



# VERAMENDI

TRUE TEXAS HILL COUNTRY LIVING



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

## 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)

**210-807-8244**

\*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. New Braunfels, Texas	830-625-7736

## 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 Elementary 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%

**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	
<b>Veramendi Residential Master Community Assessment (Master Covenant, Article 5, Section 5.9)</b>	\$183
<b>Vista Alta Special Common Area Assessment (Master Covenant Article 5, Section 5.05)</b>	\$345 + \$183

Transfer fees when purchasing or selling a home in Veramendi	
<b>Transfer fee</b>	\$175
<b>Resale certificate fee</b>	\$375
<b>Working Capital assessment (builder to owner, and owner to owner transfers)</b>	\$500
<b>Reserve Fund</b>	\$150
<b>Prepaid quarterly assessment collected at closing (one quarter)</b>	\$183
<b>Vista Alta prepaid quarterly assessment collected at closing (one quarter)</b>	\$345

Additional property setup fees when purchasing a home in Veramendi	
<b>Disclosure rush fee - 1 business day</b>	\$300 +third party disclosure fee
<b>Disclosure rush fee - 3 business day</b>	\$150 +third party disclosure fee
<b>Disclosure update fee - after 30 days</b>	\$50
<b>Lender documentation fee</b>	\$100
<b>Foreclosure monitoring fee</b>	\$75
<b>Tenant account set-up fee</b>	\$25
<b>Third-Party disclosure fees (homewisedocs.com)</b>	\$50