




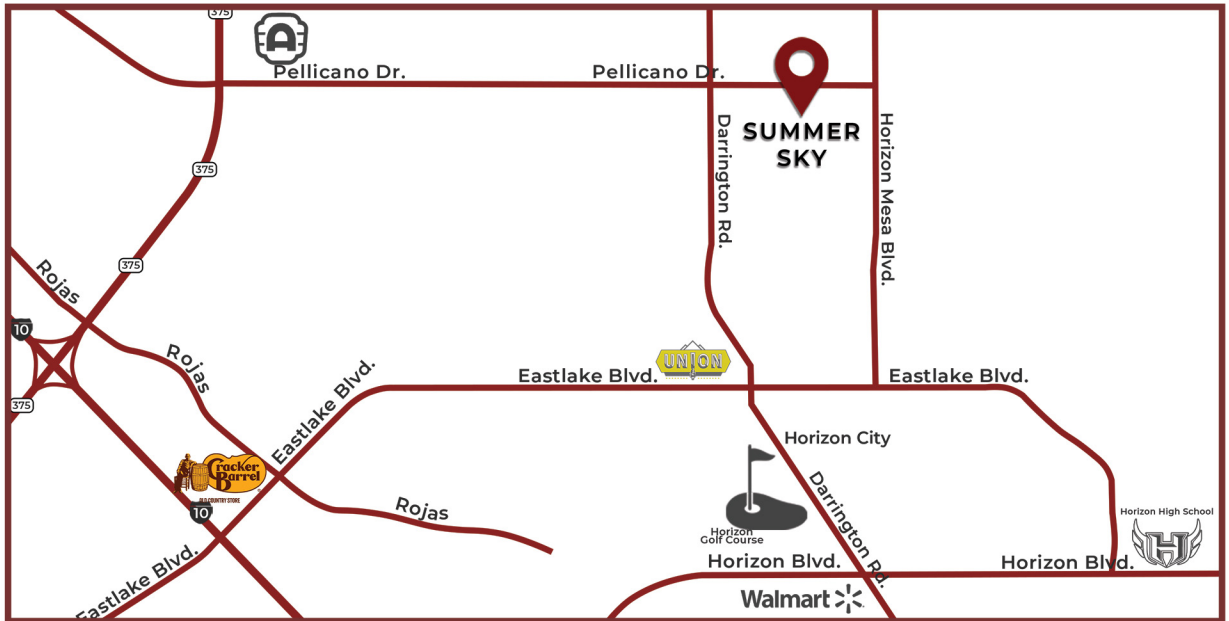




NEW BUILDER, NEW HOMES,  
NEW OPPORTUNITIES.

# SUMMER SKY

ADDRESS						STAGE	AVAIL
1168 SUMMER RAIN ST	2350	4	2.5	2350	\$389,950	COMPLETE	AVAIL
1169 SUMMER RAIN ST	2610	5	3.5	2610	\$405,000	COMPLETE	AVAIL
1192 NIGHT SKY ST	2610	5	3.5	2610	\$405,000	COMPLETE	AVAIL
1168 NIGHT SKY ST	2800	5	3.5	2800	\$419,950	COMPLETE	SOLD
1193 SUMMER RAIN ST	2800	5	3.5	2800	\$419,950	COMPLETE	SOLD








## Welcome to Summer Sky, A Bright Future Begins Here.

Located in a peaceful, up-and-coming neighborhood just 12 minutes from I-10 and Loop 375, Summer Sky offers modern comfort and everyday convenience. Enjoy easy access to shopping, dining, and entertainment, from Alamo Draffhouse to Union Draft House and Walmart Supercenter.

This thoughtfully planned community features stylish new homes with open layouts and energy-efficient design, perfect for first-time buyers, growing families, or anyone ready to upgrade. With spacious lots and quiet streets, Summer Sky is more than a home, it's a place to grow and thrive.

