



The  
**ESTATES**  
OF CANTERA

18385 BABCOCK ROAD • SAN ANTONIO, TEXAS 78255  
ESTATESOFCANTERA.COM



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CLOSE TO PGA GOLF.

CLOSE TO DOWNTOWN,  
THE RIM & THE SHOPS  
AT LA CANTERA.

AS CLOSE TO  
**PERFECT**  
AS LIVING GETS.

Nestled in the green, rolling Hill Country just northwest of downtown San Antonio and right around the corner from The Shops at La Cantera lies a new community that takes active living to new heights: The Estates of Cantera.

Here, you'll discover the perfect setting for singles and young families alike. A vibrant, 15.3-acre retreat with 5 acres of on-site parks, featuring beautiful Mediterranean-inspired architecture, world-class PGA golf and recreation, and located within easy reach of everything the city has to offer.

Each residence sits alongside a picturesque, beautifully landscaped woodland. Meanwhile, inside, you'll enjoy impressive features like imported porcelain tile entries, classic arches, plush carpets, top-of-the-line appliances, and soaring ceilings—all in a spacious layout, and with convenient elevator access.

You can also take advantage of the community clubhouse, complete with a resort-style pool, a 24-hour health club with remote access, and the WiFi Lounge. It's located right next door to our own private Central Park and dog run, as well the PGA Arnold Palmer Signature golf course. And you're always just minutes from downtown San Antonio—making The Estates of Cantera the best of all possible worlds.

\*All amenities are subject to availability and may change without notice.





# LA CANTERA

THE ACTIVE LIFESTYLE YOU'VE ALWAYS WANTED IS YOURS FOR THE TAKING.

Northwest of San Antonio, the land rises, giving way to the majestic limestone hills and tree-fringed beauty of La Cantera. Here, you'll find some of the area's most extraordinary homes—and the perfect blend of the comfortable and the contemporary at The Estates of Cantera.

It's like another world, one where gentle woodlands and dramatic scenery combine in perfect harmony. Yet you're fully connected to the best in contemporary living, including golf courses, fitness facilities and a WiFi Lounge. You're also a mere 19 miles away from the heart of historic and eclectic San Antonio. From the rodeo and NBA to performing arts venues and the famous River Walk—the city's cultural entertainment district—San Antonio is an exceptional city to call home.



# A LOCATION CLOSE TO EVERYTHING.

## LUXURY SECOND TO NONE.

The Estates of Cantera put you right in the middle of one of the fastest-growing areas in the region—and all just minutes from downtown San Antonio. Which means you'll enjoy easy access to world-class golf, shopping, dining, entertainment and more.

### DINING

Here, you can enjoy everything from a classy dinner to a casual lunch—or even just a cup of coffee.

#### RESTAURANTS

- Café Bistro/Nordstrom at The Shops at La Cantera, Bistro Fare, 210.332.1900
- Fish City Grill, Seafood, 210.530.4584
- Francesca's at Sunset, Southwestern, 210.558.6500
- Grey Moss Inn, Texas Cuisine, 210.695.8301
- Habanero's Grill at The Rim Shopping Center, Mexican, 210.699.4681
- Kona Grille, American-Asian Fusion, 210.877.5355
- Maggiano's Little Italy at The Rim Shopping Center, Italian, 210.451.6000
- Paesanos, Italian, 210.828.5191
- P.F. Chang's China Bistro at The Shops at La Cantera, Chinese, 210.507.6500
- Tiago's Cabo Grille at The Rim Shopping Center, Mexican, 210.881.2700

#### COFFEE HOUSES

- Ebar/Nordstrom at The Shops at La Cantera, 210.332.1900
- Joe Moma's Coffee Shop, 210.372.0085
- Starbucks at The Shops at La Cantera, 210.877.6025

### SHOPPING

Satisfy your retail jones with the area's world-class shopping. From fashion, furnishings and fine jewelry to the food court, it's all here.

