

# HIDDEN TRAILS



**H**idden Trails is the newest master planned community in Bulverde, TX. Offering 60' wide homesites, Hidden Trails gives owners access to the Hill Country's best amenities while living in a comfortably sized new home. Hidden Trails is conveniently located near 281 and 1863 and all the conveniences Bulverde, Spring Branch, Boerne, New Braunfels and San Antonio has to offer. Hidden Trails is managed by CCMC. CCMC is more than your typical HOA, they are a lifestyle company offering monthly events and activities for all residents and their guests to enjoy. With great location, ample amenities, easy access to countless outdoor pursuits, shopping and dining, you will love calling Hidden Trails home.

### Hidden Trails

- Hidden Trails - Regency Collection
  - Homes from 1,800 to 3,400 square feet plus options to add on 60' homesites
  - Priced from the \$300's

### Schools

Comal ISD	830-221-2000
Johnson Ranch Elementary School	830-885-8600
Smithson Valley Middle School	830-885-1200
Smithson Valley High School	830-885-1000

### Property Owners Association

CCMC - Ivy Garza  
 32118 Lemon Mint, Bulverde, TX 78163  
 Phone: (210) 428-9814  
 Email: IGarza@ccmcnet.com  
 www.hiddentrailslife.com  
 Dues \$750/year

### Utilities

Electric: CPS Energy	210-353-2222
Water: Canyon Lake Water Service Co.	830-964-2166
Cable/Phone: GVTC	800-367-4882
Cable/Phone: AT&T	800-464-7928
Waste Water: Guadalupe Blanco River Authority	830-964-2166
Post Office - 10650 US Highway 281 N Spring Branch, TX 78070	830-885-4508

### Shopping / Attractions

- Guadalupe River State Park
- Natural Bridge Caverns
- Natural Bridge Wildlife Ranch
- Schlitterbahn Water Park
- Dry Comal Creek Winery
- River Crossing Club
- Canyon Lake
- Guadalupe River
- Lake Dunlap
- HEB Plus

### Community Features

- Proposed Developer Amenities: Infinity pool, beach entry/play pool, hammock lounge, picnic area, playground, community trails, sports court, elevated sun deck, amenity building, fishing pond, fishing pier, zip line
- Community Lifestyle Director and monthly events

### Tax Information

Tax rate estimated per \$100 assessed value

Comal County	0.3072
Lateral Road	0.0501
ESD #1 (EMS)	0.0851
ESD #5 (FIRE)	0.1000
Comal ISD	1.3900
WCID #6 (MUD)	0.8500
<b>Total Estimated Tax Rate</b>	<b>2.7830</b>

### Model Home

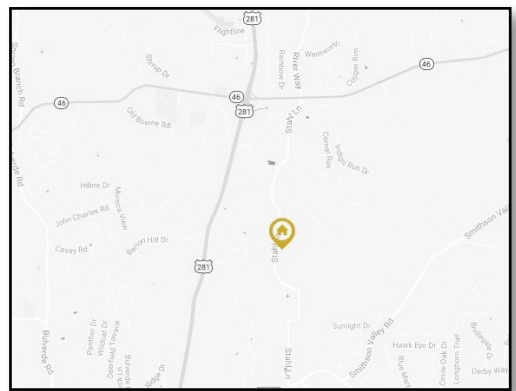
5314 Black Walnut  
 Bulverde, TX 78163

### Sales Associate

Jessica Garcia • (210) 386-7234  
 jgarcia@sfhtx.com

### Directions

From downtown San Antonio: take 281 N for 26 miles. Turn right into the entrance for Johnson Ranch (Mustang Vista) and continue for 1.5 miles. Turn right onto Acacia Vista and an immediate left on Black Walnut. The model home will be on your right - 5314 Black Walnut.



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