



VINTAGE OAKS



THE COMPLETE GUIDE TO
BUYING A NEW HOME
IN THE
TEXAS HILL COUNTRY

www.vintageoakstexas.com

Welcome to the Texas Hill Country

The Texas Hill Country is no longer a secret enjoyed only by Texans. Rolling hills, abundance of freshwater creeks and thriving culture make the Texas Hill Country an ideal place to buy a new home. And as more and more residents and visitors flock to San Antonio and Austin, the Hill Country has been discovered by the nation. One of the Hill Country's fastest growing towns – the historic and beautiful New Braunfels.

With the eclectic and thriving city of Austin 45 minutes to the north and the culturally diverse San Antonio 30 minutes to the south, New Braunfels enjoys the scenic natural beauty of the Hill Country and a convenient proximity to two dynamic cities.

A few reasons why New Braunfels is the ideal location buy a new home:

Stunning Natural Beauty

People typically have the same reaction when they first see the Hill Country: “This is Texas?!” With rolling hills, lakes and rivers, towering trees and abundant greenery, there is always something beautiful to see.



reasons New Braunfels is considered an ideal location for families. Pack a picnic lunch and head out to one of the local parks for a day of smiles. Take the kids to Schlitterbahn or on an adventure and favorite local pastime of tubing the Comal River. Owner's at New Braunfels' Vintage Oaks community enjoy their own nature trails, resort pool and lazy river, regulation size baseball and soccer fields and a year 'round calendar of events for all ages—just a few of the amenities that have helped make this New Braunfels community a best-seller.

Discover Nearby Retail, Dining & Things To Do ➔



Abundant Outdoor Activities

It is no surprise that New Braunfels has been a vacation retreat for Texans for generations. From hikes that wind through wooded areas and up rolling hills to take in scenic lake views, to miles of bike trails offering varying levels of difficulty, to boating and fishing on Canyon Lake, New Braunfels is a recreational haven.

Fun

There's so many



Texas Wine Trail

The Texas Wine Trail comprises 35 unique local wineries throughout the Texas Hill Country, including several in New Braunfels. Dry Comal Creek Winery is an award-winning winery known for its Black Spanish Wine, and is located directly across the street from Vintage Oaks.

Quick Drive to Two Major U.S. Cities

Prefer a calm way of life but still want big city convenience? New Braunfels is convenient to not one, but two cities, making it one of the most well-located places to live in Texas. Whether you commute to Austin or San Antonio, or you just like the idea of being between two thriving cities, New Braunfels offers a truly ideal location.

World-Class Dining

Restaurants in New Braunfels reflect an international flavor rooted in the city's German heritage. But it wouldn't be the Lone Star state without some good 'ole Texas barbecue, like you'll find at Rudy's and Cooper's. A few favorite local dining options include Huisache Grill & Wine Bar in New Braunfels and The Gristmill in Gruene.



Shopping

In Downtown New Braunfels, you have the historic main plaza dotted with antique stores, quaint shops, and can't-miss boutiques (which offer a taste of what you'll find in the historic town of Gruene). Just up the road in San Marcos, the Premium Outlets have been voted among the "Best places to shop" by the Austin Business Journal and named the third-best place to shop in the world by ABC's "The View."



Relaxed, Friendly and Affordable - Quality of Life

New Braunfels is located at the intersection of desirability and affordability, and those who call it home are proud to do so. With a low cost of living, an exceptional climate, beautiful topography, exceptional schools, and an array of things to see and do, New Braunfels offers a quality of life that is second to none.

Exceptional Schools

There's something to be said about attending a school where the teacher knows truly cares about their students and you wouldn't dare miss the Friday night football game. Residents of Vintage Oaks attend the highly rated Comal ISD Schools including Bill Brown Elementary, Smithson Valley Middle School and Smithson Valley High School located just minutes from the community.

The People

Warm and welcoming, people move to The Hill Country to enjoy the natural beauty of the area. Living here is at a relaxed pace among warm and friendly neighbors and a low crime rate. Most have come from bustling cities and simply want to live a more peaceful way of life here among nature.

Choosing Your Community

When choosing a location for your family home, it's important to do these things:

- Visit at different times of the day
- Drive around, time your commute
- Learn what's happening in the area and within the community i.e. new construction
- Learn if there is a Property Owners Association, research annual fees and services provided
- Research applicable taxes
- Read reviews
- Check the surrounding area
- Research zoning and building codes
- Meet current owners, ask their opinion of the neighborhood
- Learn if there are building covenants that will define the style, size or façade of home you will build here

Vintage Oaks has one of the highest rates of owner referrals of any community in Texas. Owners happily invite their friends and family to become their neighbors.

