



Canyons at Scenic Loop
5 BR, 4.5 BA
1st Floor Game Room
Media Room



10211 Nina Ridge



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10211 NINA RIDGE
 FIRST FLOOR 3431 SQ. FT.
 SECOND FLOOR 1815 SQ. FT.
 TOTAL 5246 SQ.FT.



10211 NINA RIDGE

Beautiful 5 bedroom, 4 ½ bath farmhouse contemporary home on a gently rolling 0.62 acre home site. Open floor plan with downstairs game room, 2 covered patios and upstairs media room.

- Cocina on patio with granite countertop, sink, stainless steel grill & compact refrigerator..
- Front Doors: Iron 8' double doors
- Garage Doors: SUV-SIZED 16' x 8' double & 9' x 8' single car; insulated (10.75 R-Value) STEEL BACK DOORS with operators & remotes.
- Smooth raised panel 8' SOLID CORE interior doors throughout.
- Stereo Pre-Wire for surround sound in family room and game room PLUS 2 drops in master bedroom & on patio.
- Master Bath with medicine cabinets, custom framed mirrors, ceramic tile floor, granite vanity tops, drop in jetted Jacuzzi whirlpool tub with ceramic tile skirt & deck; elongated KOHLER commode; Separate walk-in shower with tile surround and seat. FRAMELESS shower glass.
- Appliances: BOSCH STAINLESS STEEL appliance package including ENERGY STAR® rated BUILT-IN REFRIGERATOR, super deluxe sound insulated dishwasher, double oven, 36" (5) burner gas cook top & microwave. (\$12,450 allowance with Builder's supplier (includes delivery & installation).
- 2 year heating and cooling cost guarantee provided by an independent energy rater.
- HERS Index: Establishes energy efficiency of a home. The lower a home's HERS Index, the more energy efficient it is. The U.S. Department of Energy has determined that a standard new home is awarded a rating of 100 on the HERS Index. McNair Custom Homes' new homes score, on average in the low 60's making them 40% or so more efficient than a standard home build to code.
- Zip System Sheathing: one-of-a-kind structural wall system with a built-in energy-efficient barrier that keeps moisture out and reduces air leakage.
- Wired for security system on all 1st & 2nd floor operable windows & exterior doors; glass break detector; 2 keypads.

ALLOWANCES

- Carpet: Generous allowance for plush carpeting including ½" 8# PAD.
- Landscaping: \$25,000 TOTAL ALLOWANCE with our professional landscape designer to include final grade, top soil, sprinkler system, sod, plantings and plans.
- Lighting: \$2.00 sq. ft. allowance PLUS 35 builder supplied recess cans
- 52" ENERGY STAR® compliant ceiling fans in all bedrooms, study, & game room; 72" in family room; patio blocked & wired.

McNair Custom Homes reserves the right to make substitutions with products of equal or greater value. The above information is deemed to be accurate but is subject to errors and omissions.

Creating luxury custom homes with time-honored methods...It's The McNair Experience

SUBJECT TO RECORDED RESTRICTIVE COVENANTS AND/OR EASEMENTS AS FOLLOWS:

