



AMANDA PARK

San Antonio, Texas

AFFORDABLE LUXURY DUPLEX COMMUNITY
Built with the Investor in Mind



1 STORY DUPLEX PLAN 1299, Elevations A & B

3 Bedroom, 2 Bath, 2 Car garage, 1,303 livable sq ft per unit

LIST PRICE \$528,000



1 STORY DUPLEX PLAN 1484, Elevations A & B

3 Bedroom, 2 Bath, 2 Car garage, 1,484 livable sq ft per unit

LIST PRICE \$549,000

TwoTenCommunities.com



2 STORY DUPLEX PLAN 1676, Elevations A & B
4 Bedroom, 2 1/2 Bath, 2 Car garage, 1,676 livable sq ft per unit
LIST PRICE \$569,000



[TwoTenCommunities.com](https://www.TwoTenCommunities.com)

INCLUDED PROPERTY FEATURES

Luxury Kitchens

3cm granite countertops
Chrome Moen faucet with pull out veggie sprayer
36" White cabinets in kitchen
Adjustable shelves in cabinets
Crown molding accent at top of cabinets
3x6 subway tile backsplash
Single basin stainless-steel sink
1/3 HP garbage disposal
LED lighting in kitchen
Stainless steel appliances including microwave, dishwasher, side by side refrigerator, and range (all electric)

Decorative Bathrooms

3cm granite countertops
White vanity cabinets in full bathrooms
Shaver height vanities in primary bath
Tub shower combo in secondary baths, Shower in primary
Elongated commodes in primary & powder baths
Luxury Vinyl Plank flooring in bathrooms
Chrome Moen faucets
LED lighting in bathrooms

Safety Features

Smoke detectors & carbon monoxide detector(s) per code
Ground Fault Circuit Interrupter (GFCI) outlets per code
Privacy locks on primary bedroom & all bathroom doors
Peephole at front door
Deadbolt locks on all exterior doors
816 series Key control deadbolt at front door
Soffit plug at garage

MOVE-IN READY AT CLOSING

Interior Features

9' ceilings throughout first floor
Luxury Vinyl Plank throughout first floor, carpet in bedrooms
Two interior paint colors on walls, doors & trim
Decora light switches
Utility room accommodates full size washer & dryer
Cable pre-wired Cat6 & RG6 in primary and great room
2" faux wood blinds throughout
15.2 SEER2 Heat Pump air conditioning system
Programmable thermostat
MERV 4" media filter
Exhaust fans 50 cfm
R13 insulation in the walls, R38 insulation in the attic
Garage door opener with 2 remotes
Wireless keypad at garage
50 gallon electric water heater
1/2 light patio doors with mini-blind inserts

