



The Cove at Knox Ridge

AFFORDABLE LUXURY DUPLEX COMMUNITY Converse, Texas



DUPLEX PLAN 1299 \$516,000

3 Bedrooms, 2 Baths, 2 car garage; 1,303 livable sq ft per unit



DUPLEX PLAN 5736 \$514,000

3 Bedrooms, 2 1/2 Baths, 2 car garage; 1,280 livable sq ft per unit

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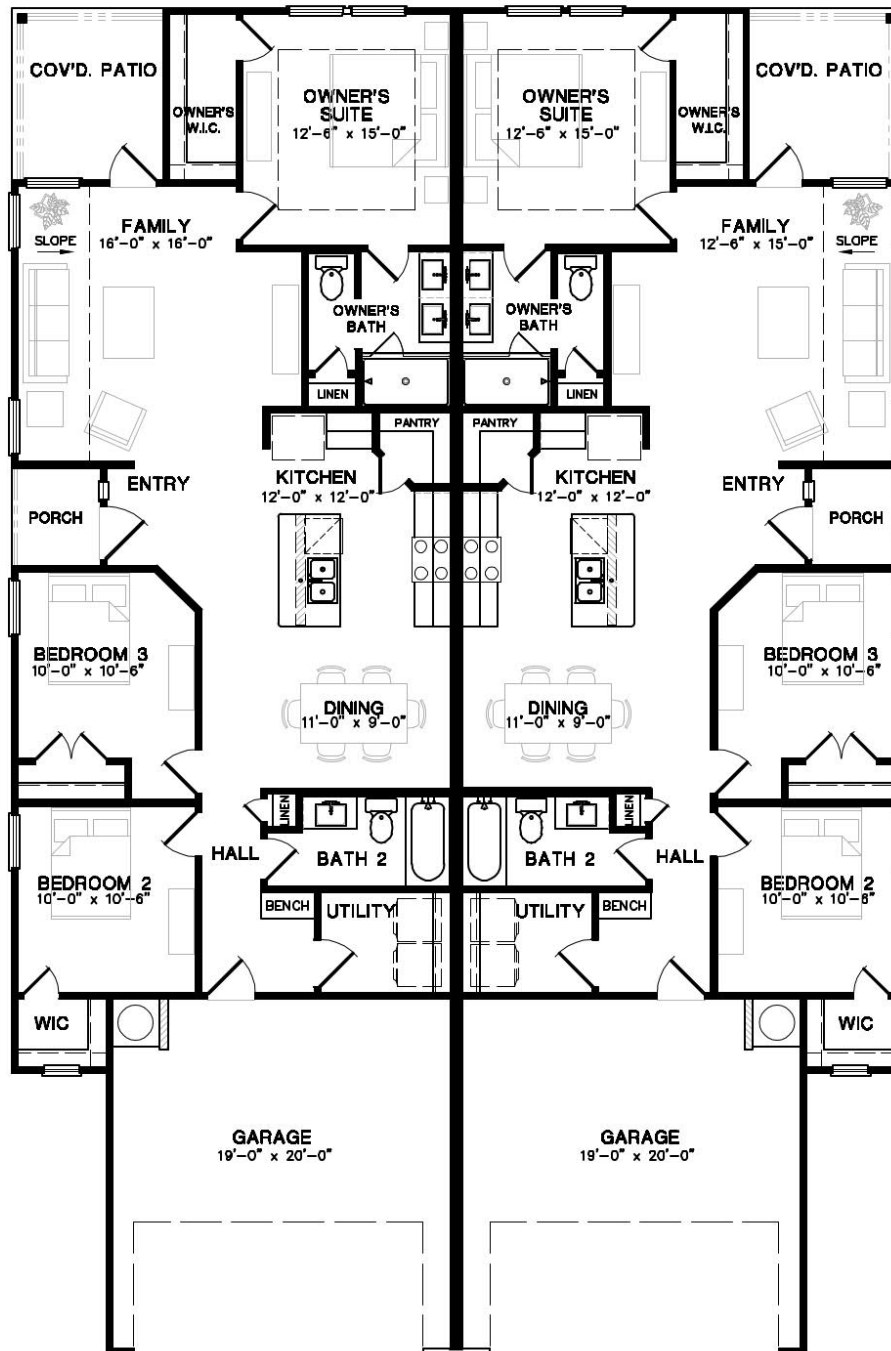
The Cove at Knox Ridge