# PEACEFUL VALLEY

ADDRESS						STAGE	AVAIL
9708 CALLE CANCUN ST	2107	4	3	2107	\$379,950	PERMIT	AVAIL
9712 CALLE CANCUN ST	2800	5	3.5	2800	\$369,950	PERMIT	AVAIL
9716 CALLE CANCUN ST	1913	4	3	1913	\$439,950	PERMIT	AVAIL
9720 CALLE CANCUN ST	2107	4	3	2107	\$379,950	PERMIT	AVAIL
9724 CALLE CANCUN ST	2800	5	3.5	2800	\$419,950	PERMIT	AVAIL
9728 CALLE CANCUN ST	1913	4	3	1913	\$369,950	PERMIT	AVAIL
9732 CALLE CANCUN ST	2107	4	3	2107	\$439,950	PERMIT	AVAIL
9736 CALLE CANCUN ST	2800	5	3.5	2800	\$379,950	PERMIT	AVAIL
9740 CALLE CANCUN ST	2710	5	3.5	2710	\$419,950	PERMIT	AVAIL
9744 CALLE CANCUN ST	2107	4	3	2107	\$439,950	PERMIT	AVAIL
9748 CALLE CANCUN ST	2800	5	3.5	2800	\$379,950	PERMIT	AVAIL








## Welcome to Peaceful Valley

Tucked away just west of Socorro Rd. and south of Loop 375, Peaceful Valley offers a quiet, family-friendly setting with easy access to major highways and daily essentials.

This growing community features modern new homes with open-concept designs and energy-efficient features, ideal for first-time buyers and growing families alike. Enjoy the charm of a peaceful neighborhood without sacrificing convenience to shopping, schools, and local dining.

Peaceful Valley is where comfort, community, and connection come together, making it the perfect place to call home.

# GATEWAY ESTATES

ADDRESS						STAGE	AVAIL
1828 ESPY GAMBOA DR.	1913	4	2.5	1913	\$369,950	PERMIT	AVAIL
1826 ESPY GAMBOA DR.	2800	5	3.5	2800	\$439,950	PERMIT	AVAIL
12427 CARTER CASH CT.	1913	4	2.5	1913	\$369,950	PERMIT	AVAIL
12429 CARTER CASH CT.	2800	5	3.5	2800	\$439,950	PERMIT	AVAIL
12431 CARTER CASH CT.	2610	5	3.5	2610	\$419,950	PERMIT	AVAIL
12433 CARTER CASH CT.	1913	4	2.5	1913	\$369,950	PERMIT	AVAIL



## Discover Gateway Estates

Ideally located with quick access to Loop 375 and I-10, Gateway Estates offers the perfect balance of convenience and comfort. This vibrant community puts you close to shopping, dining, schools, and parks, everything you need, just minutes from your door.

Gateway Estates features modern new homes with stylish finishes, open-concept designs, and energy-efficient features to fit today's lifestyles. Whether you're buying your first home or upgrading, you'll find space to grow and a place to thrive.

Gateway Estates, where convenience meets community.

### FOUNDATION AND STRUCTURE

- ENGINEERED POST TENSION CABLE MONOLITHIC SLAB WITH 3,000 PSI. CONCRETE
- HEM FIR 2 X 4 STUDS 16" ON CENTER THROUGHOUT
- ENGINEERED ROOF TRUSSES FOR STRUCTURAL STRENGTH AND BUILDING INTEGRITY

### EXTERIOR

- WESTERN ONE-COAT FINE BROCADE STUCCO FINISH
- SYNTHETIC ELASTOMERIC PAINT FINISH
- OWENS CORNING BRAND 3-TAB FIBERGLASS SHINGLE ROOF

### FLOORS

- CERAMIC TILE FLOOR IN FOYER, KITCHEN, GREAT ROOM, BATHROOMS, DINING, AND UTILITY ROOM
- CARPET IN BEDROOMS AND CLOSETS

### KITCHEN

- FLAT PANEL OR SHAKER PANEL CABINETS
- FARM SINK AND UPGRADED KITCHEN FAUCET
- GRANITE COUNTERTOPS THROUGHOUT
- CUSTOM BACKSPLASH

