



ABBOTT RUN

Saint Hedwig, Texas

AFFORDABLE LUXURY DUPLEX COMMUNITY
Built with the Investor in Mind



DUPLEX PLAN 1345 Elevation A \$477,500
3 Bedrooms, 2 1/2 Baths 1 car garage; 1,345 livable sq ft per unit



DUPLEX PLAN 1345 Elevation B \$477,500
3 Bedrooms, 2 1/2 Baths 1 car garage; 1,345 livable sq ft per unit

ABBOTT RUN PLAN 1345

FIRST FLOOR



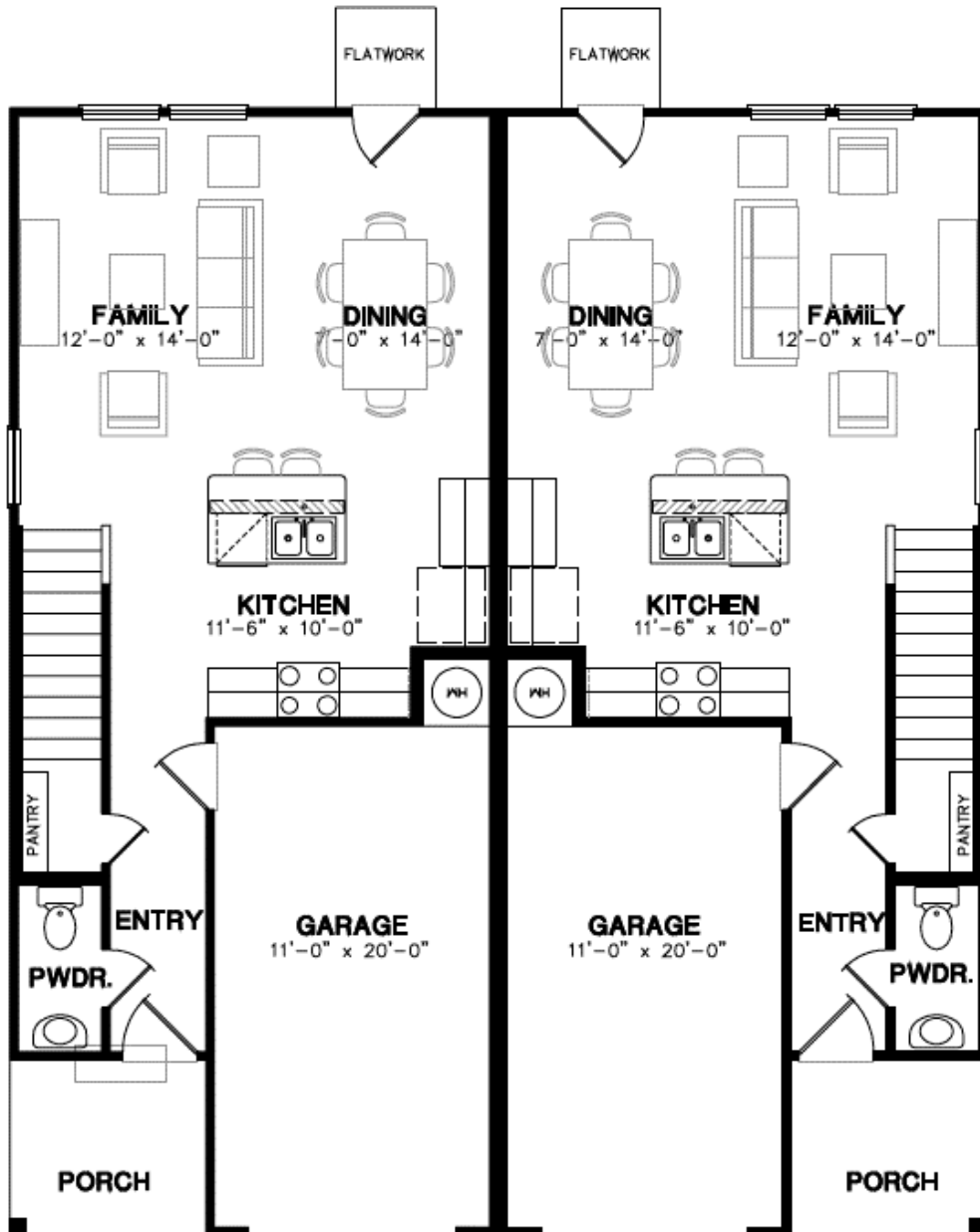
ABBOTT RUN PLAN 1345

SECOND FLOOR



ABBOTT RUN PLAN 1345