ONE-STORY PLAN 1299



The Cove at Knox Ridge

PLAN 1299 ROOM DIMENSIONS



1st FLR. PLAN

3 BEDROOM, 2 BATH
1303 SF

PLAN 1299/1299
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DANKE & DAVIS ARCHITECTS, INC.
AUSTIN, TEXAS (512)845-0716



Floor plans subject to change without notice. 1-9-20

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The Cove at Knox Ridge

TWO-STORY PLAN 5736 FIRST FLOOR



The Cove at Knox Ridge

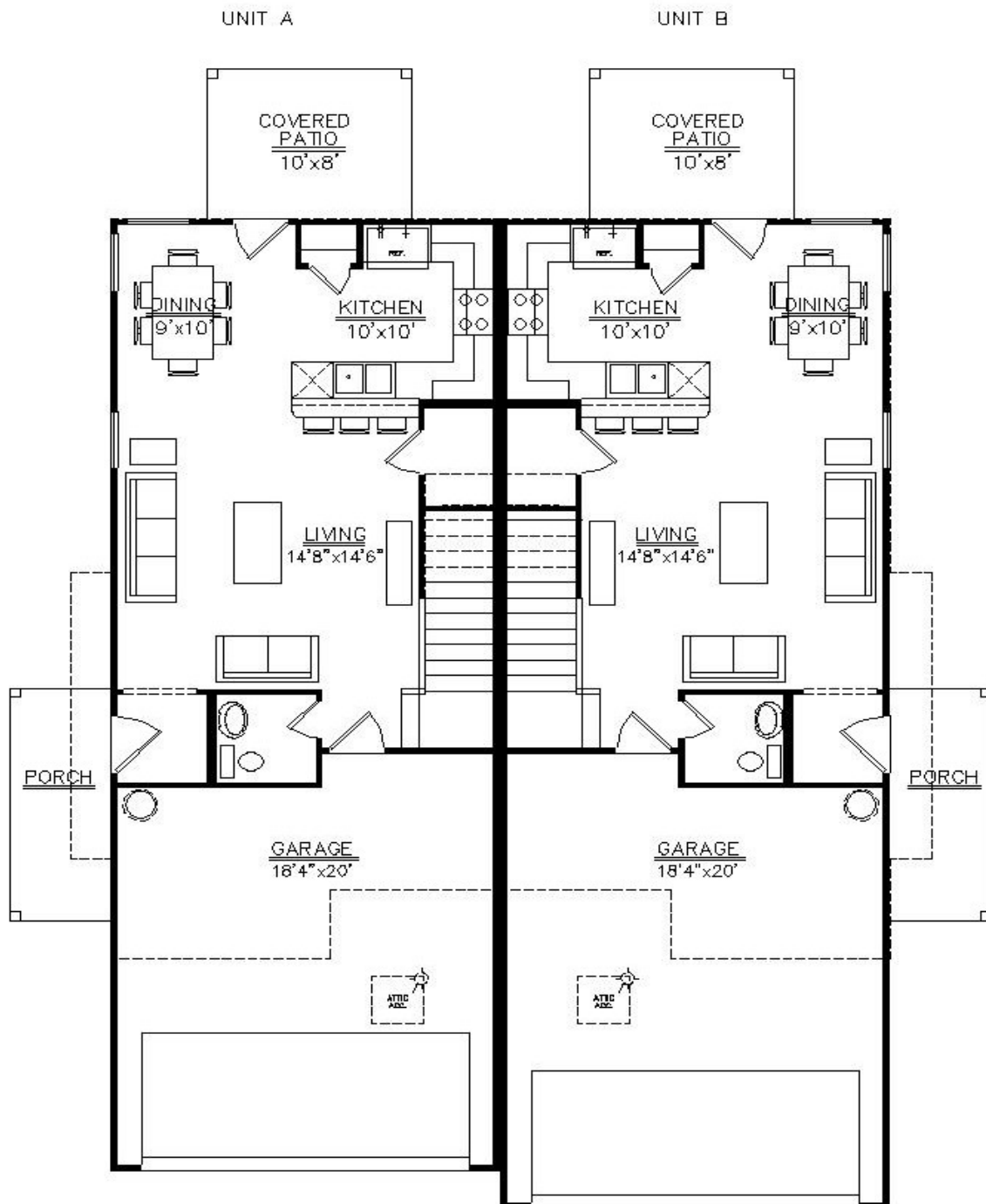
TWO-STORY PLAN 5736 SECOND FLOOR



The Cove at Knox Ridge

PLAN 5736

FIRST FLOOR ROOM DIMENSIONS



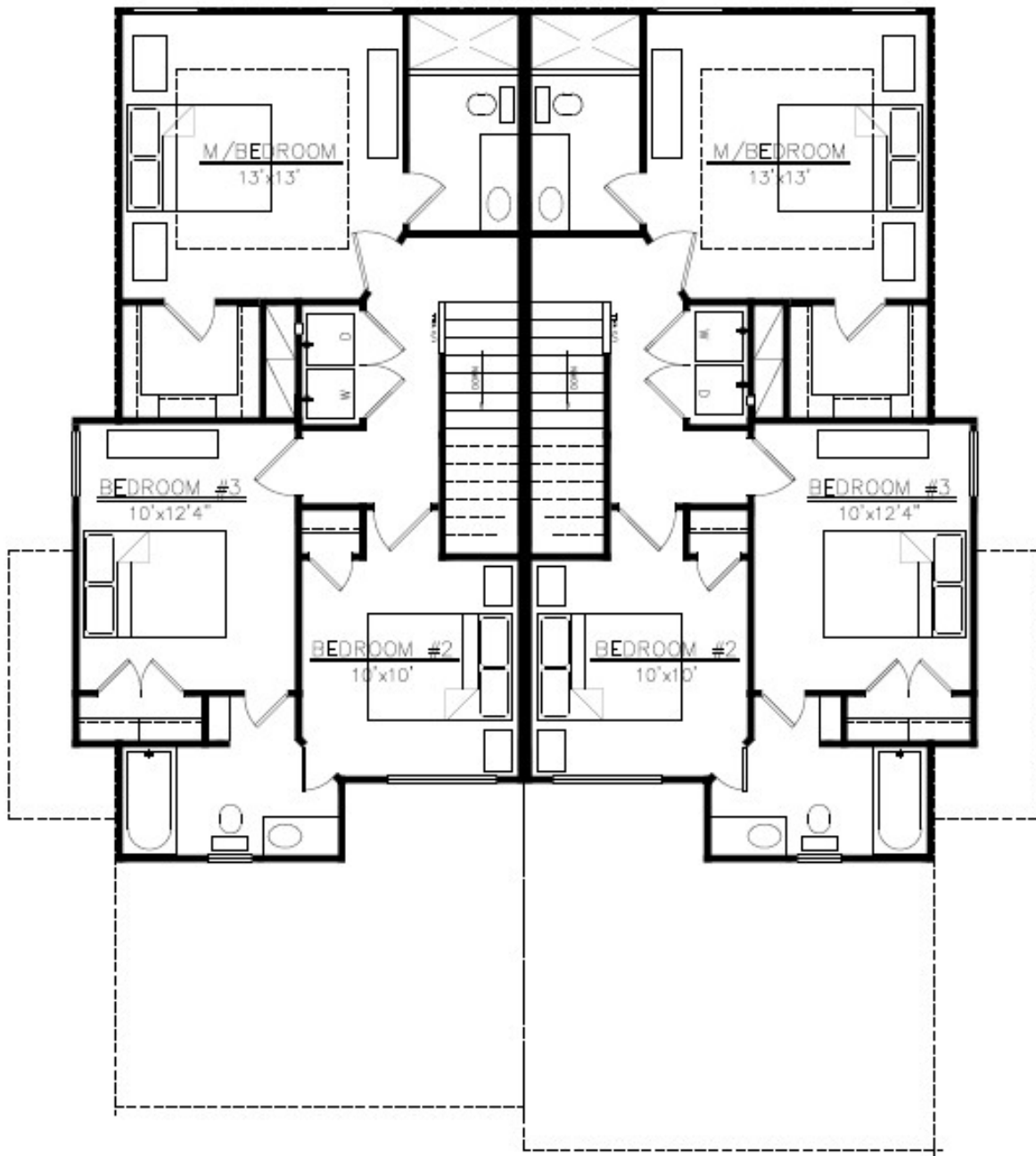
LOWER FLOOR PLAN

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The Cove at Knox Ridge

PLAN 5736

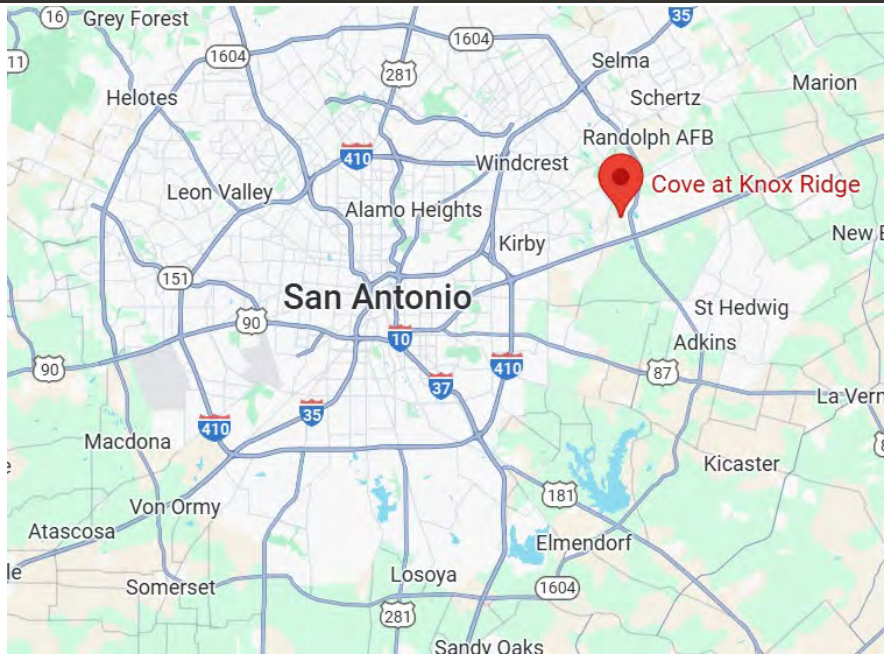
SECOND FLOOR ROOM DIMENSIONS



2nd FLR. PLAN

3 BEDROOM, 2 1/2 BATH
1280 SF

COMMUNITY LOCATION



- East San Antonio area, Converse, Texas 78109, 15 miles NE of downtown San Antonio
