

SYDNEY COVE LUXURY DUPLEXES CIBOLO, TEXAS



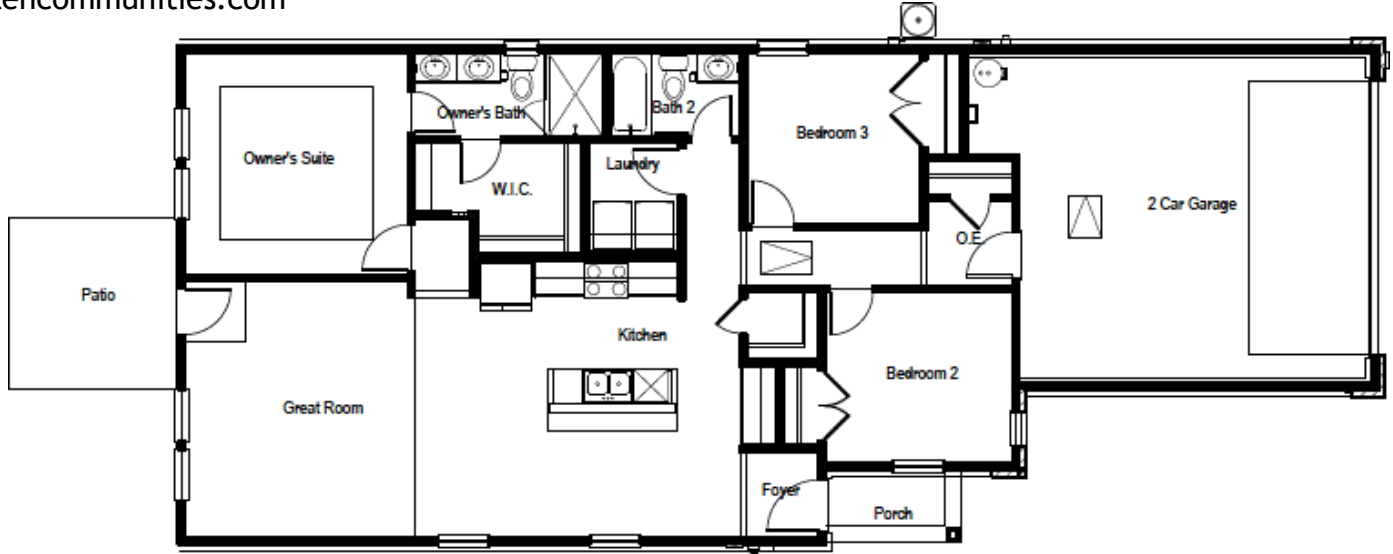
- New duplex subdivision located in the northeast side of San Antonio metro area
- Award winning Schertz-Cibolo-Universal City ISD campuses just minutes away
- Less than 4 miles to highway IH-35 and 6 miles to Loop 1604
- Less than 6 miles to H-E-B grocery.
- Easy access and a quick commute to San Antonio or Austin
- Close to major employers and healthcare
- Near The Forum shopping, restaurants, EVO, Santikos Entertainment, Morgan's Wonderland, Natural Bridge Caverns, Natural Bridge Wildlife Ranch & Safari
- 45 minutes to Texas State University, Premium Outlet Mall, Canyon Lake, and outdoor activities on the San Marcos River
- Professionally managed Homeowners Association