Benefits of Buying a New Home

The first step of buying a home is deciding whether to buy a new home or a pre-owned home. There are many differences between the two options and we would like to point out some of the potential benefits* of buying a new home over a pre-owned home.

The Advantages of Buying a New a Home:

- **Your Dream Home Your Way:** Why settle for someone else's choices when you can select your favorite cabinets, countertops, appliances, carpets and flooring? New homes offer you the opportunity to customize the home to match your personality.
- **Choose a Floorplan and Room Layout that Meets Your Needs:** Want a master bedroom on the first floor? It's yours. With massive his and hers walk-in closets? Done! Buying a new home offers a chance for you to design around your way of life with new gardens, playgrounds etc.

WHAT IS A MASTER-PLANNED COMMUNITY?

A master-planned community is a community that has worked with local and regional agencies and municipalities to deliver a comprehensively planned community.

A master-planned community shows the full vision of the community, how it will look and feel at completion and what owners can expect as a part of the community. This distinction includes;

- Formal community entrance
- Amenities and open space plans to ensure there are ample parks, things to do and protected greenspace in the community
- Coordination with area utilities to ensure your property has access to the best utilities and services
- Coordination with emergency services (working with local agencies to ensure prompt access for fire, police, EMTs)

- **All New, Under Warranty:** A used home may have older or poorly maintained features that may soon need replacing. Your new home — and the products that comprise it — are brand-new and under warranty. What's the cost to replace a roof, appliances, countertops or a water heater on a used home? Those components of your new home feature the latest designs and building materials and should offer you years of comfort and enjoyment before needing replacement.

- **Energy Efficiency and Cost Savings:** Today's new homes are far more energy efficient than homes built just five years ago. With all of the advances in efficient windows, doors, heating & cooling and ore, your new home will save you energy and money while you enjoy the comfort of a well-sealed, efficient home.



- **Comfort and Indoor Air Quality:** Today's new homes meet stringent energy standards and codes not in place even a few years ago. They combine high-performance energy efficiency with state-of-the-art ventilation and air filtration. The result is year-round, draft-free comfort and higher indoor air quality.

- **Low Maintenance:** Today's new homes have open floorplans and high ceilings that reflect the way we live today. They're also made of cutting-edge building products that require less care and maintenance. Another plus? The latest building systems and components are designed and engineered to work together and require less maintenance.
- **Safety:** State-of-the-art circuit breakers. Electric garage door openers with infrared beams that stop if a tricycle or child is too near. High-efficiency furnaces and air conditioners that use the latest environmentally-friendly coolants. Cabinets, carpets and paints that use fewer volatile organic compounds, so that you and your family can breathe easier. New technology and design keeps your family safer.
- One the build is complete and the move-in date is set, your new home is ready for you to move-in immediately and comfortably!

- Title guarantees – in SouthStar Communities like Vintage Oaks, titles are guaranteed unencumbered
- Deeds and covenants ensure some consistency of architecture and presentation, protecting property values
- Community Manager – a group is hired, and ultimately directed by the Property Owners Association (property owners) to manage the Amenities and common areas in the community. Someone is on-hand to answer your questions and attend to issues.

With over 3,300 acres, Vintage Oaks is a beautifully planned community of 1-14 acre homesites, custom and semi-custom homes.

- Miles of nature trails
- Olympic-sized Pool
- Lazy River
- Clubhouse
- Sports Fields
- Picnic Grove
- Playground & Kids Pool
- Year 'round activities and events for all ages
- Gated and non-gated neighborhoods

Vintage Oaks is also home to a number of active and retired military personnel.



Buying a New Home at Vintage Oaks

So Many Options.

Gated and non-gated communities. A long list of highly recommended custom and semi-custom builders to accommodate any budget.

Variety of Topography and Locations.

Wooded hilltop? Serene open pasture? Steps to the pool or tucked quietly behind a gate, Vintage Oaks offers a broad selection of areas to suit your desired lifestyle.

So Many Amenities.

Resort-style amenities at one of the lowest Property Association annual fees in the Texas Hill Country.

Guided by the Owners.

Vintage Oaks owners make up the committees and board that guide the community along with a seasoned developer.

Seasoned Developer.

SouthStar Communities has been successfully developing residential communities across the Southern United States for nearly 25 years. They are actively developing and operating 5 communities in Texas today, located in the Texas Hill Country, outside Dallas and in Bryan-College Station.

Happy Homeowners.

As you tour Vintage Oaks, be sure to meet the homeowners, and ask them about living there. Vintage Oaks owners bring their friends and family to the community as new neighbors each month. There is no greater accolade for a community than the happiness of its homeowners and residents.

