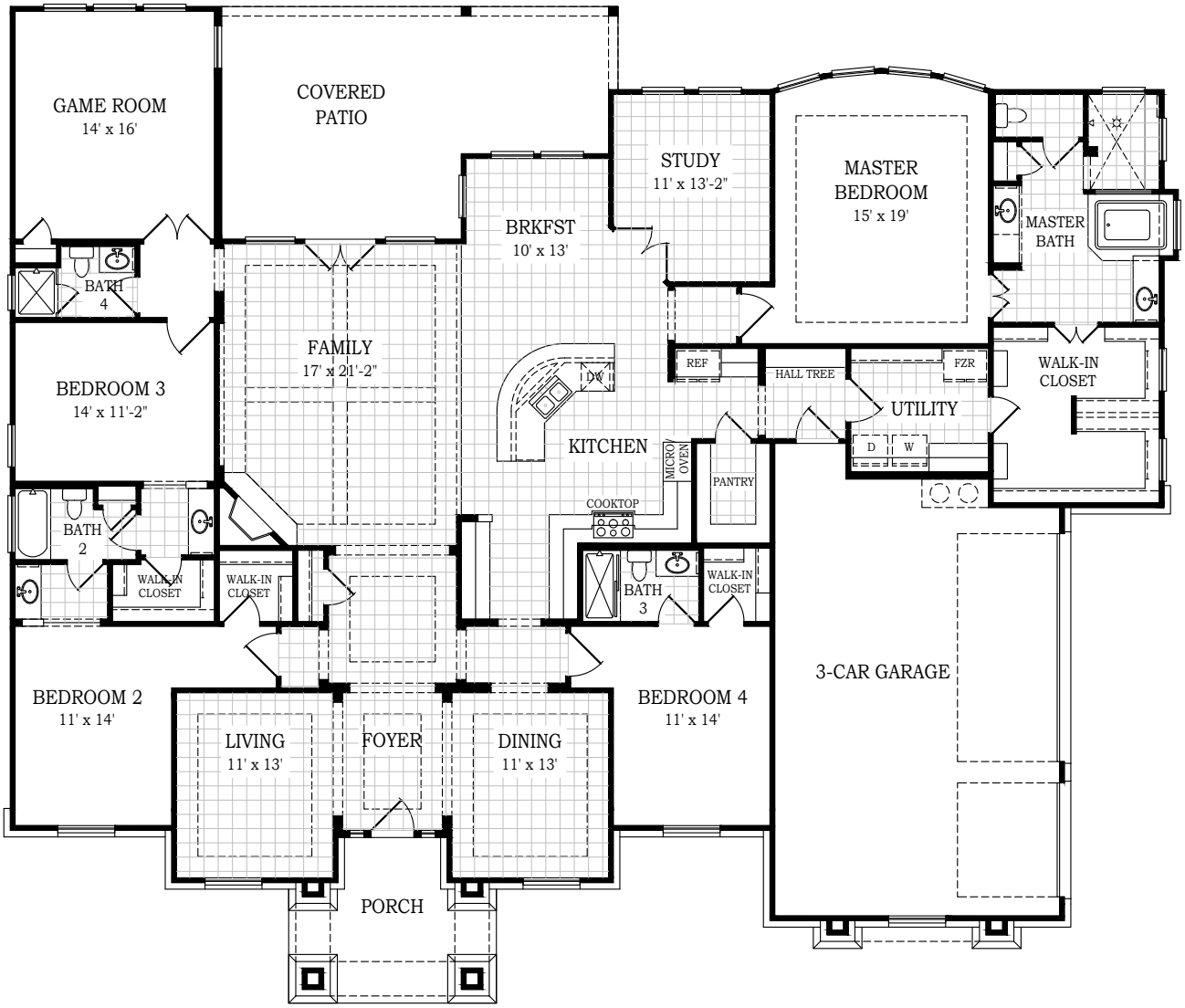
Elevation B

Elevation C

CHESMAR HOMES

Setting a Higher Standard

Plan 3552 • **Savona** • *3,552 sq. ft.*



Square footage and room dimensions are approximate and may vary per elevation. Window placement, roof line and porches may also vary by elevation. Plans, features, prices and availability are subject to change without notice.

Print Date: 10/20/14

V5.0 (CT)