



Local. Legendary. Lasting.

Settlers Ridge

In Settlers Ridge, luxurious garden home living awaits you at the foothills of the Hill Country. Amazing views in close proximity to restaurants and shopping in San Antonio. Settlers Ridge has it all. Enjoy beautiful native trees and quiet streets in this gated community, creating a relaxed lifestyle so you can enjoy life.

Benefits of Living in Settlers Ridge

- Access to Kinder Ranch Amenity Center
- Lock and leave garden home
- Lawn Maintenance
- Gated Community

Essential Services and Utilities

- Police and Fire Services: Bexar County Sherriff's Dept
- Fire Services: Bulverde Volunteer Fire Dept.
- Roads: First Service Residential
- Electric and gas service supplied by CPS Energy
- Water provided by SAWS
- Phone service provided by GVTC and others
- Cable television provided by GVTC and others
- High speed internet access provided by GVTC and others
- Garbage Pickup: First Service Residential
- Recycling pickup: First Service Residential

Dial 911 for emergency services
 Dial 911 for emergency services
 (210) 581-9347
 (210) 353-2222
 (210) 704-7297
 1-800-367-4882
 1-800-367-4882
 1-800-367-4882
 (210) 581-9347
 (210) 581-9347

Comal Independent School District

www.comalisd.org

Kinder Ranch Elementary: K-5
 2035 Kinder Parkway
 San Antonio, TX 78260
 (210) 481-4000

Spring Branch: 6-8
 23103 Hardy Oak Blvd.
 San Antonio, TX 78070
 (210) 481-4060

Smithson Valley: 9-12
 14001 Hwy. 46 West
 San Antonio, TX 78070
 (210) 482-2200

Private Schools

There are many private schools in the greater San Antonio area. For lists of some of these schools, contact the Greater San Antonio Chamber of Commerce through its website, www.sachamber.org.

Community Assessment Homeowners Association assessment include the following: Settler's Ridge Homeowners assesses a one-time working capital fee of \$500.00 at closing and a \$540.00 transfer fee. Current assessment of \$3,381.36/ year billed at \$845.34/quarter. This includes the assessment, front and back lawn maintenance, common areas, roads, grounds and the Kinder Ranch East Recreation Club. The current tax rate is \$2.10 per \$100 valuation (includes Comal ISD and Bexar County taxes).



Plans, prices and specifications are subject to change without notice.
 All square footages are approximate and may vary per elevation.
 Please consult with your Sales Professional for details.

SRG007 Rev.
 10/29/2021