#### THE SHOPS AT LA CANTERA

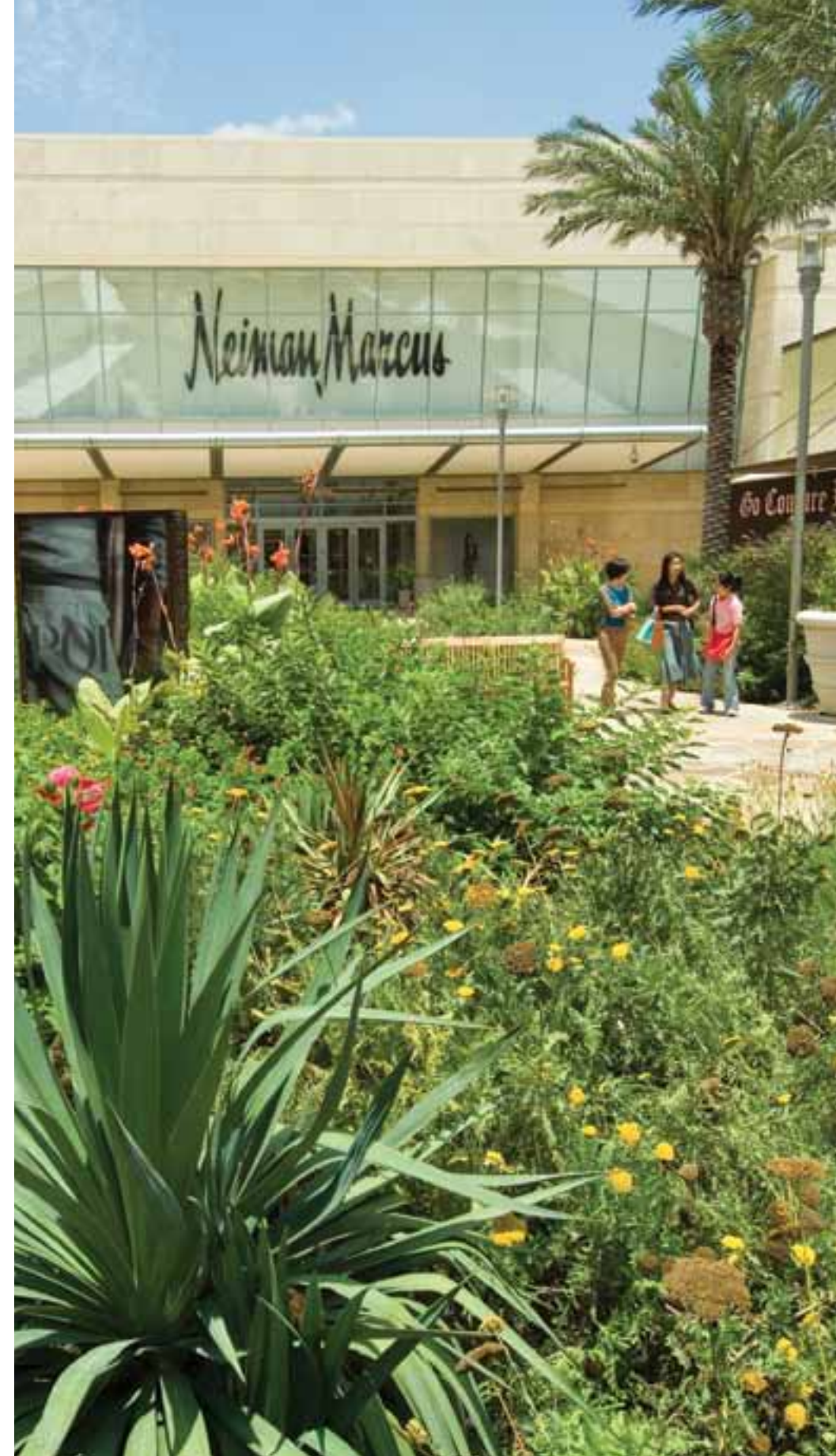
[www.theshopsatlacantera.com](http://www.theshopsatlacantera.com)