Exterior Features

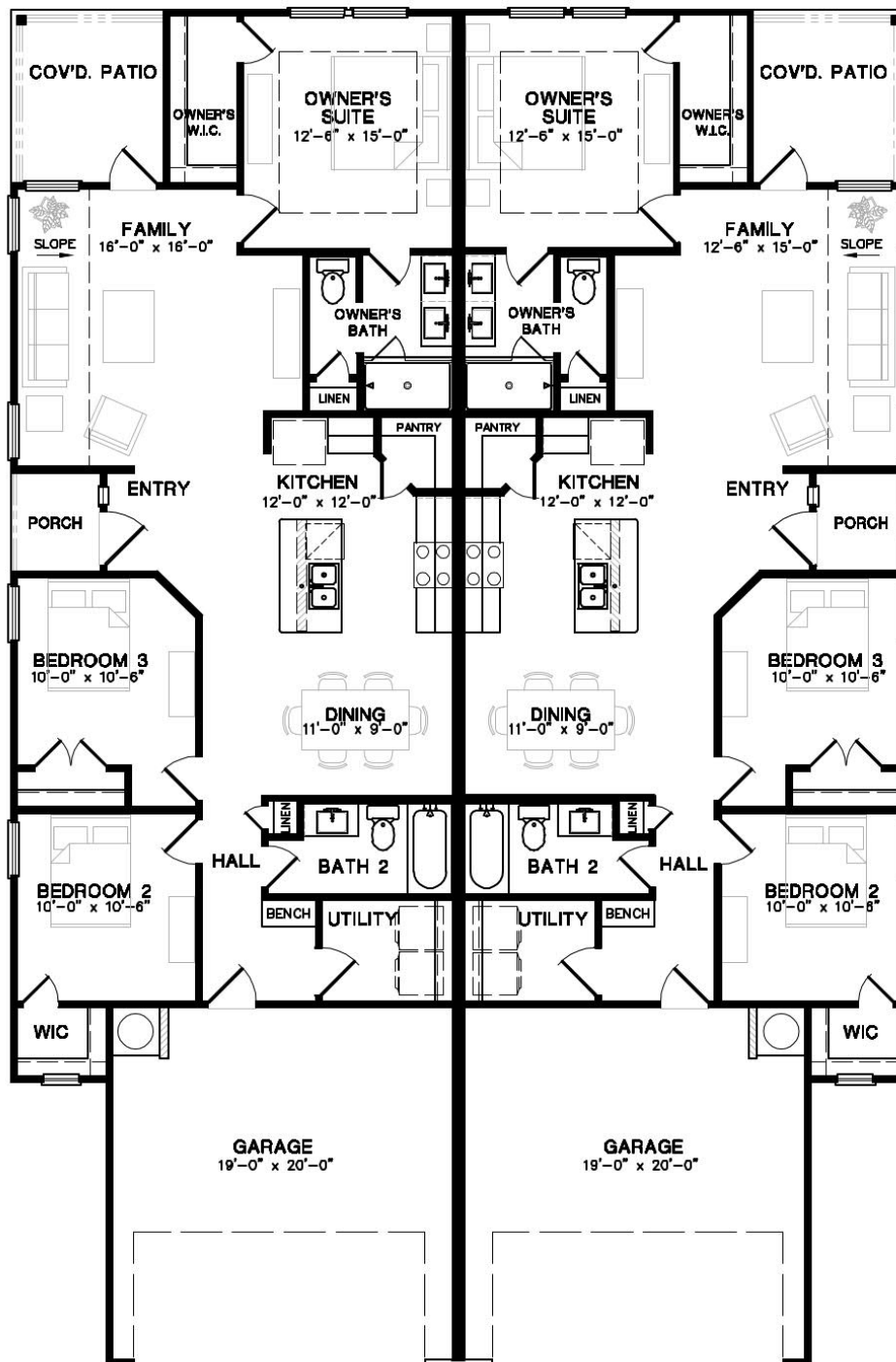
Spacious covered patio
Fiber cement siding and stone exterior (per elevation)
Coach lights at front elevation
Spacious 2 car garage
3-Tab shingles - Weathered Wood
Rain Gutters, full wrap
Xeriscape front yard with landscape package, sod backyard
Full lawn irrigation system
6' cedar privacy fence with gate