Sydney Cove in Cibolo, Texas



Single Family Plan 1353 MODERN FARMHOUSE

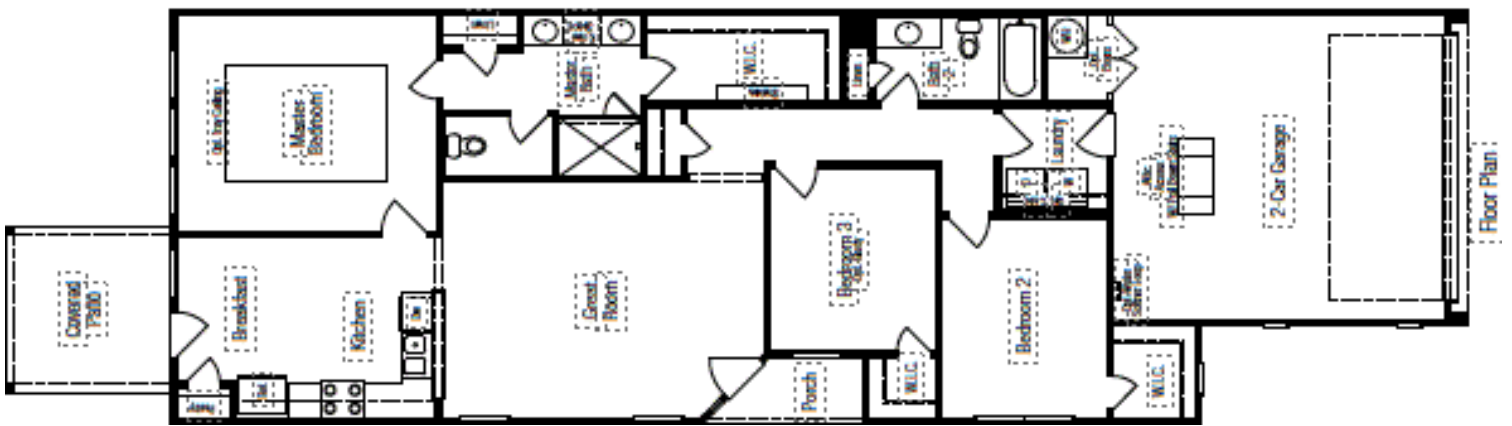


3 bedrooms | 2 baths | 2 car garage | 1,353 sq. ft.



