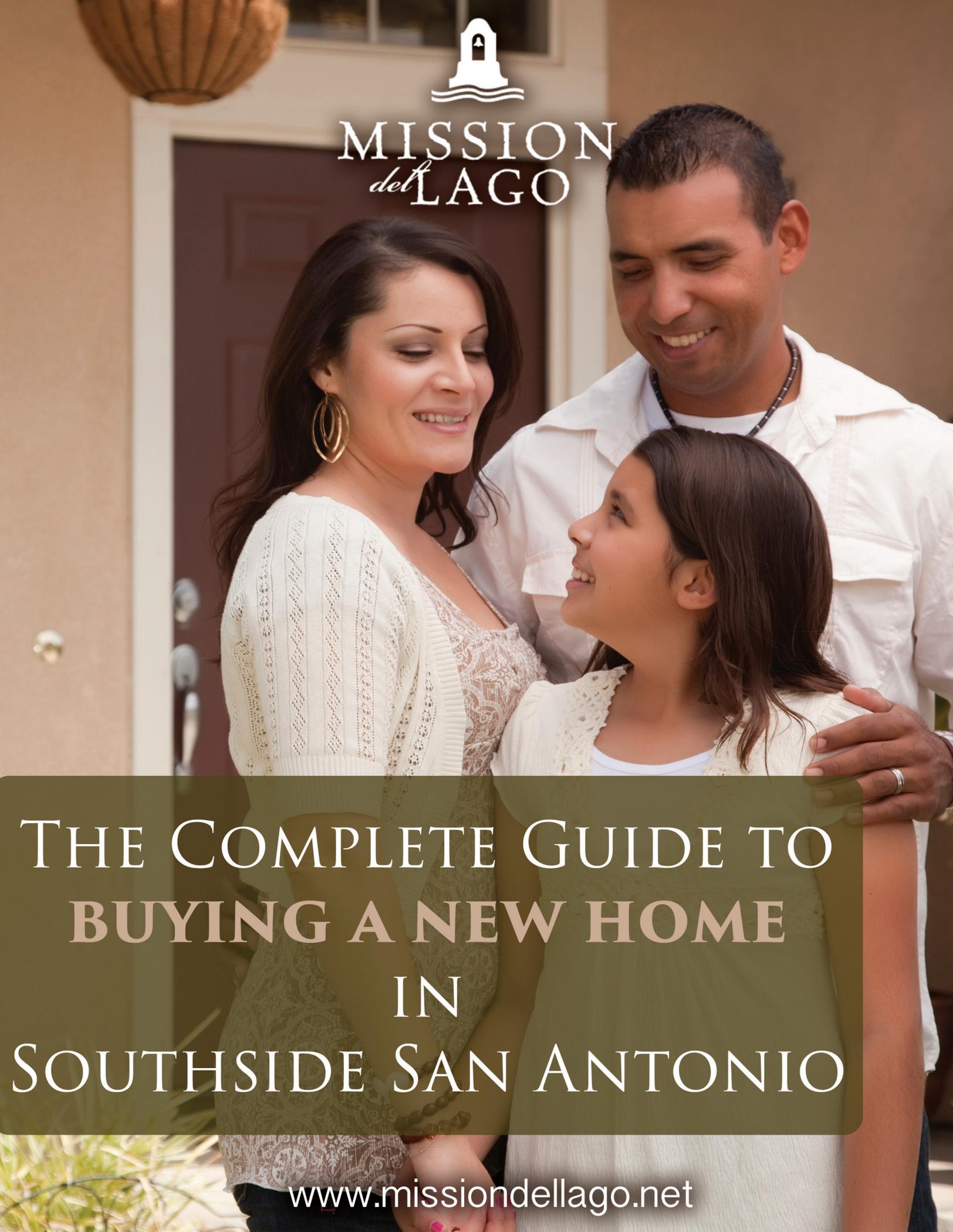




MISSION  
*del* LAGO



THE COMPLETE GUIDE TO  
BUYING A NEW HOME  
IN  
SOUTHSIDE SAN ANTONIO

[www.missiondellago.net](http://www.missiondellago.net)

## Welcome to Southside San Antonio

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Combining a rich heritage with a growing population in a thriving area, Southside San Antonio is today a destination for families and individuals seeking the ideal combination of a quiet setting, community pride, convenience, active living, business growth, and home values.



