



# CASTLEROCK

DESIGNER HOMES

*Construction  
Nearing  
Completion*



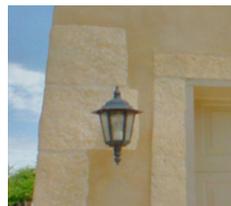
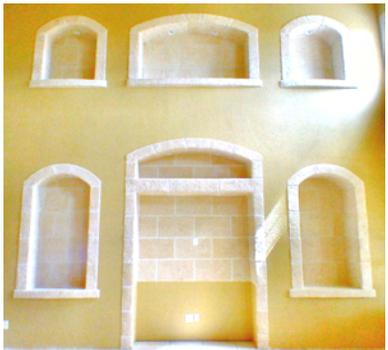
*1930 Winding View  
In the Desirable Summer Glen Subdivision*

*Let us bring your dreams to life!*



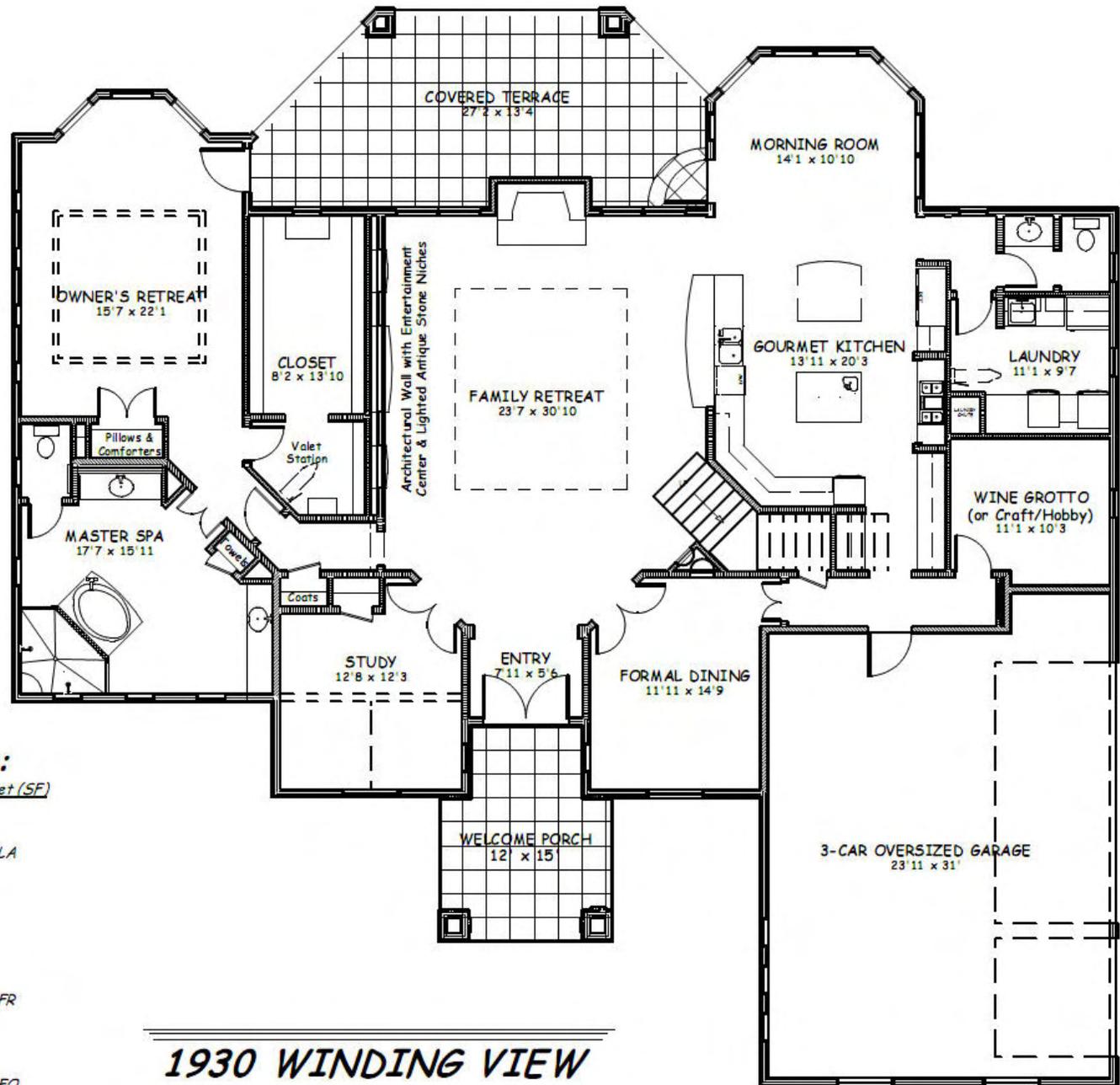


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***1930 Winding View  
In the Desirable Summer Glen Subdivision***

◆ For more information, please contact Charles Volz ◆ W: (210) 494-7488 ◆ M: (210) 744-7489 ◆ F: (210) 494-7415 ◆ E: [cvre@sbcglobal.net](mailto:cvre@sbcglobal.net) ◆