Structurally engineered post tensioned foundation
10 year limited structural warranty through Maverick

Features are subject to change. Prices, plans, dimensions, features, specifications, materials or availability of homes are subject to change without notice or obligation.



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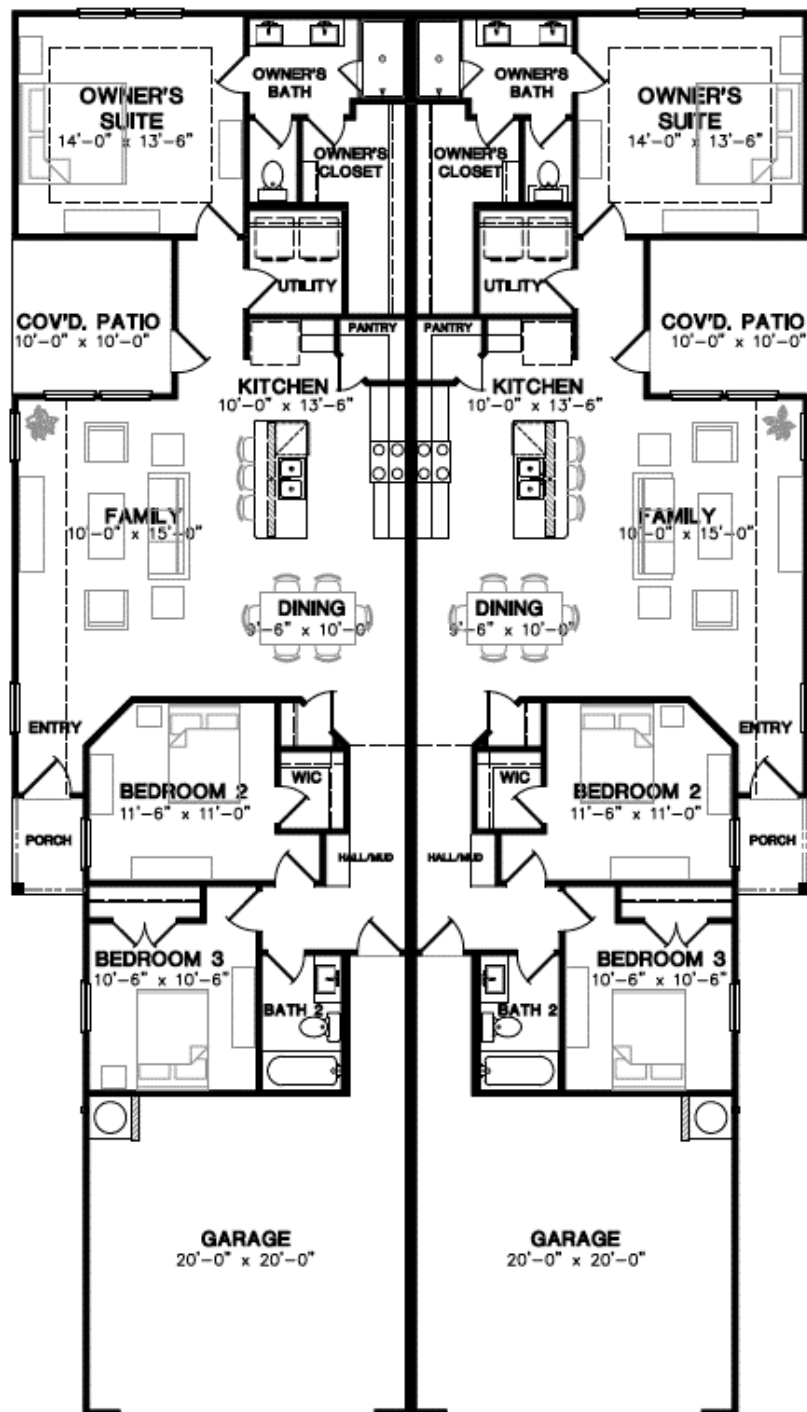
AMANDA PARK FLOOR PLANS



