



**V**eramendi is the newest and highly anticipated neighborhood in New Braunfels. Offering 60' homesites, Veramendi gives owners access to the Hill Country's best amenities while living just minutes from the heart of New Braunfels. Veramendi is conveniently located 4 miles from I-35 on TX-337 and just minutes from the conveniences of New Braunfels. Veramendi residents will enjoy full access to proposed developer amenities such as walking trails, pocket parks, a planned town center and a resort destination. Spend the weekend on the Guadalupe River or walking around Historic downtown New Braunfels or Gruene. Veramendi could be your start of something new. You'll love calling Veramendi home as you live and grow in the true Texas Hill Country.

### Veramendi

- Veramendi - Encore Collection
  - Homes from 2,200 to 3,500 square feet plus options to add
  - Priced from the low \$500's

### Schools

New Braunfels ISD	830-643-5700
Veramendi Elementary School	830-608-5900
Oak Run Parkway, NB 78132	
Oak Run Middle School	830-627-6400
415 Oak Run Point, NB 78132	
New Braunfels High School	830-627-6000
2551 Loop 337, NB 78130	

### Property Owners Association

Cohere Life Management  
 2164 Oak Run Parkway New Braunfels, TX 78132  
 Phone: (830) 229-0452  
[www.coherelife.com](http://www.coherelife.com)  
 Donald Bandy  
[dbandy@coherelife.com](mailto:dbandy@coherelife.com)

\*See second page for payment details\*

### Utilities

Electric: New Braunfels Utilities	830-629-8400
Water & Sewer: New Braunfels Utilities	830-629-8400
Cable/Phone: AT&T	800-288-2020
Gas: Centerpoint Energy	800-427-7142
Waste: City of NB Solid Waste & Recycling	830-221-4040
Post Office - 686 S. Seguin Ave.	830-625-7736
New Braunfels, Texas	

### Shopping / Attractions

- Natural Bridge Caverns
- Natural Bridge Wildlife Ranch
- Schlitterbahn Water Park
- Gruene Historical District
- Dry Comal Creek Winery
- Canyon Lake
- Guadalupe River
- Lake Dunlap
- Lake McQueeney
- HEB & HEB Plus

### Proposed Community Features & Developer Amenities:

- 500 Acres of open space linked by miles of trails
- The Ledge - Pool
- Pocket Parks - every home within quarter mile radius
- Planned Town Center and Resort Destination
- Christus Santa Rosa Medical Campus
- Howard Payne University Campus
- 2nd Veramendi Elementry August 2025

### Tax Information

Tax rate estimated per \$100 assessed value	
Comal County, New Braunfels ISD, EMS & Rds	1.53%
Veramendi Water Improvement District	.794%
Total Estimated Tax Rate	2.32%

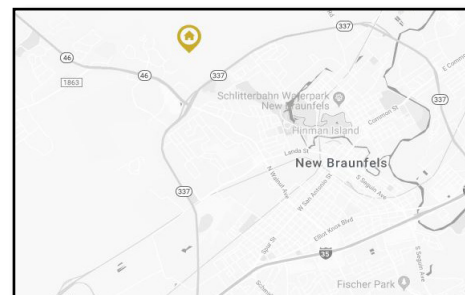
**210-807-8244**

**Jessica**

**Online Sales**

### Directions

San Antonio: Travel North on I-35. Take exit 184 toward TX-337 Loop/Farm to Market Rd 482/Rueckle Rd. Turn left of TX-337. Continue for 4 miles. Turn left on Borchers Blvd. into the Entrance of Veramendi.



**SCOTT FELDER HOMES**  
[www.ScottFelderHomes.com](http://www.ScottFelderHomes.com)



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# VERAMENDI

Veramendi Residential Master Community, Inc.  
assessment & fee schedules  
Effective January 1, 2026

Quarterly assessments & special common area assessments	
Veramendi Residential Master Community Assessment (Master Covenant, Article 5, Section 5.9)	\$183
Vista Alta Special Common Area Assessment (Master Covenant Article 5, Section 5.05)	\$345 + \$183

Transfer fees when purchasing or selling a home in Veramendi	
Transfer fee	\$175
Resale certificate fee	\$375
Working Capital assessment (builder to owner, and owner to owner transfers)	\$500
Reserve Fund	\$150
Prepaid quarterley assessment collected at closing (one quarter)	\$183
Vista Alta prepaid quarterly assessment collected at closing (one quarter)	\$345
Additional property setup fees when purchasing a home in Veramendi	
Disclosure rush fee - 1 business day	\$300 +third party disclosure fee
Disclosure rush fee - 3 business day	\$150 +third party disclosure fee
Disclosure update fee - after 30 days	\$50
Lender documentation fee	\$100
Foreclosure monitoring fee	\$75
Tenant account set-up fee	\$25
Third-Party disclosure fees (homewisedocs.com)	\$50