1 STORY DUPLEX PLAN 1397

3 bedrooms | 2 baths | 2 car garage | 1,397 sq. ft. per side





THE ADELAIDE

DUPLEX PLAN 1609

3 bedrooms, 2.5 baths, 2 car garage | 1,595 sq. ft. per Duplex side

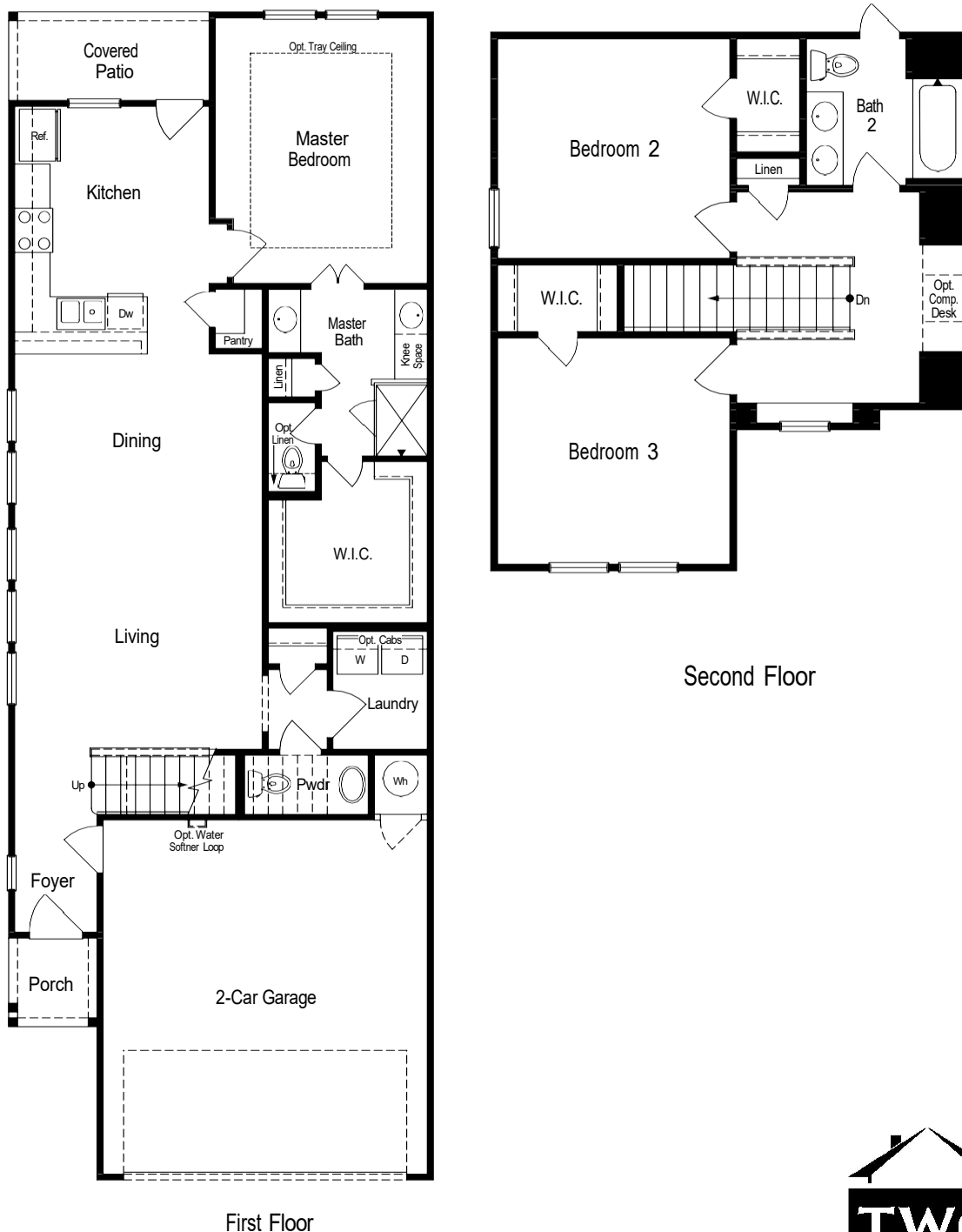


***Please Note:** The enclosed materials are reproduced from artist's renderings. All measurements shown are approximate. Location, size and existence of doors, windows, walls, fireplaces, showers and any other items depicted may vary depending on exterior preference or choice of options. Prices, plans, benefits and locations are subject to change without notice. Floor plans, features, options/upgrades and benefits vary by community. See the Sales Specialist for more details. **Revised 12/31/2020**

TWO STORY DUPLEX FLOOR PLAN 1609

THE ADELAIDE

3 Bedrooms, 2.5 Baths, 2 Car Garage | 1,595 sq. ft. per Duplex side



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INCLUDED PROPERTY FEATURES

Luxury Kitchens

3cm granite countertops
Moen faucet with pull out veggie sprayer
42" Maple cabinets in kitchen
Adjustable shelves in cabinets
Decorative crown molding on cabinets
Undercabinet LED lighting in kitchen
3x6 subway tile backsplash
10" deep stainless-steel sink
1/3 HP garbage disposal
Energy Saving LED lighting in kitchen
Stainless steel appliances including refrigerator, microwave, dishwasher and range

Decorative Bathrooms

3cm granite countertops
Maple vanity cabinets in full bathrooms
Pedestal sink in powder bath (two story only)
Shaver height vanity in master bath
Walk-in shower with ceramic tile surround in master bath
Tub shower combo with ceramic tile surround in bath #2
Elongated commodes in all bathrooms
Luxury Vinyl Plank (LVP) flooring in bathrooms
Dual lever Moen faucets
LED lighting in bathrooms

Interior Features

9' first floor ceilings
10' tray ceiling in master bedroom
Luxury Vinyl Plank (LVP) throughout first floor
Ceiling fans in living room, bedrooms and covered patio
Decora light switches
Utility room accommodates full, side by side, washer & dryer
Phone and cable pre-wired in all bedrooms and living room
2" faux wood blinds throughout
½ light patio doors with mini-blind inserts
15 SEER air conditioning system with programmable thermostat
R13 insulation in the walls, R38 insulation in the attic

Exterior Features

Stone & Fiber cement exterior elevations
Coach lights at garage and front door
Spacious 2 car garage
Roomy covered patio
Full yard irrigation system
Fully sodded front & backyard, includes 2 trees
6' cedar privacy fence with 1 gate
25-year shingles - Owens Corning or similar
10 year limited structural warranty through Maverick Insurance and Warranties