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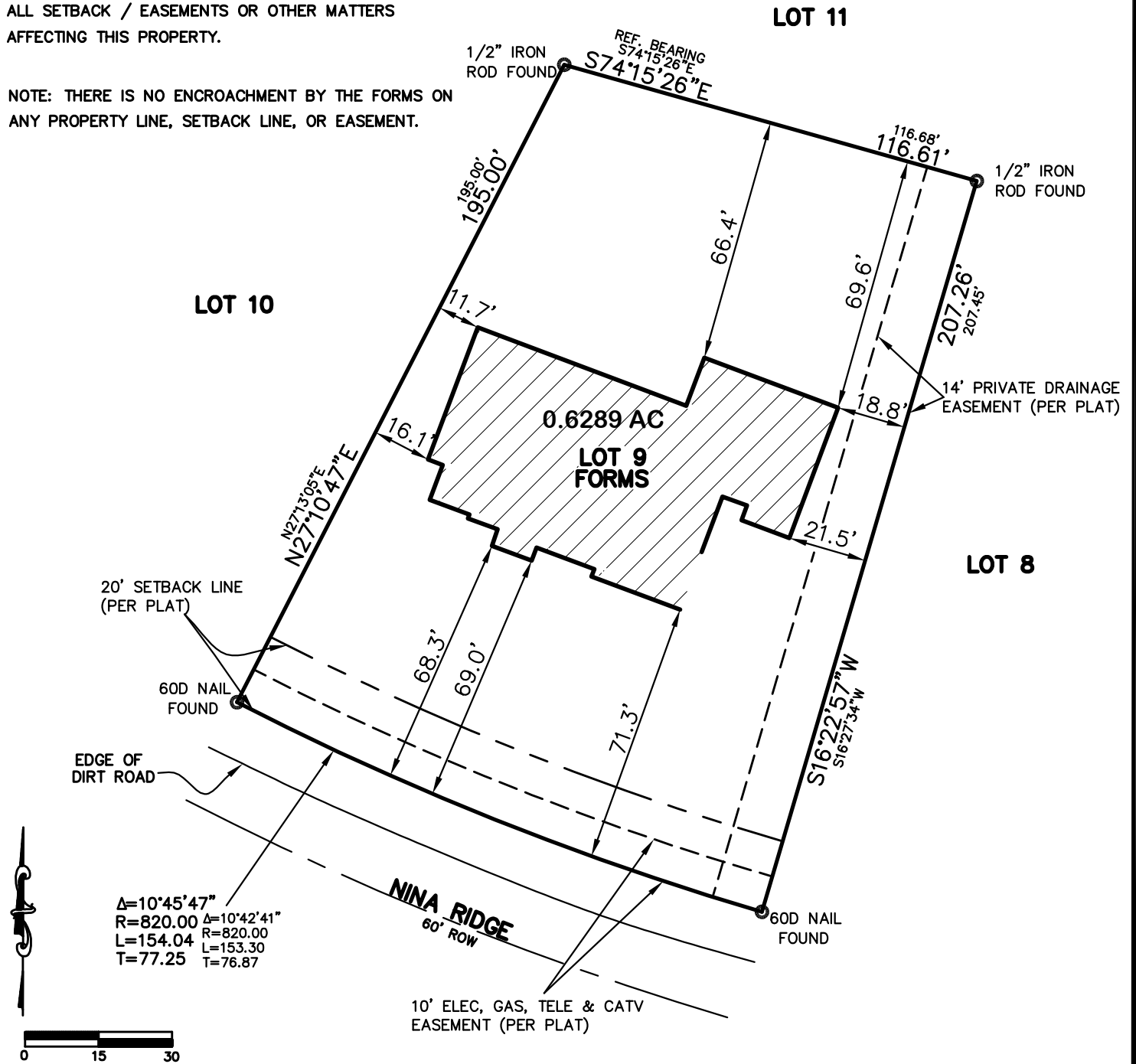
LEGEND

N45°00'00"E 100.00'	RECORD INFORMATION	S45°00'00"W 100.00'	AS MEASURED IN FIELD	— WOOD FENCE	— WIRE FENCE	— CHAIN LINK FENCE
○ PROPERTY CORNER MONUMENTATION	○ GUARD SET	○ CONCRETE CURB	⊗ FIRE HYDRANT	□ TRANSFORMER	□ ELECTRIC BOX	□ TELEPHONE PEDESTAL
□ RETAINING WALL	□ AC	○ TREE	□ WATER METER	⊗ WATER VALVE	○ SAN. SEWER MANHOLE	● CLEAN OUT
				○ LIGHT POST	— OHE ELECTRIC LINE	← WATER FLOW

NOTE: THIS SURVEY WAS PERFORMED WITHOUT THE
 BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW
 ALL SETBACK / EASEMENTS OR OTHER MATTERS
 AFFECTING THIS PROPERTY.

NOTE: NO FENCES AT THE TIME OF THIS SURVEY.

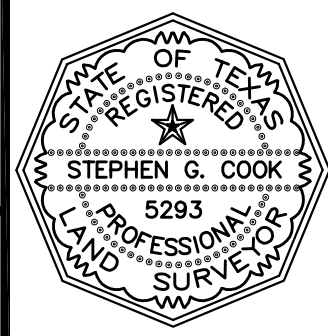
NOTE: THERE IS NO ENCROACHMENT BY THE FORMS ON
 ANY PROPERTY LINE, SETBACK LINE, OR EASEMENT.



LOT(S) 9 BLOCK 15 N.C.B. — SUBDIVISION BLACKBUCK RANCH PHASE 1 UNIT 1 PUD
 VOLUME 9707 PAGE 30 DOC# — OF THE DEED & PLAT RECORDS OF BEXAR COUNTY.
 WITNESS MY HAND AND SEAL THIS 22ND DAY OF FEBRUARY, 2018
 ADDRESS: 10211 NINA RIDGE
 BUYER: GEORGE MCNAIR GF# —

I, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE
 ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER
 MY SUPERVISION, OF THE PROPERTY DESCRIBED HEREON. I FURTHER CERTIFY THAT ENCROACHMENTS,
 EASEMENTS AND RIGHT-OF-WAYS VISIBLE ON SITE ARE SHOWN HEREON. SETBACKS AND EASEMENTS
 SHOWN ARE FROM RECORDED COUNTY DOCUMENT RECORDS. MUNICIPAL RESTRICTIONS ARE NOT SHOWN.
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PRELIMINARY:
 THIS DOCUMENT SHALL NOT BE
 RECORDED FOR ANY PURPOSES.



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 V.A.V. J.P.A.
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