

ASSOCIATES IN PROGRESS

Anaqua Springs

When Tom Dreiss has a vision, he makes it happen...with flair. Often in grandiose fashion. Such was the case with Anaqua Springs Ranch. As developer of the property, Dreiss had no doubt that the splendor of the area's lush wooded valleys and majestic limestone bluffs, coupled with the soothing whisper of natural spring-fed creeks and waterfalls of Leon Creek must be preserved at all costs. He also knew of the importance of finding a sense of serenity and a respite from the contemporary lifestyle, and, drawing from the legend of the healing properties of the Anaqua tree, Anaqua Springs Ranch was born.

From his years of experience in developing communities in environmentally sensitive areas, Dreiss knew the solution would be found in the creation of aesthetically pleasing homes that complimented the natural beauty of their surroundings and maintained the breathtaking, unobstructed vistas of the land.

Due to their wealth of experience and excellent reputations for top-quality construction, eleven of the city's top builders: Burdick Custom Homes, Inc., Diamante Custom Homes, Don Craighead Homes, Fine homes by Greg Lewis, Steve Heflin Architect/Builder, Inc., Mike Hollaway

Custom Homes, Michael Holub Custom Homes, Hughes Old World Homes, Image Homes, Ltd., Stadler Custom Homes of San Antonio, LP, and Todd Glowka Builder, Inc., were invited to participate in the development of the property.

One to four-acre lots were allocated, and an agreement was struck that all structures would be designed in the "Euro-Texan style". This included restrictions that deemed that homes would be crafted from natural limestone and rock, in designs that combine German/old world charm with modern luxury...clean, classic lines that enhance the beauty of the surroundings while maintaining the integrity of the community.

Since its inception in 2004, Anaqua Springs has progressed through four stages of building in the 920 acre community. Approximately 15 homesites in Unit 4 remain available for sale and the design of Unit 5 is already underway. Another 5 units are projected for development over the next eight years. A 5-acre outdoor recreation area, with an open-air pavilion, firepit, playground and athletic field, is expected to be completed by the end of 2008.

The development is strictly "high end", with lot prices averaging around



\$225,000, and the cost of finished homes range from \$900,000 to just under \$3 million. In close proximity to the Rim and La Cantera shopping centers, the medical center, USAA and excellent golf venues, Anaqua Springs Ranch is also located in the prestigious Northside Independent School District. Amenities include a gated entry with security guard on site from 6 pm to 6 am, daily; 24-hour video security; municipal water, underground utilities, and a fiber-to-the-home, high-speed fiber optic network.

The community's uniqueness earned its inclusion in the Greater San Antonio Builder's Association's 2005 and 2006 Parade of Homes - while breaking attendance records with its eight exquisite \$1 million to \$2.5 million dollar homes in 2005.

According to Tom Dreiss, Developer, "What sets Anaqua Springs Ranch apart from

other high-end communities is the fact that you can have the lifestyle you want without making sacrifices. You can have a large luxurious home on a gorgeous one-to-four acre lot and still be close to San Antonio, Boerne, great shopping, dining and golf. You can enjoy the feeling of community with miles of walking trails and acres of private parks, yet still have the privacy and security of a gated and guarded entry. You can experience the beauty and craftsmanship of the architecture while never losing sight of the breathtaking natural surroundings. You can have luxury and serenity without sacrificing convenience."

Anaqua Springs Ranch...conceived from a dream...truly a dream come true.

For more information, contact Weldon Buell at 210-695-2433 or visit www.anaquasprings.com.

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