



# THE GROVE

at VINTAGE OAKS



The Grove is the newest neighborhood in the 3,300-acre Vintage Oaks community. Offering 60' and 70' homesites, The Grove gives owners access to the Hill Country's best amenities while living in a comfortably sized new home. The Grove is conveniently located 7 miles from Business Loop 337, I-35 and the conveniences of New Braunfels. The Grove residents will enjoy full access to all the amenities Vintage Oaks has to offer including Olympic-sized pool, tots pool, lazy river, clubhouse, grilling pavilion, playground, miles of Hill Country trails, Timber Ridge park, year 'round events and gatherings. Proposed developer amenities new to The Grove section will include 100 acres of open space, walking trails, adult lap/fitness pool, yoga/outdoor fitness lawn and The Fitness Club.

## The Grove at Vintage Oaks

- The Grove - Prestige Collection
  - Homes from 2,200 to 4,000 square feet plus options to add
  - Priced from the \$350's

## Schools

New Braunfels ISD (5 Homesites to Comal ISD) Ability to petition for entry into NBISD or Comal ISD (Only during open enrollment)	830-643-5700
Veramendi Elementary School - New!	TBD
Oak Run Middle School	830-627-6400
NBHS Ninth Grade Center	830-629-8600
New Braunfels High School	830-627-6000

## Property Owners Association

SouthStar Property Management  
1114 Lost Creek Blvd., Suite 270, Austin, TX 78746  
Phone: (800) 675-3070  
www.southstarpropertymgmt.com  
Dues \$600/year  
Transfer fee \$250  
Capital Assessment Fee \$500

## Utilities

Electric: New Braunfels Utility	830-629-8400
Water: Canyon Lake Water Service Co.	830-964-2166
Cable/Phone: GVTC	830-885-4411
Waste Water: Canyon Lake Water Service	830-964-2166

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 Plus

## Community Features

- Walking Trails & 100 Acres of Open Space
- Fitness Club, Clubhouse, Pavillion, Pools
- 60' and 70' Homesites and Greenbelt Views

## Tax Information

	60' Lot	70' Lot
New Braunfels ISD	1.339	1.339
Comal County	0.293	0.293
Comal County ESD #2	0.060	0.060
Comal County ESD #3	0.080	0.080
Lateral Road	0.050	0.050
The Grove PID	0.186	0.224
Total Estimated Tax Rate	2.008	2.046

## Model Home - Coming Soon!

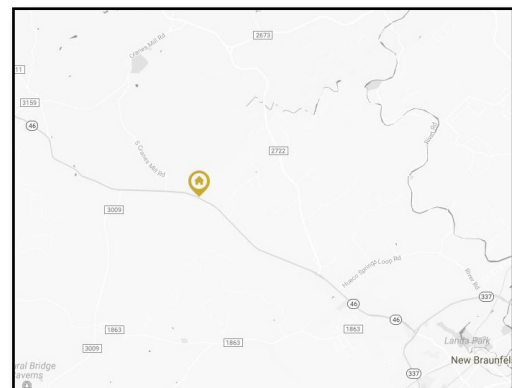
589 Vale Court  
New Braunfels, TX 78132

## Sales Associate

Debbie Cabello • (210) 379-8505  
dcabello@sfhtx.com

## Directions

San Antonio: Travel North on Highway 281. Take exit for TX-46. Stay straight for 11 miles. The Grove at Vintage Oaks will be on your left.  
New Braunfels: Travel West on TX-46 from Business Loop 337 for 7 miles. The Grove at Vintage Oaks will be on your right.



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