



Limestone Ranch

From the \$340's

9007 Limestone Pass
Boerne, TX 78006
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Fax: (830)755-2453

Sales office hours:

Tues - Sat: 10 am - 7 pm
Sun - Mon: Noon - 7 pm



Curtis Jeffords

Driving Directions

I-10 North, Exit Fair Oaks Pkwy, cross over I-10, South on I-10 Frontage Rd, Right on Limestone Pass

Tax Information

Estimated Tax Rate: \$2.10 per \$100 of appraised valuation

Home Owners Association

Limestone Ranch Homeowners Association
Estimated HOA Dues: \$700 per year

Schools

Boerne ISD
• Kendall Elementary (Elementary School)
• Boerne Middle School - South (Middle School)
• Champion High School (High School)

Community Details

This Hill Country Community is nestled atop a gorgeous hillside along the I-10 Corridor. With the ambience of country living, city life is only minutes away. Fair Oaks Country Club, Fiesta Texas, Shopping at La Cantera, The Rim, and Historic downtown Boerne are all within 10 minutes away. Limestone Ranch is the perfect community for your new Plantation Home!

Amenities

- Fair Oaks Country Club, Fiesta Texas, Shopping at La Cantera, The Rim, and Historic downtown Boerne are all within 10 minutes away
- Gated Community located atop the gorgeous hillside along the I-10 Corridor
- Heavily Wooded Community with Vista Views and Recreational Park
- Beautiful ½ Acre Home Sites
- Boerne ISD

Community Plans

These are the floor plans that we build in this community.

Standard

Plan	~Sq.Ft.	St	Br	M	Ba	Ga	Price
2960 / Montclair VII	2960	2.0	4	D	3/1	2.0	\$346,990
2419 / Bellville	2440	1.0	4	D	2/0	3.0	\$354,990
6348 / Galilee	2532	1.0	4	D	3/0	2.0	\$357,990
3652 / Montclair VI	3652	2.0	5	D	3/1	2.0	\$370,990
2752 / Miami II	2752	1.0	4	D	3/1	3.0	\$375,990
3872 / Raleigh IV	3935	2.0	5	D	2/1	2.0	\$379,990
3256 / Miami	3256	1.0	4	D	3/1	3.0	\$395,990
3702 / Reno III	3702	2.0	4	D	3/1	3.0	\$399,990
C011 / Crescent	3475	1.0	3	D	3/0	2.0	\$404,990



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Plans, specifications, community amenities, standard features, availability and prices are subject to change without notice. Calculations for square footage of these plans were made from exterior dimensions less attached garage, if appropriate. A/C square footage is the same area less thickness of exterior walls of the same area. Square footage calculations are made based on plan dimensions only and may vary from finished square footage of the home as built. The accuracy of property tax rates, homeowners' association fees, and school district information displayed on this web site is not guaranteed by MHI or any affiliated companies. This information has been provided by third parties and is subject to change without notice. It is recommended that you ascertain the correct property tax rates, homeowners' association fees, and school district information from the appropriate authorities before you make a decision to purchase. © 2006 - 2012 Plantation Homes, All Rights Reserved. 5/17/2012

Features - Standard Features

Interior Features

- Award-winning designs with extensive use of raised ceilings, arches, niches, columns and plant shelves complement the flexibility of our homes
- Flexible designs allowing you to customize your home to fit your lifestyle - limited only by your imagination, your budget, building codes and deed restrictions
- Optional bonus spaces available on many plans
- Personal appointment with a Professional Decorator Consultant at the Design Center
- Dramatic entries with your choice of ceramic tile
- Chair rail in formal dining room lends an air of elegance
- Elegant crown moulding in selected areas lends a classic look to the interior
- Rounded sheetrock corners throughout the home (with the exception of the windows) softens the look of the interior
- Oversized baseboards throughout
- Raised panel interior doors
- Monterrey drag texture throughout interior of home
- Satin nickel door hardware
- Wide Décor rocker light switches
- Satin nickel light fixtures
- Two-tone interior paint
- Elegant stairways with stained handrail and painted balusters in designated areas (per plan)
- Choice of plush carpet with quality pad
- Convenient indoor laundry area with custom shelves and rod
- Choice of brick or ceramic tile on fireplace surround

