

# URBAN LIVING IN BEACON HILL 930 WEST CRAIG PLACE

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930 CRAIG PLACE WILL FEATURE 6 HOMES WITH 3 UNIQUE FLOORPLANS IN THE HIGHLY DESIRABLE COMMUNITY OF BEACON HILL. LOCATED IN THE HEART OF SAN ANTONIO AND JUST MILES FROM DOWNTOWN, THE PEARL AND UNIVERSITIES, BEACON HILL IS THE IDEAL COMMUNITY FOR THE URBAN DWELLER. BOTH THE COMMUNITY PLANNING AND ARCHITECTURE OF THESE HOMES REFLECT AN URBAN LIFESTYLE. SITUATED AROUND CLASSIC CRAFTSMAN-STYLE CHARM, THIS MODERN LIVING CONNECTS RESIDENTS TO ALL THAT BEACON HILL HAS TO OFFER. FROM THE OPEN LIVING SPACES, EFFICIENT STORAGE, ENERGY EFFICIENT CONSTRUCTION, TO THE USE OF MODERN MATERIALS AND SLEEK YET SIMPLE GEOMETRIES, THIS COMMUNITY IS PERFECT FOR LIVING AN URBAN LIFESTYLE.



## INTERIOR FEATURES

- 3 BDRM
- 3.5 BATH
- 1536SF – 1658SF
- URBAN DESIGN
- OPEN & VERSATILE FLOOR PLAN
- CHEFS KITCHEN
- WOOD & STAINED CONCRETE FLOORS
- 10 FOOT CEILINGS

## EXTERIOR FEATURES

- URBAN LIVING IN BEACON HILL
- DOWNTOWN VIEWS
- EXPANSIVE BALCONIES
- COVERED PARKING
- MATURE TREES
- IRRIGATION SYSTEM
- MINUTES FROM THE PEARL, DOWNTOWN, SHOPPING & PARKS

## UNIT FEATURES

- Polished and sealed concrete flooring on main level
- Hardwood engineered flooring on stairs and upstairs hallways,
- Hardwood upstairs, tile in bathrooms
- Outdoor Living space, terrace, roof top decks, patio \*per plan
- MSI Q premium natural quartz counters in kitchens and baths
- Smooth drywall finish throughout
- Designer plumbing fixtures by Kohler, Brizo, Mirabelle, and MAAX

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- Designer lighting fixtures by Artek, Cedar & Moss, and Barn Light Electric
- Custom tile in bathrooms with linear channel drains in showers
- 3 bedroom units feature dual vanities and dual rainstyle shower heads & controls \*per plan
- Chrome faucets and interior door hard hardware
- KitchenAid Architect Series gas ranges and dishwashers
- Units feature kitchen islands with wrapped counters \*per plan
- Minim 9 ft ceilings and 8 ft exterior and interior doors (first floor of units)
- 42" cabinets
- Natural stone countertops in kitchen and all bathrooms
- Tall vanities in bathroom and powder room
- Mud set showers
- Pendent lights
- Custom cabinetry
- Under cabinet lighting
- Custom trim throughout
- Mill guard windows
- Custom cantilever decks

## ENERGY, COMFORT, AND HEALTH

- Low VOC interior paint by Sherwin Williams
- High efficiency 14 SEER Lennox HVAC system with gas, electric, furnace \*per plan
- HVAC filter is 4" pleated media type and can be upgraded to HEPA filter
- Windows are casement or fixed glass with dual pane glass and lowE coating to improve efficiency
- All exterior walls and attics are insulated with sprayed open cell foam insulation
- HVAC system and ducts are located inside the thermal envelope of the building
- common walls between units are double thickness and filled with dense packed cellulose to minimize sound transmission
- All bedrooms feature interior wall insulation to reduce sound transmission
- All recessed lighting is LED with LEDspecific dimmers on many of the circuits
- All faucets, showers, and toilets are low flow to conserve water
- Prewired for security system
- Automatic garage openers in units with garages \*per plan

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- Exterior siding is HardiePlank fiber cement for low maintenance and durability \*per plan stucco, Metal

## COSA DETAILS

- Home owners association managed by owners
- Monthly fees range from \$30-45 per unit. Fees cover master insurance policy premiums and a small reserve for common area maintenance (approximately \$500700 annually)
- Private yards are limited common elements reserved for each unit owner
- Units have reserved single car garage or carport with additional reserved parking in the driveway
- Owners are free to modify COA with consent of other owner
- Owners will need separate HO6 insurance policies for interior of units

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## ABOUT ADROIT URBAN BUILDERS

Adroit Urban Builders is the residential development division of GCM Holdings, Inc., an Austin, Texas based group of real estate enterprises founded in 1994 that also owns Lisa Goldin Properties. Adroit was established in 2014 as a sister division to Lisa Goldin Properties to grow the residential development work that had become a substantial part of Lisa Goldin Properties' business.

Adroit embraces urban real estate markets that are poised for change growth and change. As part of GCM Holdings, we have a long history of residential development in Austin, Texas. We have recently expanded our work to San Antonio, which has shown its level of commitment to urban renewal by offering development and building incentives through innovative, collaborative urban mapping plans.

Adroit's management team is knowledgeable and effective at collaborating with city zoning and permitting departments, historical districts, community members and homeowners associations. Our team has over 20 years of project management and development experience of single-family homes, townhomes, patio homes and affordable housing. Adroit Urban Builders was founded on the principal that we as a business have a responsibility to effect positive change in the communities in which we operate. We believe that in order to effect positive change through real estate development, we must operate in partnership with the environment and community.