1 STORY DUPLEX PLAN 1299

3 Bedroom 2 Bath 2 Car Garage 1,303 sq ft per side

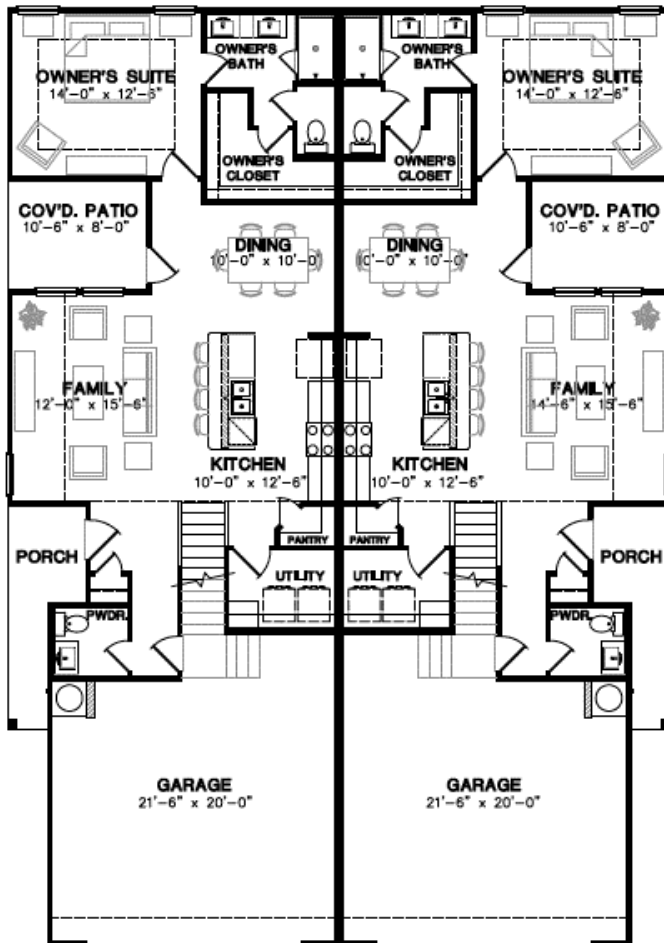
AMANDA PARK FLOOR PLANS



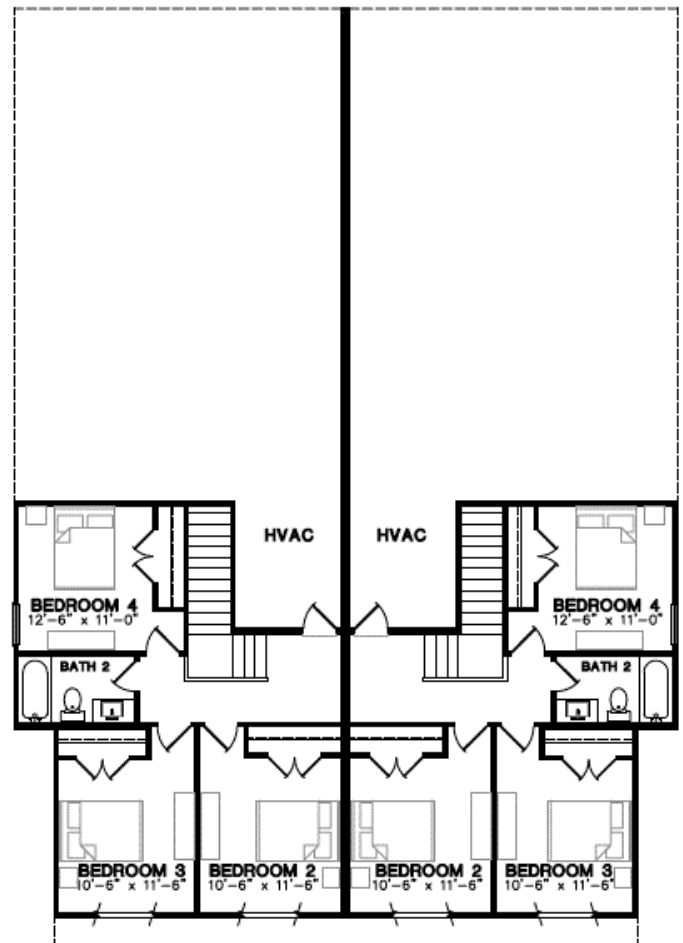
1 STORY DUPLEX PLAN 1484

3 Bedroom 2 Bath 2 Car Garage 1,484 sq ft per side

AMANDA PARK FLOOR PLANS



1st FLR. PLAN
3 BEDROOM, 2 BATH
1676 SQ. FT.



2nd FLR. PLAN
3 BEDROOM, 2 BATH
1676 SQ. FT.

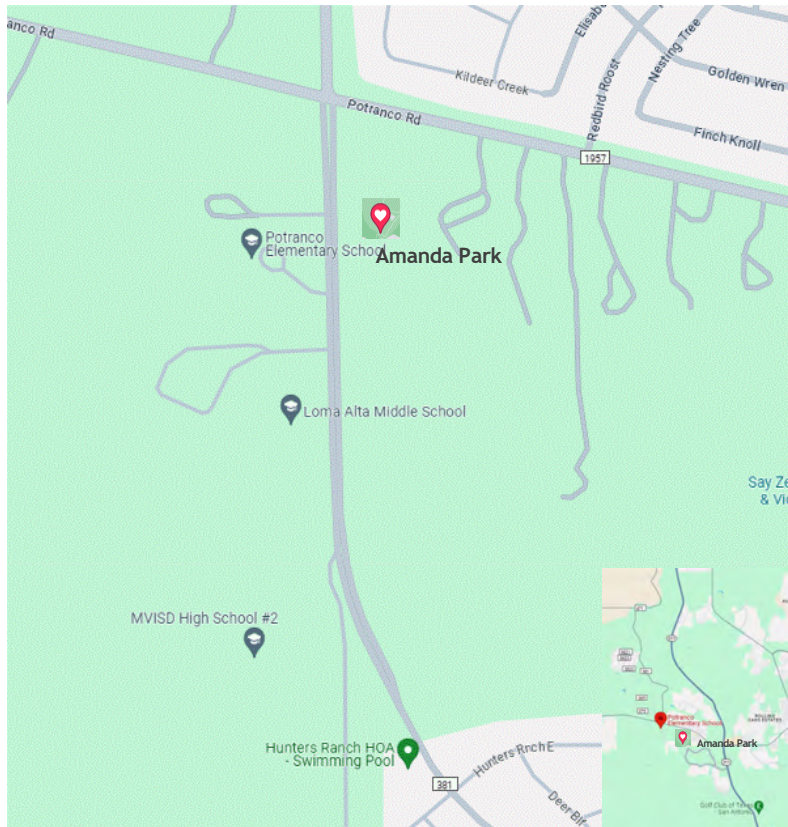


1676/1676

2 STORY DUPLEX PLAN 1676

4 Bedroom 3 Bath 2 Car Garage 1,676 sq ft per side

COMMUNITY LOCATION



West side of San Antonio, Texas 78253

Fastest growing submarket

Potranco Road at CR 381

Total Tax Rate 1.85

Potranco Elementary and Loma Alta Middle Schools are located directly across the street
Medina Valley ISD High School #2 under construction on CR 381



- Amanda Park is a new duplex subdivision with 121 Luxury Duplexes, 242 Units
- Less than 3 miles from newly constructed H-E-B, restaurants and neighborhood retail
- Located less than 6 miles from big box retail at Potranco Rd and Loop 1604
- Amanda Park has a mandatory Homeowner's Association
- Front yard landscaping, common areas and streets maintained by the HOA
- Move-in ready at purchase