Kitchens

- Superior quality Stainless Steel appliance Whirlpool® package including electric cooktop (down drafts in some plans), microwave, dishwasher and 30" oven
- Energy Star rated dishwasher maximizes efficiency
- Recirculating, multiple speed vent hood with charcoal filter system
- Custom quality oak accented cabinetry with adjustable shelves on 42" upper cabinets maximizes use of space
- Elegant crown moulding on kitchen

cabinetry

- Granite countertops, available in a variety of colors, offer a solid and durable surface
- Island work centers on many plans
- Moen® chrome faucet with vegetable sprayer
- Durable 10" deep stainless steel sink with garbage disposal
- Recessed can lighting (per plan)
- Attractive ceramic tile backsplash adds beauty to function
- Beautiful ceramic tile flooring in kitchen, breakfast area and utility room offers durability and low maintenance for quick clean-ups

Baths

- Granite vanity tops with undermount bowls in master bath offers a durable, seamless appearance
- Luxurious garden tub in master bath for ultimate relaxation
- Separate shower with glass door
- Elongated commode in master and powder room
- Moen® chrome plumbing fixtures in all baths for a timeless look
- Dual sink in master bath
- His & Hers Hi-Hi vanities in master bath
- Medicine cabinets (per plan)
- Ceramic tile flooring in entire master and hall baths
- Porcelain pedestal sink in powder room (per plan)
- Walk-in closets (in designated areas)
- Raised ceilings in master closets with seasonal storage (per plan)
- Fluorescent lighting in master closet(s)
- A/C vent(s) in master walk-in closet(s)
- Ceramic tile shower surrounds in secondary baths

Construction

- Amazing James Hardie® masonry siding, soffit and fascia. Termite and flame resistant.
- Engineered, certified and individually inspected foundations
- On site custom framing
- OSB tongue and groove subfloor on two story plans; nailed, glued and screwed
- Protect your home against pests with a pest control system that applies materials

directly into the walls and minimizes exposure to your family, pets and interior surfaces

- All bedrooms and game room blocked and wired for ceiling fans
- Exhaust fan in all baths
- Exhaust fan and air-conditioning duct in walk-in utility room
- State-of-the-art CAT5 advanced wiring for communications and home entertainment on all phone lines
- State-of-the-art RG-6 digital ready coaxial cable quad shield for satellite dish and high speed internet access
- Fluorescent light in garage
- Fully installed alarm system
- Zurn Pex® plumbing system maintains water quality, is more energy efficient and results in reduced maintenance and greater reliability

Exterior Features

- Room finished garages include texture, paint, and trim.
- Choice of award winning exterior elevations many including optional front porches
- Optional stone or stucco accented elevations (per plan)
- Stone accented elevations (per plan)
- Brick paved front porches (per plan)
- Brick on four sides (designated areas)
- Custom cast stone address plaque with logo (per plan)
- Elegant, stained mahogany front door
- Thermo-insulated security rear door with full light and dead bolt
- Steel overhead garage door(s)
- Prewired for garage door openers
- Professionally designed landscape package enhances curb appeal
- Drought resistant Texas native plantings conserve water when rain is scarce
- Fully sodded front yard
- Superior 30 year architectural grade shingles
- Seamless aluminum gutters (in designated areas)
- Steel reinforcement in entry walk, public walk, driveway and patio
- Oversized, wooded homesites available

Comfort & Energy Saving Features



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- Anti-scald valves to prevent accidental burning in showers and tubs heater(s)
- Bora-Care termite pre-treatment
- Quiet zone batt insulation in bath walls and plumbing walls dampens sound
- Pre-plumbed for a gas cooktop for added convenience
- Homes built to meet stringent Energy Star® requirements
- Eco-Smart homes in 100% compliance with the standards mandated by the Green Built Texas initiative to improve energy efficiency and protect the environment
- We performance test every home for air leakage
- Attractive, designer beige, double-pane, low-e windows provide energy efficiency and lower utility costs
- R-13 insulation in exterior air conditioned walls
- R-30 insulation in air conditioned flat ceilings
- Radiant barrier roof decking in the attic drastically lowers attic temperature reducing heat being transferred into the home and extending air conditioner life
- Air tight polysealant around windows and doors
- A carbon monoxide detector is installed for added peace of mind (designated areas)
- Energy saving gas heating system with electronic ignitor (no pilot)
- 14 SEER high efficiency air conditioning system(s)
- Dual or zoned A/C system (per plan)
- Energy Star rated programmable thermostats
- Balanced air pressure which comes from jump ducts, returns or transfer grills allows the HVAC system to function at peak efficiency
- Filtered, fresh air intake ventilator system provides fresh air into the home refreshing old, stale air
- High performance media air filter cleans air more efficiently than standard fiber filter(s)
- Continuous soffit vents, ridge vent and/or air hawk ventilation system
- Zurn Pex® plumbing system maintains water quality, is more energy efficient and results in reduced maintenance and greater reliability
- Energy Star rated ceiling fans
- High efficiency energy saving gas water



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