



4.99%* (5.18% APR) 30-year Fixed Rate 10723 Chestnut Warbler – Acreage Homesite!



**Please contact
Kim Hingley
at 210-866-6337 for
more information.**



10723 Chestnut Warbler, New Braunfels, TX 78132
MLS #1779735 - Was \$880,990 Now \$869,990

Elegant one-story home with a gourmet kitchen featuring a cooktop, built-in appliances, a walk-in pantry and a large center island open to the spacious family room features a warm, inviting fireplace. Private study located off the foyer. The luxurious primary suite includes a bay window and private bath with a spa-like oversized shower, garden tub and a walk-in closet. Bedroom 2 feature a private bath and a walk-in closet. Retreat area perfect for a game room or media room. Three car side-entry garage for plenty of storage.

*Special financing rate offer of 4.99% (APR 5.18%) is paid for by Ashton Woods and is based upon a loan with the following terms: a home purchase price of \$659,990, 10% down payment, 4.99%, 30-yr fixed rate, Conventional loan. Restrictions on the maximum loan amount and loan-to-value ratio apply. In addition to payment for principal and interest, payments for taxes, homeowner's insurance, mortgage insurance and possible HOA dues are required. Financing is offered by Velocio Mortgage (NMLS ID #1529234), an affiliated lender of Ashton Woods. This is not an offer of any specific interest rate or a commitment to make a loan and only buyer's lender can offer a specific interest rate or issue a loan commitment under this special financing rate promotion. Receiving the advertised rate and incentive requires participation in the Ashton Woods Advantage program, including use of Velocio Mortgage, which is an affiliated lender. However, use of Velocio Mortgage is not required to purchase an Ashton Woods home. Ashton Woods is not a lender or mortgage broker and does not offer loans or mortgages. Ashton Woods has locked-in, through Velocio Mortgage, a fixed interest rate for a pool of funds. Rate is only available until pool of funds is depleted. The special financing rate is only available for a limited time and only limited quantities of loans at the special financing rate are available. Rate is dependent on the type of loan the buyer obtains. Rate offer is on a first come, first serve basis. Rate is subject to change upon exhaustion of funds, and may be adjusted depending on buyer's credit profile, loan to value ratio and/or certain property characteristics. Rate is not guaranteed, and buyer must satisfy all conditions or requirements for approval of buyer's mortgage loan by buyer's lender for the financing and purchase of the property. Only available in Ashton Woods San Antonio communities for contracts written between September 1, 2024 and September 30, 2024, on certain available homes. Home must close on or before October 28, 2024. Qualification, income and/or geographic restrictions may apply. Offer only available on homes that are purchased as a primary residence. Buyer must obtain a Conventional loan, with a minimum credit score of 620, in order to qualify for the special financing rate. The special financing rate is 4.99% for a conventional loan. Incentives and contributions by Ashton Woods are subject to certain terms, conditions and restrictions and certain incentives may be limited by the lender or could affect the loan amount. This communication is provided for informational purposes only and should not be relied upon by you, not to be construed as a quotation or offer of credit from any lending institution. Programs, prices, rates, terms and conditions subject to change without notice. Actual rates available to you may vary based upon a number of factors including credit score, documentation level and market conditions. All loans subject to credit approval. Other restrictions may apply. See terms and conditions for complete information. Supply of homes and homesites at these prices are limited and subject to availability. *Prices and move-in dates effective 6-12-24 and subject to change without notice. Price reduction amount is as compared to original sales price. © 2024 Ashton Woods Homes. All rights reserved. All trademarks herein, including Ashton Woods, the "AW" logo, the "AW Ashton Woods" logo, and "Home to Inspiration," are the property of Ashton Woods Homes and may not be used without express written permission. Prices may not include lot premiums, upgrades, or options. Community Association and golf fees may be required. Ashton Woods Homes reserves the right to change plans, specifications, pricing promotions, incentives, features, elevations, floorplans, designs, materials, amenities, and dimensions without notice in its sole discretion. Square footage and dimensions are approximate, subject to change without prior notice or obligation and may vary in actual construction. All renderings, color schemes, floorplans, maps, and displays are artists' conceptions and are not intended to be an actual depiction of the home or its surroundings. Actual position of home on lot will be determined by the site plan and plot plan. Floorplans are the property of Ashton Woods Homes and are protected by the U.S. copyright laws.