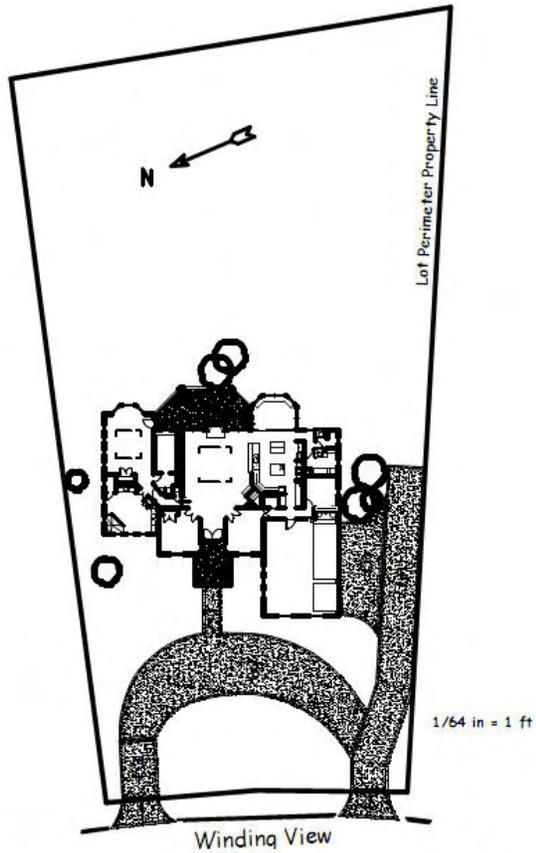


**Approximate Areas:**

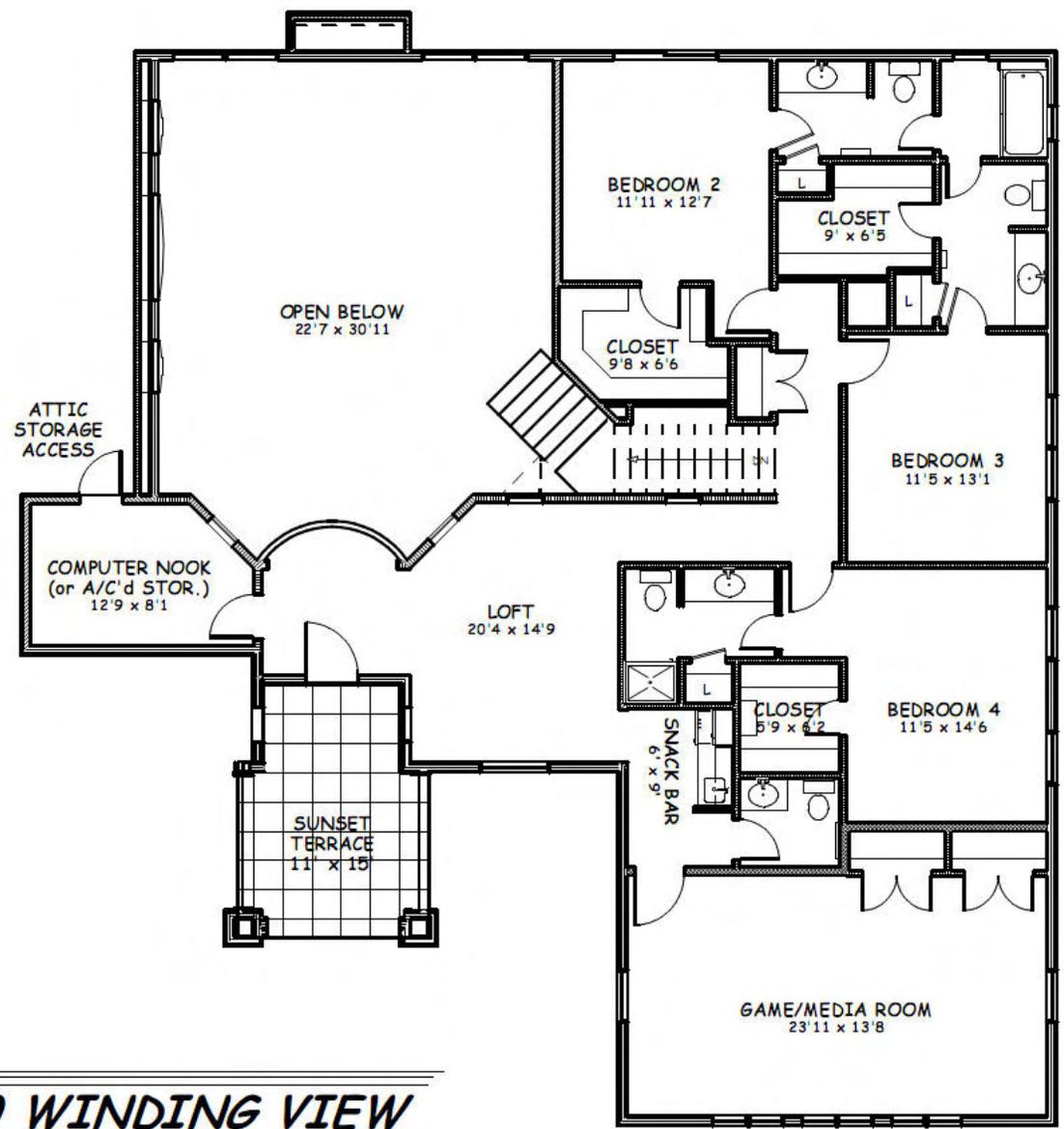
Item	Square Feet (SF)
Floor 1 Living Area	3,012
Floor 2 Living Area	2,024
Total Living Area (HVAC)	5,036 SFLA
Garage	808
Floor 1 Covered Patio (Front)	158
Floor 1 Covered Patio (Rear)	372
Floor 2 Covered Balcony (Front)	158
Floor 2 Covered Balcony (Rear)	0
Total Non-HVAC Area	1,496
Total Covered Frame Area	6,532 SFFR
Floor 1 Uncovered Patio	0
Floor 2 Uncovered Balcony	0
Total Uncovered Area	0
Total Floor 1 Foundation Area	4,508 SFFO
Total Area	6,532