The Southside has been revitalized by the introduction of Mission del Lago, a master-planned community that continues to drive homeownership in the area. Mission del Lago has given San Antonio natives a place to return to where they can raise their families in the city they love and help shape the future of South San Antonio for the next generations to come.

A few reasons why Southside San Antonio is the ideal location to buy a new home:

### **Quick Drive to San Antonio**

Prefer a calm way of life but still want big city convenience? The close-knit area known as Southside San Antonio is on the forefront of major growth where companies like Toyota, the mixed-use Brooks City Base, the new Texas A&M University campus and the Eagle Ford-Shale related companies, like Halliburton and Schlumberger, continue to expand their workforce. This area is just 5 minutes from IH-37, 15 minutes to downtown and is uniquely sheltered from the noise and congestion of the city making it the perfect place to call home.



### **Abundant Outdoor Activities**

From hikes that wind through wooded areas and scenic views of the 17-mile Medina River Trail, to extensive playgrounds, sporting fields and open spaces at Jim Mattox Park and an extensive selection of golf courses to choose from on the Alamo Golf Trail, Southside San Antonio is a recreational haven for the whole family.

### **Mission del Lago Golf Course**

There's so many reasons Southside San Antonio is considered an ideal location for families. One reason being the 18-hole Mission del Lago Golf Course, located in the heart of the community. Whether you're a golfer or not, you'll enjoy the trails, greenery and natural sanctuary provided by this favorite course among the Alamo Golf Trail.



### **Mitchell Lake Audubon Center**

This 1,200 acre habitat is home to 300 bird species, 120 plant species and 17 specials of mammals. Mitchell Lake offers a year 'round calendar of events for people of all ages. From hiking through trails and spotting bird species to wildlife conservation classes and picnics, you're sure to find something to do almost every day of the week.

### **Authentic Local Dining**

Restaurants in Southside San Antonio reflect an international flavor rooted in the city's Hispanic heritage. But it wouldn't be the Lone Star State without some good 'ole Texas barbecue, like you'll find at the Smoke Shack. A few favorite local dining options include Judy's Food To Go, Ric-Ron Taco house and Chico's Bakery.

### **Thriving Art & Culture**

The City of San Antonio is best known for its thriving and deeply rooted cultural scene. With the Alamo essentially in your backyard, it's hard to not soak in a little history in your everyday excursions. In addition, La Villita, Market Square and the Spanish Governor's Palace each contribute to the rich history this city embraces.



*Photo Courtesy of Get Creative San Antonio - [www.getcreativesanantonio.com](http://www.getcreativesanantonio.com)*

### **Relaxed, Friendly and Affordable**

Southside San Antonio is located at the intersection of desirability and affordability, and those who call it home are proud to do so. With a low cost of living, an exceptional climate, beautiful topography, convenient location, and an array of things to see and do, Mission del Lago is quickly becoming recognized as the best in Southside living.

### **Exceptional Schools**

There's something to be said about attending a school located just down the road from your house. Residents of Mission del Lago attend the Southside ISD Schools including the on-site Julian C Gallardo Elementary School, Southside Middle School and Southside High School located just minutes from the community.

### **The People**

As more and more people discover and move to San Antonio, keeping a sense of community protects the rich history of the area, and welcomes new residents. At Mission del Lago, that sense of community is a part of the everyday experience of living here. Neighbors are quick to become friends with shared interests and common goals.



**LOCAL NEWS & AREA EVENTS** >

## Choosing Your Community

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When choosing a location for your new home, it's important to do these things:

- Visit at different times of the day
- Drive around, time your commute
- Learn what's happening in the area and within the community i.e. new construction
- Learn if there is a Property Owners Association, research annual fees and services provided
- Research applicable taxes
- Read reviews
- Check the surrounding area
- Research zoning and building codes
- Meet current owners, ask their opinion of the neighborhood
- Learn if there are building covenants that will define the style, size or façade of home you will build here

*At Mission del Lago, the residents will greet you on the street and happily talk about their home ownership experience.*

## Benefits of Buying a New Home

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The first step of buying a home is deciding whether to buy a new home or a pre-owned home. There are many differences between the two options and we would like to point out some of the potential benefits of buying a new home over a pre-owned home.

### **The Advantages of Buying a New a Home:**

- **Your Dream Home Your Way:** Why settle for someone else's choices when you can select your favorite cabinets, countertops, appliances, carpets and flooring? New homes offer you the opportunity to customize the home to match your personality.
- **Choose a Floorplan and Room Layout that Meets Your Needs:** Want a master bedroom on the first floor? It's yours. With massive his and hers walk-in closets? Done! Buying a new home offers a chance for you to design around your way of life with new gardens, playgrounds etc.