- Knox Ridge is located off of Loop 1604 near IH-10, off Binz Engleman Road
- Bexar County, City of Converse, Total Tax Rate 2.057%
- East Central ISD: Tradition Elementary School, Heritage Middle School, East Central High School
- 12 New duplexes by TwoTen Communities, Total of 42 duplexes in The Cove
- Mandatory Homeowner's Association maintains value through high community standards
- Move-in ready at closing

INCLUDED PROPERTY FEATURES

Luxury Kitchens

2cm quartz countertops
Moen chrome faucet with pull out veggie sprayer
36" Stained Maple Cashew cabinets in kitchen
Crown molding accent at top of cabinets
3x6 subway tile backsplash
8" deep 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)

Elegant Master & Secondary Bathrooms

2cm quartz countertops with rectangular sinks per plan
Stained Maple Cashew 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 primary bedroom & bathroom doors
Peephole at front door
Deadbolt locks on all exterior doors
Soffit plug at garage for security camera
816 Series 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 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
AprilAire media filter model 1210, MERV 11 filter
R13 insulation in the walls, R38 insulation in the attic
Garage door opener with 2 remotes, Keypad at garage
50-gallon electric water heater
1/2 light patio doors with mini-blind inserts

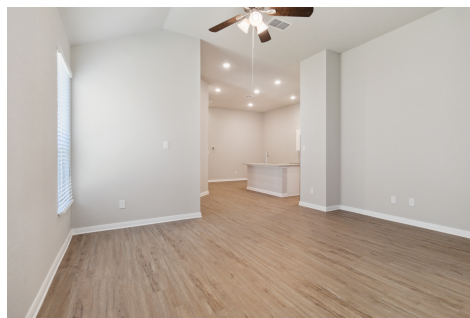
Exterior Features

Fiber cement siding on exterior walls for long term durability
Coach lights at front elevation
Spacious 2 car garage per duplex side
Full Sod front yard with landscape package, sod backyard
Full lawn irrigation system
6' cedar privacy fence with gate
3 tab shingles - Weathered Wood
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. Color packages and plans vary.

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