**1930 WINDING VIEW  
FLOOR 1 - 3,012 SF**





**1930 WINDING VIEW  
PLOT PLAN - 0.741 ACRES  
(ALL TREES NOT SHOWN)**



**1930 WINDING VIEW  
FLOOR 2 - 2,024 SF**



# Design Features

## *1930 Winding View ♦ Summerglen Subdivision*

♦ *Gourmet Kitchen ♦ Wine Grotto/Hobby ♦ Study ♦ Loft ♦ Game/Media ♦ 4 Bedrooms ♦ 3 Full/2 Half Baths ♦ 3-Car Garage ♦ Approximately 5,036 Square Feet ♦*

### Architectural Design

- ♦ Functional Architectural Design
- ♦ Exciting Elevations & Design Features
- ♦ Towering Antique Stone Fire Place
- ♦ Leaded Glass Double Entry Door
- ♦ Comprehensive Architectural Multi-Level Lighting Systems including Lighted Niches, Under Cabinet Lighting, Cove Lighting & more
- ♦ Ceiling Fans in all Areas Including Master Bath
- ♦ Solid Core Doors
- ♦ Premium Hardware
- ♦ Engineered Foundation
- ♦ High Ceilings: 22', 10', 9'
- ♦ High Base Boards, Rounded Corners
- ♦ "Old World Plaster" Textured Walls
- ♦ 100% Masonry Exterior
- ♦ Granite Countertops
- ♦ Terrazzo, Porcelain and/or Ceramic Tile
- ♦ 40 Oz Carpet with 1/2" 6 Pound Pad
- ♦ Front Landscaping & Irrigation System

### Convenience

- ♦ Instant Hot Water at Wetbars, Kitchen, Garden Tubs
- ♦ Soffit Electrical Outlets for Holiday Lighting
- ♦ Lighting on Stairs & Halls
- ♦ Kitchen Designed Active & Passive Work Areas
- ♦ Water Softener Loop
- ♦ Pre-Wired for Sound & Computer Internet
- ♦ Central Vacuum System
- ♦ 2 Gas 80 Gallon Hot Water Heaters
- ♦ Gas Radiant Heaters on Rear Patios
- ♦ Castlerock Silent Mid-Floors™:
  - ♦ 1/2" Thick Heavy (6 oz.) Carpet Pad
  - ♦ 3/4" Self-Leveling Gypcrete
  - ♦ 3/4" OSB Wood Decking (Glued & Nailed)
  - ♦ 12" TJI I-Beam
  - ♦ 5/8" Gypsum Board on Ceiling Below

### Energy Conservation

- ♦ A Certified CPS Energy "Smart Energy Builder"
- ♦ Castlerock Energy Wall Envelope™:
  - ♦ 2x6 Exterior Walls
  - ♦ R-19 Insulation
  - ♦ OSB Exterior Wall Sheathing
  - ♦ Double Pane LoE2 Windows
- ♦ Castlerock Energy Roof Cap™:
  - ♦ OSB Roof Decking with Foil Radiant Barrier
  - ♦ R-38 Attic Insulation
  - ♦ Continuous Soffit & Ridge Vents
- ♦ 3 HVAC's (12+ Seer) with Gas Heat
- ♦ Gas & Electric Connections for Cooktop & Dryer
- ♦ Low Voltage Overnight Lighting

### Privacy

- ♦ Home's Lot Selection & Orientation on Lot
- ♦ Double Pane Low Sound Transmitting Windows
- ♦ Sound Attenuation Insulation: Baths, Owners Retreat, Laundry, Hobby, Between Living Areas & Bedrooms
- ♦ Private Access Between Bedrooms & Baths
- ♦ Mid-floor Insulation

### Safety Package

- ♦ Security System
- ♦ Fire Alarm with Battery Backup
- ♦ Perimeter Soffit Lighting

### Site

- ♦ 0.741 Acre Level Well-Treed Ridge-top Lot
- ♦ Large Rear Yard Enjoys the Prevailing Southeasterly Breeze & Evening Shade
- ♦ Sunrise & Sunset Views From Second Floor