- Customer Service, 210.582.6255
- Abercrombie, 210.877.6281
  - Apple Store, 210.558.0745
  - Banana Republic, 210.877.5260
  - Barnes & Noble, 210.558.2078
  - BOSS Hugo Boss, 210.558.3188
  - Burberry, 210.877.9797
  - Coach, 210.641.0600
  - The Gap, 210.558.1520
  - Grimaldi's, 210.690.4949
  - Guess?, 210.641.1457
  - Neiman Marcus, 210.558.8000
  - Nordstrom, 210.332.1900
  - Pottery Barn, 210.558.2081
  - Ruehl, 210.561.4437
  - Sephora, 210.694.4448
  - Tiffany & Co., 210.877.9933
  - Urban Outfitters, 210.558.3955
  - Vera Bradley, 210.877.1217
  - Zara, 210.558.7446

#### THE RIM SHOPPING CENTER

[www.therimshopping.com](http://www.therimshopping.com)

- Bass Pro Shop, 210.253.8800
- Dick's Sporting Goods, 210.558.3444
- James Avery, 210.641.1645
- Lifetime Fitness, 210.222.1984
- Saks Fifth Avenue OFF 5TH (Coming soon)
- Woodhouse Day Spa, 210.699.6500
- Santikos Palladium IMAX Theater, 210.496.2221





# WORLD-CLASS ACTIVITIES WITHIN EASY REACH.

## GOLF

Whether you want to work on your swing or play like a champion, the perfect setting for your game is always close at hand.

### THE RESORT COURSE AT LA CANTERA

800.446.5387

- Located at the Westin La Cantera Resort
- A championship course, created by award-winning course designer and golf legend Arnold Palmer
- 7,001-yard, par-72 course
- Featuring dramatic waterfalls, rushing streams, majestic live oak trees and breathtaking views of the surrounding landscape

### THE PALMER COURSE AT LA CANTERA

800.446.5387

- Located at the Westin La Cantera Resort
- A championship course, created by award-winning course designer and golf legend Arnold Palmer
- 6,927-yard, 71-hole course
- Featuring beautiful views and a majestic, 15,300-square-foot clubhouse, named the Best New Daily Fee Clubhouse in the U.S. by *Crittenden Golf Inc.*

### THE ACADEMY AT LA CANTERA

210.558.5500

- Located at the Westin La Cantera Resort
- Custom-designed golf learning center
- Featuring indoor hitting bay, covered tee areas and a grass hitting area
- State-of-the-art video system to analyze your swing and improve your game

## HOTELS/RESORTS

From the perfect hotel stay to a perfectly relaxing day at the spa, you'll find it all here.

### THE WESTIN LA CANTERA RESORT

210.558.6500

- Recipient of the AAA Four-Diamond Award
- Named one of the World's Best Places to Stay by *Condé Nast Traveler*
- 508 smoke-free guest rooms and suites with spectacular Hill Country views
- Fitness center, tennis courts, jogging and walking trails, and a water recreation area featuring multiple pools
- Fine- and casual-dining options and 39,000 square feet of function space

### CASTLE ROCK HEALTH CLUB & SPA

210.558.6500

- Located in the Westin La Cantera Resort
- Provides world-class massage therapy, pedicures, manicures, facials and more
- Features a 7,600-square-foot fitness center with cardiovascular equipment, weight machines and free weights
- Panoramic windows, offering breathtaking views of the pool area and golf courses

## ATTRACTIONS

Ready for some more excitement? You'll never have to go far to find the thrills you seek.

### SIX FLAGS FIESTA TEXAS

210.697.5050

A thrilling, 200-acre theme park, featuring dozens of rides and attractions for the whole family.



# The Estates OF CANTERA

Camp Bullis

Eisenhower Park

10

Cedar Creek Municipal Golf Course

Palmer Course at La Cantera

Resort at La Cantera Golf Club

La Cantera

The Rim Shopping Center

Six Flags Fiesta Texas

1604

The Westin La Cantera Resort

The Shops at La Cantera

Kyle Seale Pkwy

University of Texas at San Antonio

TO DOWNTOWN SAN ANTONIO

UTSA Blvd

# COMMUNITY FEATURES

At The Estates of Cantera, you'll find everything you need to turn daily life into a true pleasure. In addition to the nearby Arnold Palmer Signature PGA course, the clubhouse puts the finest amenities under one roof. A place to celebrate, reminisce, make new friends and relax, the clubhouse features a state-of-the-art health club, Starbucks® coffee bar, living room with plasma big screen TV and WiFi Lounge.