FIRST FLOOR ROOM DIMENSIONS

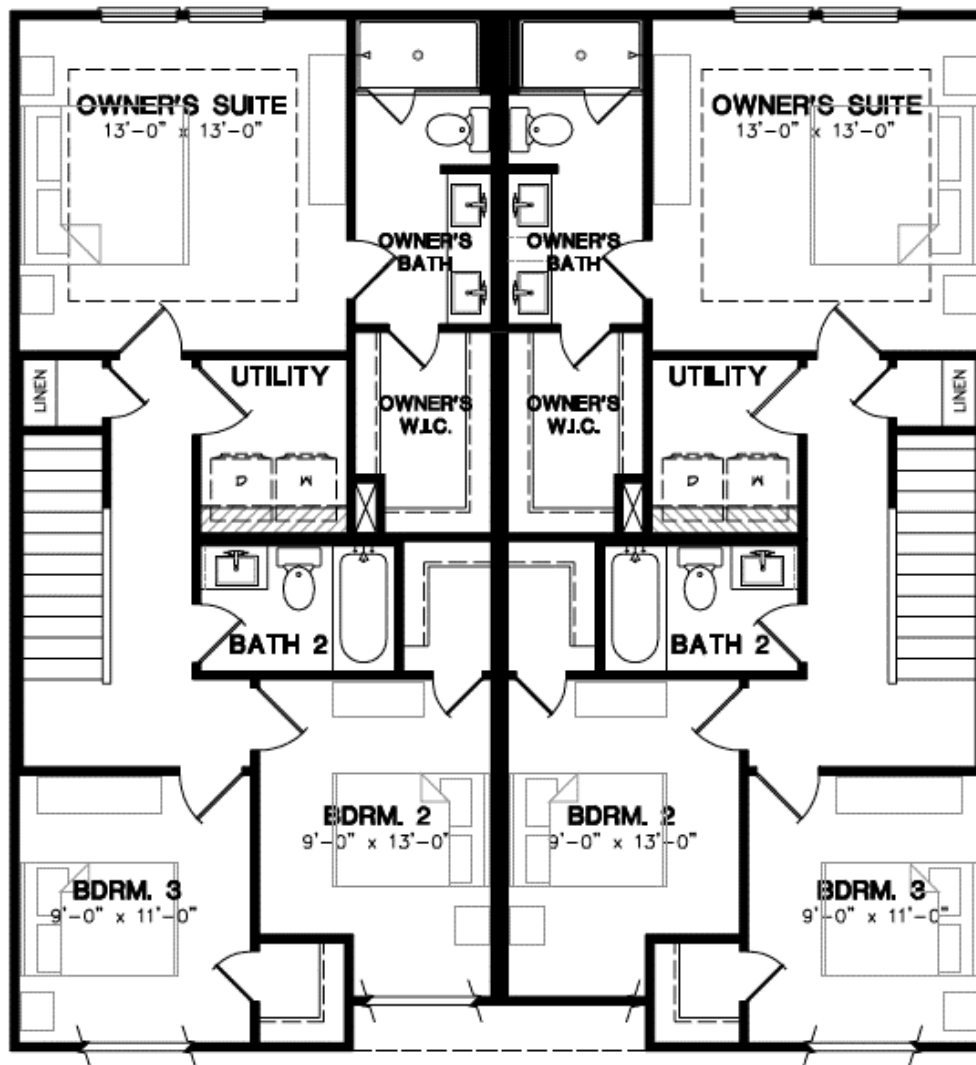


1st FLR. PLAN

3 BEDROOM, 2 BATH
1345 SF

ABBOTT RUN PLAN 1345

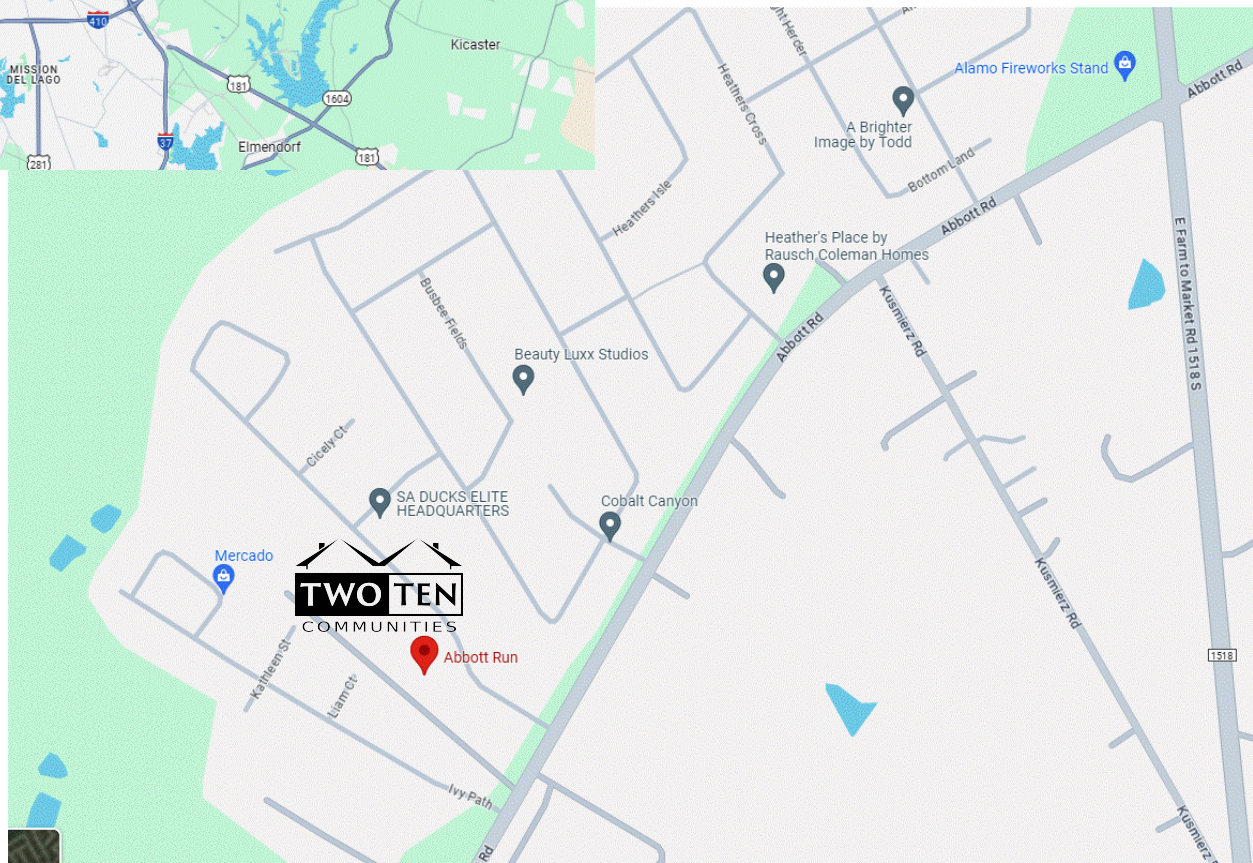
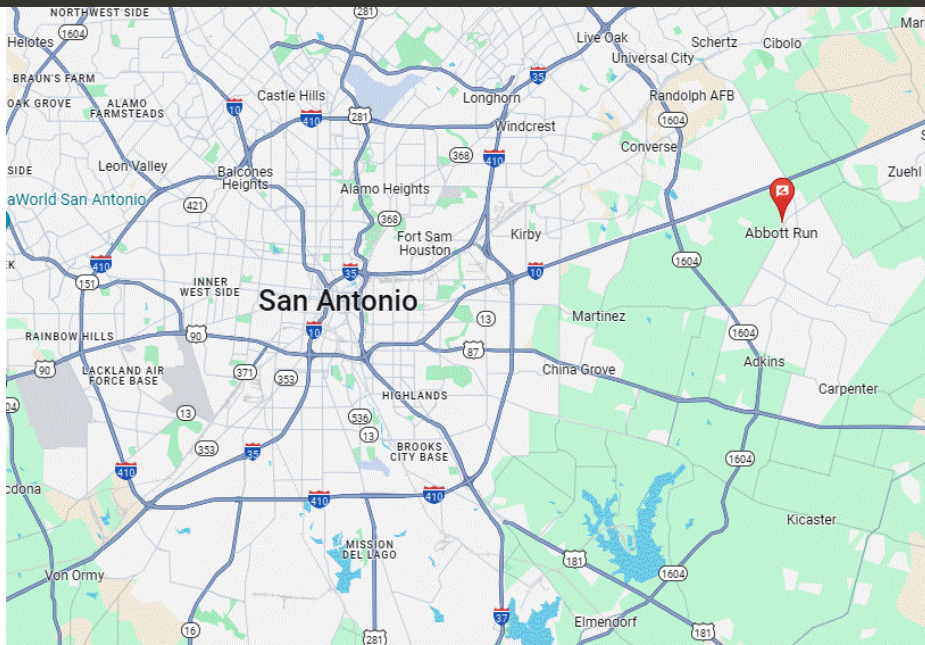
SECOND FLOOR ROOM DIMENSIONS