**VIEW ALL VINTAGE OAKS
QUICK MOVE HOMES**



Choosing Your Homesite

Perhaps the best part of buying a new home is that you get to choose where your homesite will be located. Heavily wooded lot? Flat and open for fun in the yard? Hilly and secluded with great views and privacy? When you decide to buy a new home, you choose the ideal home-lot package, and orient your home plan to your liking, and what views it will enjoy.

Considerations When Choosing Your Home-Lot Package:

- Budget: How much are you comfortable/approved to spend?
- How large a home and homesite do you want to own?
- Do you want a certain amount of road frontage or is seclusion more important to you?
- Zoning & Deed Restrictions – do you want to be able to put any style or number of structures on your property or do you want a consistent community that protects values with community guidelines?



When you are looking at new home options with a licensed Realtor®, have your questions ready:

- **Are there currently utilities in place?** i.e. Water, electric, sewer
- **Is the property surveyed?** With a surveyed parcel, you have greater assurance that the acreage will be exactly what you contracted for. Boundary lines are shown on the survey map, as well as pinned and flagged on the property.
- **Is the title to the property clear?** (free of liens and other encumbrances)
- **Is title insurance available on the property?** We suggest that you consult your closing attorney, escrow agent or real estate agent for further information on title insurance.
- **What are the current taxes on the property?** Taxes usually relate to services provided by the town, county or school authority, and they vary by community. Ask your sales representative for more information on the local taxes in the area you are considering.
- **What are the deed restrictions on this property?** It is important that you understand what uses are permitted or not permitted on any given property to help you decide which parcels meet your requirements. Occasionally a property will meet all town requirements for a particular use, but a deed restriction will not permit that use. Be sure to ask if there are any deed restrictions before building. If you intend to build, inquire about building codes and what permits will be required.
- **Does the community have a Property Owners' Association (POA)?** At SouthStar Communities, we believe that Property Owners' Associations are vital to the success of the community.

QUESTIONS ABOUT LOCAL TAXES, POA AND SERVICES?

[Click here for more information](#) →

Selecting a Home Builder

Contact your lender to get pre-approved for your home. Knowing your hard budget will make the decision process easier.

Ask for referrals from friends, business associates, etc.

At every SouthStar community, your sales team will be able to provide a list of the most highly recommended builders in the area and describe the key differences among them.



Do your research on builders. Ask for references, tour model homes and complete online searches of their brands. Find out how long the company has been in business, how many homes they build annually, and their background and experience. Does the company have an after-sales service policy, and will they provide references from homeowners? Are they current with latest trends like green building and energy efficiency?

Get to know the builders you are considering – if the company offers standard plans, how much change is allowed? How flexible is the company? Will the builder modify the floor plans to your needs? Can you change some of the finishes? Add more features? Ask to see a copy of the company's sales contract. See what other costs will the builder may charge you for, such as a new home warranty, legal and title fees, or adjustments on utility bills.

Does the builder have experience with the style of home you are contemplating? Can they design a home for you, or recommend a designer or architect? Ask about the standard features included in the basic price of the home. Does the builder offer a selection of standard finishing products, such as flooring and tiles, and can you have a look? Does the builder offer upgrades and options, and what do they cost?

When will the builder be able to begin construction? What will be the completion date? Does the company have a clear process in place for dealing with delays, including informing you within a reasonable timeframe? Will you be able to visit the site during construction?

As you get answers to these questions, ask yourself if you feel the builder answers you satisfactorily? Is the builder able to offer suggestions or alternatives to meet your needs? Are you treated with respect?

Builders commonly offer a one-year warranty and after-sales service on workmanship and materials in your new home. This “promise” to customers is most often backed up by a third-party warranty. Ask builders to explain their after sales service policy — what can you expect from the company once you have moved into your new home? And always, make sure to check with the Better Business Bureau, and search the Internet for information.

Remember, when you build a custom home, you’ll be living in the finished product for a long time. Doing a little homework when choosing a builder can make all the difference.

About Author

SouthStar Communities is a seasoned developer with successful residential communities across the Southern United States. With over 25 years owning, operating and developing residential communities, our legacy is delivering beyond expectations for our residents, investors and partners. We welcome you to learn more at www.SouthstarCommunities.com.

Please contact a Land Consultant at 800-716-9433 to let us help you find the home of your dreams in **Vintage Oaks** or any one of our other communities in Texas:

Lake Ridge, Dallas-Fort Worth, TX

King Oaks, Bryan-College Station, TX

Havenwood at Hunters Crossing, New Braunfels, TX

The Reserve at Sugar Tree, Lipan, TX



WHY SOUTHSTAR COMMUNITIES?

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