And just outside the walls of this magnificent facility, the amenities continue unabated. Sunbathe by the refreshing resort-style pool, perfect your spike on the sand volleyball court, or enjoy a stroll through the park. We even offer a playground for the kids and a dog run for your favorite pet.

## THE CLUBHOUSE:

- 24-Hour Remote Access California Health Club
- Starbucks® Coffee Bar
- Great Room with Large Screen Plasma TV and DVD Library
- WiFi Lounge
- Professional On-Site Community Experts
- Concierge Services
- Personal Trainer Available
- Convenient Mail Center

## OTHER AMENITIES INCLUDE:

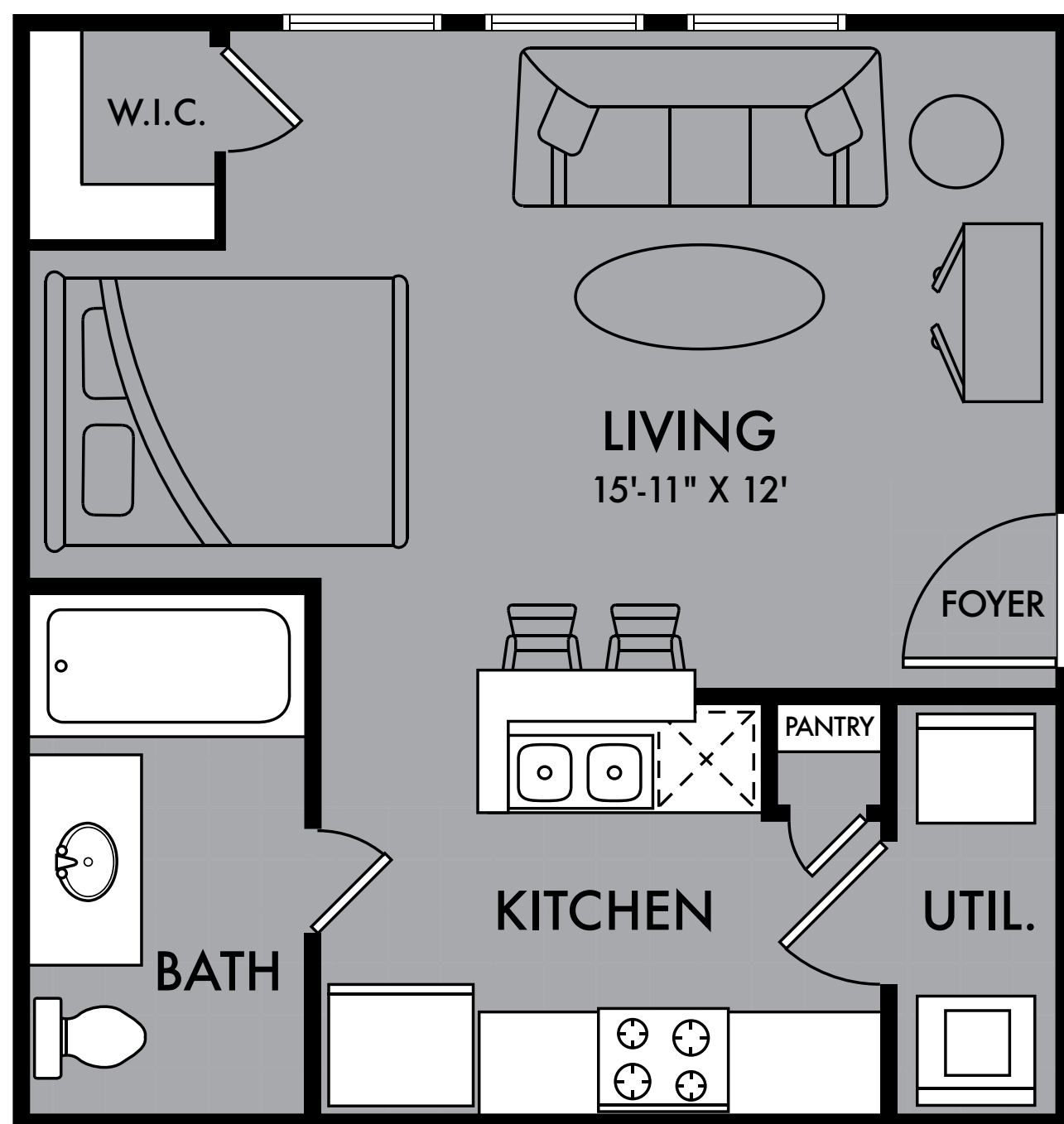
- 4-Story Buildings with Elevator Access
- Controlled Access Gates Conveniently Opened from Your Car
- Resort-Style Swimming Pool with Tanning Deck
- Sand Volleyball Court
- Private Central Park and Dog Run
- Children's Playground
- Monthly Social Activities
- Smoke-Free Buildings Available
- Pet-Free Buildings Available