## WHAT IS A MASTER-PLANNED COMMUNITY?

A master-planned community is a community that has worked with local and regional agencies and municipalities to deliver a comprehensively planned community.

A master-planned community shows the full vision of the community, how it will look and feel at completion and what owners can expect as a part of the community. This distinction includes:

- Formal community entrance
- Amenities and open space plans to ensure there are ample parks, things to do and protected greenspace in the community
- Coordination with area utilities to ensure your property has access to the best utilities and services
- Coordination with emergency services (working with local agencies to ensure prompt access for fire, police, EMTs)

- **All New, Under Warranty:** A used home may have older or poorly maintained features that may soon need replacing. Your new home — and the products that comprise it — are brand-new and under warranty. What's the cost to replace a roof, appliances, countertops or a water heater on a used home? Those components of your new home feature the latest designs and building materials and should offer you years of comfort and enjoyment before needing replacement.

- **Energy Efficiency and Cost Savings:** Today's new homes are far more energy efficient than homes built just five years ago. With all of the advances in efficient windows, doors, heating & cooling and more, your new home will save you energy and money while you enjoy the comfort of a well-sealed, efficient home.



- **Comfort and Indoor Air Quality:** Today's new homes meet stringent energy standards and codes not in place even a few years ago. They combine high-performance energy efficiency with state-of-the-art ventilation and air filtration. The result is year-round, draft-free comfort and higher indoor air quality.

- **Low Maintenance:** Today's new homes have open floorplans and high ceilings that reflect the way we live today. They're also made of cutting-edge building products that require less care and maintenance. Another plus? The latest building systems and components are designed and engineered to work together and require less maintenance.

- **Safety:** State-of-the-art circuit breakers. Electric garage door openers with infrared beams that stop if a tricycle or child is too near. High-efficiency furnaces and air conditioners that use the latest environmentally-friendly coolants. Cabinets, carpets and paints that use fewer volatile organic compounds, so that you and your family can breathe easier. New technology and design keeps your family safer.

- Once the build is complete and the move-in date is set, your new home is ready for you to move-in immediately and comfortably!

- Title guarantees – in SouthStar Development Partners communities like Mission del Lago, titles are guaranteed unencumbered
- Deeds and covenants ensure some consistency of architecture and presentation, protecting property values
- Community Manager – a group is hired, and ultimately directed by the Property Owners Association (property owners) to manage the amenities and common areas in the community. Someone is on-hand to answer your questions and attend to issues

With over 800 acres, Mission del Lago is a beautifully planned community of single-family homes. Mission del Lago offers a wide range of amenities including:

- Two parks
- Playgrounds
- Jim Mattox Park
- On-site Elementary School
- Sports Fields
- Golf Course
- Mitchell Lake
- Year 'round activities and events for all ages

Mission del Lago is planned to have 2,300 single-family residences, of which 500 have been built.



# MISSION *del* LAGO

SOUTH SAN ANTONIO HOMES FROM \$150s



## Buying a New Home at Mission del Lago

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### So Many Options.

Single-family residences offered through two highly recommended builders to accommodate any budget.

### Variety of Topography and Locations.

Golf course view? Serene open pasture? Steps to the lake or backing up to a greenbelt, Mission del Lago offers a broad selection of areas to suit your desired lifestyle.

### So Many Amenities.

Local area amenities in addition to community amenities offered at one of the lowest Property Association annual fees in San Antonio.

### Guided by the Owners.

Mission del Lago owners make up the committees and board that guide the community along with a seasoned developer.

### Seasoned Developer.

SouthStar Development Partners, Inc. is a full service real estate development company headquartered in Coral Gables Florida, with offices in Jacksonville, Orlando, Ft. Myers and Dallas Texas. The firm's primary activities include the analysis, financing, acquisition, planning and marketing of real estate for both residential and commercial uses.

### Happy Homeowners.

As you tour Mission del Lago, be sure to meet the homeowners, and ask them about living there. Mission del Lago owners bring their friends and family to the community as new neighbors each month. There is no greater accolade for a community than the happiness of its homeowners and residents.