### BATHROOMS

- CERAMIC TILE ON FLOOR AND SHOWER WALLS
- GRANITE VANITY TOPS IN BATHROOMS
- BUILDER'S CHOICE LAVATORY FAUCETS
- BUILDER'S CHOICE SHOWER VALVE AND TRIM
- UNDERMOUNT SINKS
- ELONGATED TOILETS
- SEMI FRAMELESS SHOWER DOORS

### ELECTRICAL & WIRING

- UPGRADED LIGHTING PACKAGE
- LED RECESSED LIGHT FIXTURES
- ALL BEDROOMS PREWIRED FOR CEILING FANS
- ROCKER LIGHT SWITCHES

### CLIMATE CONTROL

- 14.5 SEER RATED HVAC SYSTEM
- BLINDS THROUGHOUT
- VINYL DOUBLE PANE INSULATED WINDOWS
- SPRAY FOAM INSULATION

### FINISHES

- SEMI-GLOSS PAINT THROUGHOUT
- ORANGE PEEL TEXTURE THROUGHOUT
- ROUNDED CORNERS IN SELECTED AREAS

### YARD, LANDSCAPING AND ROCK WALLS

- \$1,000 FRONT YARD LANDSCAPING ALLOWANCE
- ROCK WALLS PER SUBDIVISION RULES AND CITY CODE

### WARRANTY

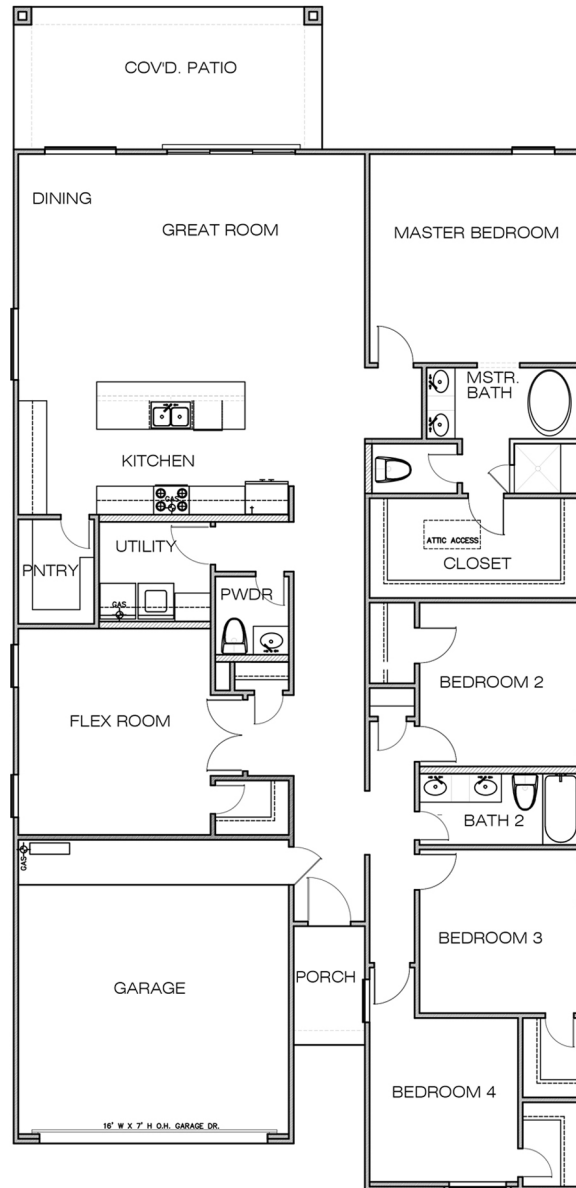
- 1 YEAR BUILDER'S WARRANTY
- 2-10 HOMEBUYER'S WARRANTY

#EXPERIENCETHATMOVES

\*Prices and features are subject to change to builder specification and site plan.

# MRG HOMES

2350 SF | 4 BEDROOMS | 2.5 BATHROOMS



# MRG HOMES

2610 SF | 5 BEDROOMS | 3.5 BATHROOMS