All amenities and services are subject to change without notice. Some features are options in select residences.



# SANGRIA

ONE BEDROOM / ONE BATH STUDIO



**430 Total Sq. Ft.**

## INTERIOR FEATURES

- High Speed 6-10 Mbps Broadband Internet
- Plant Shelves\*
- Ceiling Fans
- Double Kitchen Sinks with Disposal
- Multi-Cycle Dishwasher
- Full-Size Washer/Dryer Connections
- High-Definition Cable TV
- 9- or 10-Foot Ceilings
- Six Phone Lines Per Unit
- Designer Kitchen Cabinets with Black-on-Black Appliances
- Full-Size Range and Microwave
- 18 Cubic Foot Frost-Free Refrigerator\*
- Crown Molding in Living Room, Dining Room and Master Bedroom\*

All amenities and services are subject to change without notice. Square feet & room dimensions are approximate.  
\*Some Features are Options in Select Residences.

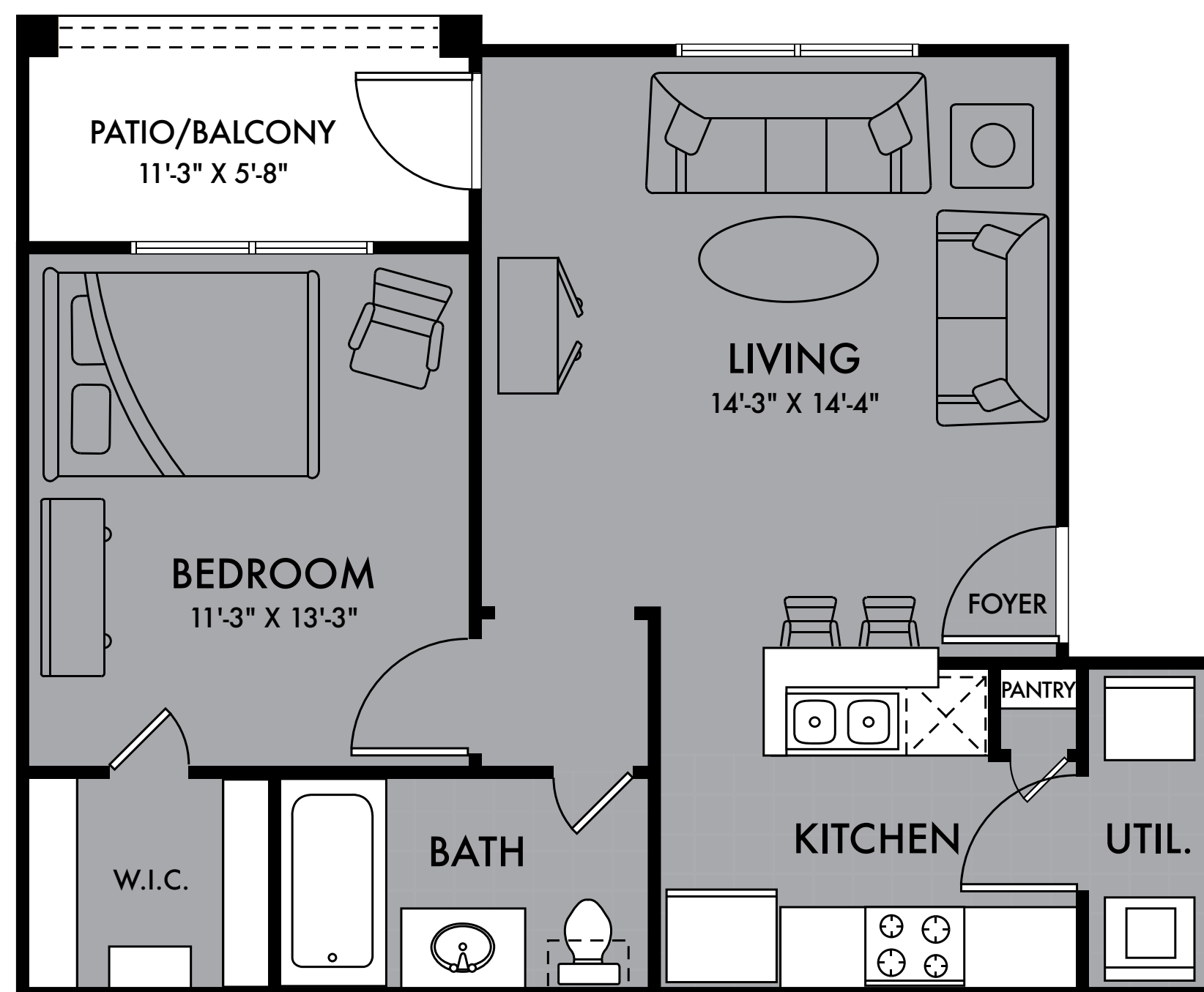


# BELLINI

ONE BEDROOM / ONE BATH

## INTERIOR FEATURES

- High Speed 6-10 Mbps Broadband Internet
- Plant Shelves\*
- Ceiling Fans
- Double Kitchen Sinks with Disposal
- Multi-Cycle Dishwasher
- Full-Size Washer/Dryer Connections
- High-Definition Cable TV
- 9- or 10-Foot Ceilings
- Six Phone Lines Per Unit
- Designer Kitchen Cabinets with Black-on-Black Appliances
- Full-Size Range and Microwave
- 18 Cubic Foot Frost-Free Refrigerator\*
- Crown Molding in Living Room, Dining Room and Master Bedroom\*