## Choosing Your Homesite

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Perhaps the best part of buying a new home is that you get to choose where your homesite will be located. Heavily wooded lot? Flat and open for fun in the yard? Hilly and secluded with great views and privacy? When you decide to buy a new home, you choose the ideal home-lot package, and orient your home plan to your liking, and what views it will enjoy.

### Considerations When Choosing Your Home-Lot Package:

- Budget: How much are you comfortable/ approved to spend?
- How large a home and homesite do you want to own?
- Do you want a certain amount of road frontage or is seclusion more important to you?
- Zoning & Deed Restrictions – do you want to be able to put any style or number or structures on your property or do you want a consistent community that protects values with community guidelines?



### When you are looking at new home options with a licensed Realtor®, have your questions ready:

- **Are there currently utilities in place?** i.e. Water, electric, sewer
- **Is the property surveyed?** With a surveyed parcel, you have greater assurance that the acreage will be exactly what you contracted for. Boundary lines are shown on the survey map, as well as pinned and flagged on the property.
- **Is the title to the property clear?** (free of liens and other encumbrances)
- **Is title insurance available on the property?** We suggest that you consult your closing attorney, escrow agent or real estate agent for further information on title insurance.
- **What are the current taxes on the property?** Taxes usually relate to services provided by the town, county or school authority, and they vary by community. Ask your sales representative for more information on the local taxes in the area you are considering.
- **What are the deed restrictions on this property?** It is important that you understand what uses are permitted or not permitted on any given property to help you decide which parcels meet your requirements. Occasionally a property will meet all town requirements for a particular use, but a deed restriction will not permit that use. Be sure to ask if there are any deed restrictions before building. If you intend to build, inquire about building codes and what permits will be required.
- **Does the community have a Property Owners' Association (POA)?** At SouthStar Development Partners, we believe that Property Owners' Associations are vital to the success of the community.

## Selecting a Home Builder

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Contact your lender to get pre-approved for your home. Knowing your hard budget will make the decision process easier.

Ask for referrals from friends, business associates, etc.

At every SouthStar Development Partners community, your sales representative will be able to provide a list of the most highly recommended builders in the area and describe the key differences among them.

Do your research on builders. Ask for references, tour model homes and complete online searches of their brands. Find out how long the company has been in business, how many homes they build annually, and their background and experience. Does the company have an after-sales service policy, and will they provide references from homeowners? Are they current with the latest trends like green building and energy efficiency?



Get to know the builders you are considering – if the company offers standard plans, how much change is allowed? How flexible is the company? Will the builder modify the floor plans to your needs? Can you change some of the finishes? Add more features? Ask to see a copy of the company’s sales contract. See what other costs will the builder may charge you for, such as a new home warranty, legal and title fees, or adjustments on utility bills.

Does the builder have experience with the style of home you are contemplating? Ask about the standard features included in the basic price of the home. Does the builder offer a selection of standard finishing products, such as flooring and tiles, and can you have a look? Does the builder offer upgrades and options, and what do they cost?

When will the builder be able to begin construction? What will be the completion date? Is the home move-in ready? Does the company have a clear process in place for dealing with delays, including informing you within a reasonable timeframe? Will you be able to visit the site during construction?

As you get answers to these questions, ask yourself if you feel the builder answers you satisfactorily? Is the builder able to offer suggestions or alternatives to meet your needs? Are you treated with respect?

Builders commonly offer a one-year warranty and after-sales service on workmanship and materials in your new home. This “promise” to customers is most often backed up by a third-party warranty. Ask builders to explain their after sales service policy — what can you expect from the company once

you have moved into your new home? And always, make sure to check with the Better Business Bureau, and search the Internet for information.

Remember, when you buy a new a home, you'll be living in the finished product for a long time. Doing a little homework when choosing a builder can make all the difference.

## About D.R. Horton

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D.R. Horton, Americas Builder is proud to be building in Mission del Lago, the pride of South San Antonio! Imagine homes so well designed and attractive that they'll set the standard for decades to come in San Antonio. Our homes feature the latest in architectural and interior design. D.R. Horton will offer 14 floor plans from our Patriot White Collection at Mission del Lago.



## About Lennar

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Lennar Corporation, founded in 1954, is headquartered in Miami, Florida and is one of the nation's leading builders of quality homes for all generations. Lennar builds affordable, move-up and retirement homes in Communities that cater to almost any lifestyle – such as urban, golf course, active adult or suburban communities.



**Please contact a Home Consultant at (800) 883-1149 to let us help you find the home of your dreams in Mission del Lago.**

