



Discover the small town charm of Enchanted Bluff, tucked away in Garden Ridge, a cozy acreage community that inspires a laid-back lifestyle. Here in this quiet enclave, you can enjoy panoramic views of stunning grand oaks that make you forget you're just a short commute to San Antonio with convenient access to I-35 or 281. Enjoy Enchanted Bluff, a place that reminds you to enjoy the wealth of every day comforts surrounded by beauty.

Essential Services and Utilities

- **Dial 911 for emergency services**
- Police services provided by Comal Sheriff's Office (830) 620-3400
- Fire services provided by Seguin Fire Department (830) 643-3748
- Electric services provided by CPS (210) 353-4357
- Water services provided by SAWS (210) 704-7297
- Gas services provided by Centerpoint Energy (830) 386-2222
- Choice of Cable services:
 - AT&T (888) 958-0358
 - Spectrum (877) 768-2362
- United States Postal Office: (210) 566-7184
1081 Elbel Rd. Schertz, TX 78154
- HOA services provided by First Service Residential (512) 630-7102

Highly Acclaimed Comal Independent School District

Garden Ridge Elementary School (K- 5th)

9401 Municipal Parkway

Garden Ridge, TX 78266

(830) 837-7001

Danville Middle School (6th- 8th)

370 Hubertus

New Braunfels, TX 78132

(830) 837-7400

Davenport High School (9th- 12th)

23255 FM3009

San Antonio, TX 78266

(830) 837-7500

Community Assessment

The HOA Assessment are approximately \$3,500 yearly

The current tax rate is \$1.47% per \$100 valuation. Fees are subject to change.