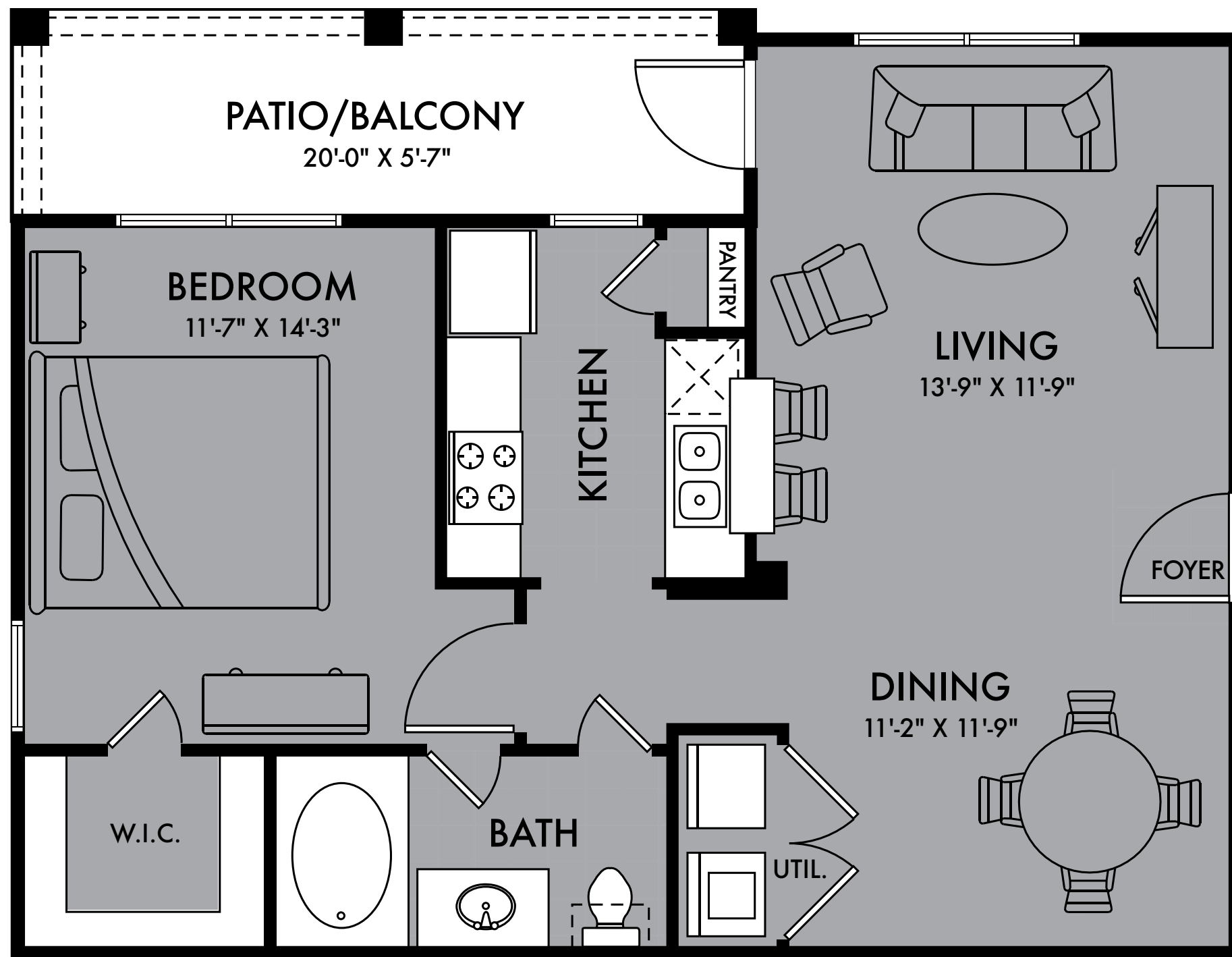


608 Living Sq. Ft.  
 63 Patio/Balcony Sq. Ft.  
**671 Total Sq. Ft.**

All amenities and services are subject to change without notice. Square feet & room dimensions are approximate.  
 \*Some Features are Options in Select Residences.

# MARGARITA

ONE BEDROOM / ONE BATH



726 Living Sq. Ft.  
112 Patio/Balcony Sq. Ft.  
**838 Total Sq. Ft.**

## INTERIOR FEATURES

- High Speed 6-10 Mbps Broadband Internet
- Plant Shelves\*
- Ceiling Fans
- Double Kitchen Sinks with Disposal
- Multi-Cycle Dishwasher
- Full-Size Washer/Dryer Connections
- High-Definition Cable TV
- 9- or 10-Foot Ceilings
- Six Phone Lines Per Unit
- Designer Kitchen Cabinets with Black-on-Black Appliances
- Full-Size Range and Microwave
- 18 Cubic Foot Frost-Free Refrigerator\*
- Crown Molding in Living Room, Dining Room and Master Bedroom\*

All amenities and services are subject to change without notice. Square feet & room dimensions are approximate.  
\*Some Features are Options in Select Residences.

