



HAVENWOOD

— at Hunters Crossing —



Nestled among rolling hills and huge majestic oaks, Havenwood at Hunters Crossing is the perfect master-planned community to call home. Situated just two miles from the I-35 corridor, Havenwood offers a prime location in the Texas Hill Country with easy access to the excitement of both Austin and San Antonio. With seemingly unlimited choices for recreation, Havenwood at Hunters Crossing gives you a country lifestyle and the freedom to indulge in almost any pursuit. Spend your weekend tubing down the Guadalupe River or go sailing with friends on nearby Canyon Lake or Lake Travis. Closer to home you'll find the world-famous Schlitterbaun Water Park located right on the shores of the Comal River.

Havenwood at Hunters Crossing

- Havenwood - Executive Collection
 - Homes from 2,500 to 4,400 square feet plus options to add
 - Priced from the \$430's

Schools

Comal Independent School District	830-221-2000
www.comalisd.org	
Hoffman Lane Elementary School	830-221-2500
4600 FM 306, NB 78132	
Church Hill Middle School	830-221-2800
1275 North Business 35, NB 78249	
Canyon High School	830-221-2400
1510 IH 35 North, NB 78130	

Homeowners Association

Spectrum Association Management
 17319 San Pedro Ave. #318, San Antonio, TX 78232
 Phone: (210)-494-0659
 www.spectrumam.com
 Dues are \$785.00/ Year
 Transfer Fee \$250

Utilities

Electric: Pedernales Electric Co.	830-964-3346
Electric: New Braunfels Utility	830-629-8400
Water: Crystal Clear Water Supply Corp.	830-372-1031
Gas: Two Rivers Propane	830-620-9199
Septic: Paul Swoyer	830-935-4936
Trash: Progressive Waste Solutions	877-307-4374
Technology Services: AT&T	800-464-7928
Technology Services: Time Warner Cable	800-255-0501
Post Office - 686 S. Seguin Ave.	830-625-7736
New Braunfels, Texas	

Shopping / Employers

- San Marcos Outlet Mall
- Schlitterbahn Water Park
- Gruene Historical District
- Largest Regional Hospital
- Texas Ski Ranch
- Lake Dunlap
- Lake McQueeney
- Canyon Lake

Community Features

- Private Gated Community
- Estate Sized Homesites
- Located Only One Mile West of IH 35, equidistant between Austin and San Antonio
- No City Property Taxes

Model Home

2505 Otter Way
 New Braunfels, TX 78132

Tax Information

Tax rate estimated at 1.81% per \$100 accessed value

Sales Associate

Elisabeth Crites • (843) 455-4211 • (830) 554-9773
 ecrites@sftx.com

Directions

San Antonio: Travel North on IH35 to FM 306 Left on FM 306 for one mile. Right on FM 1102 for 3.7 miles. Enter community gate. Model Home will be located immediately on your left. (Corner of Havenwood Blvd and Otter way)
 Austin: Travel South on IH35 to FM 306. Right on FM 306 for one mile. Right on FM 1102 for 3.7 miles. Enter community gate. Model Home will be located immediately on your left. (Corner of Havenwood Blvd and Otter way)



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