2nd FLR. PLAN

3 BEDROOM, 2 BATH
1345 SF

ABBOTT RUN LOCATION



- East San Antonio area, St Hedwig Texas 78152
- Abbott Run is located off of Abbott Road near FM 1518 & IH-10 East
- Bexar County, No City Taxes. Total Tax Rate 1.728584%
- East Central ISD: Tradition Elementary School, Heritage Middle School, East Central High School
- Abbott Run is a beautiful new community of 39 modern Luxury Duplexes, 78 Units
- Mandatory Homeowner's Association maintains front yard Xeriscape and open areas
- Move-in ready at closing

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INCLUDED PROPERTY FEATURES

Luxury Kitchens

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

Elegant Master & Secondary Bathrooms

3cm granite countertops with rectangular sinks
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
Moen chrome plumbing fixtures
LED lighting in bathrooms

Safety & Energy Saving Features

Smoke detectors & carbon monoxide detector(s) per code
Ground Fault Circuit Interrupter (GFCI) outlets per code
Privacy locks at master bedroom & bathroom doors
Peephole at front door
Deadbolt locks on all exterior doors
816 Series Single Cylinder Key Control deadbolt at front door

Interior Features

9' ceilings throughout first floor
Hardwood-style Luxury Vinyl Plank flooring, Carpet in bedrooms
One interior paint color on walls, One color on doors & trim
Decora light switches
Utility room accommodates full size washer & dryer
Cable pre-wired Cat6 & RG6 in primary suite and great room
2" faux wood blinds throughout
Ceiling fans in primary suite and great room
15.2 SEER2 air conditioning system, Programmable thermostat
MERV 11 AprilAire media filter model 1210, with Fresh Air
R13 insulation in the walls, R38 insulation in the attic
50-gallon electric water heater
1/2 light patio doors with mini-blind inserts

Exterior Features

Fiber cement siding on exterior walls for long term durability
Coach lights at front elevation
Spacious 1 car garage per duplex side
Garage door opener with 2 remotes, Wireless keypad at garage
Xeriscape front yard with landscape package, sod backyard
Full lawn irrigation system
6' cedar privacy fence with gate
3 Tab shingles - Black
Structurally engineered post tensioned foundation

10-Year Limited Structural Warranty through Maverick

MOVE-IN READY AT CLOSING

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



Photos are representative of TwoTen product, and may not be exact per plan

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