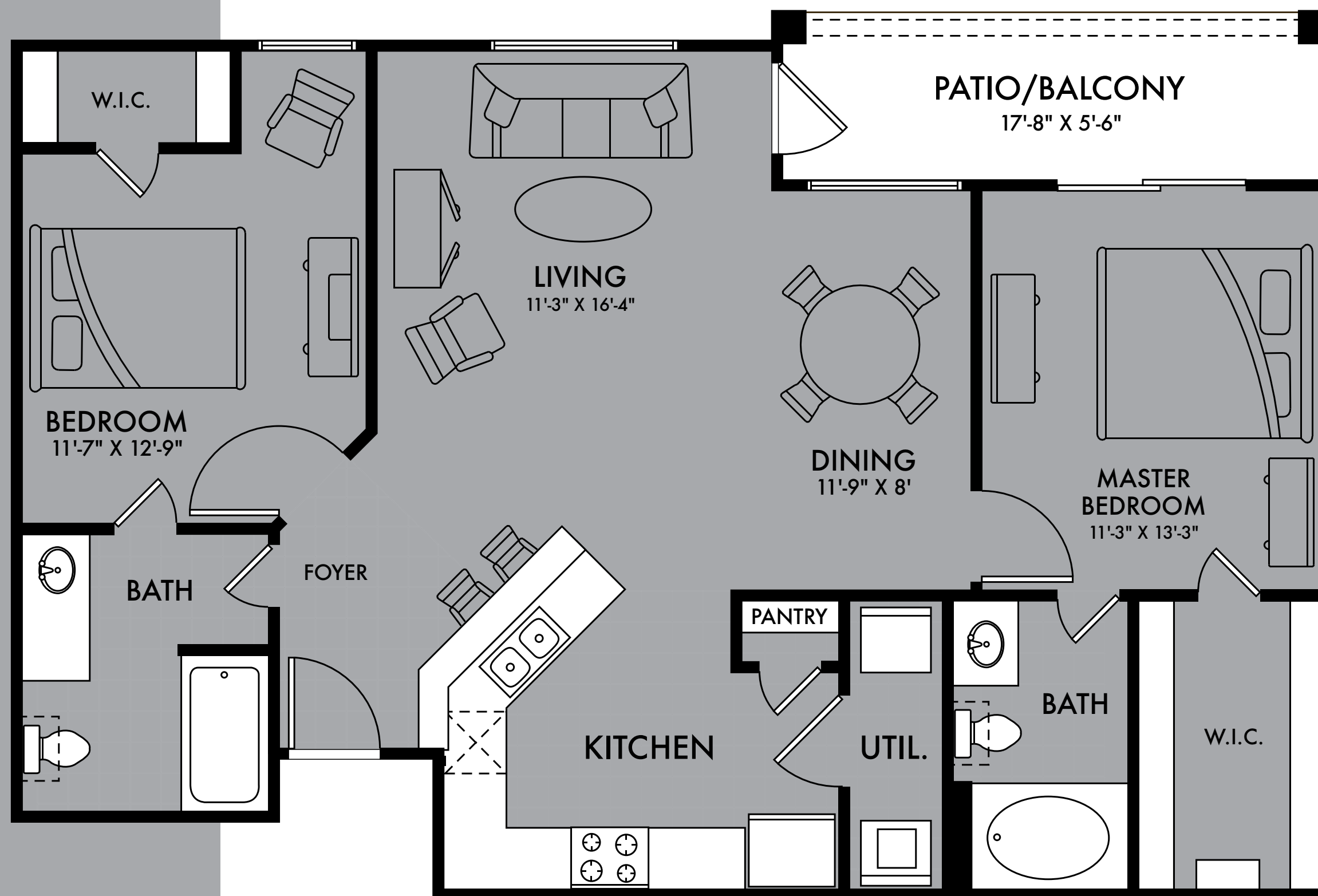


# CAPE COD

TWO BEDROOM / TWO BATH

## INTERIOR FEATURES

- High Speed 6-10 Mbps Broadband Internet
- Plant Shelves\*
- Ceiling Fans
- Double Kitchen Sinks with Disposal
- Multi-Cycle Dishwasher
- Full-Size Washer/Dryer Connections
- High-Definition Cable TV
- 9- or 10-Foot Ceilings
- Six Phone Lines Per Unit
- Designer Kitchen Cabinets with Black-on-Black Appliances
- Full-Size Range and Microwave
- 18 Cubic Foot Frost-Free Refrigerator\*
- Crown Molding in Living Room, Dining Room and Master Bedroom\*

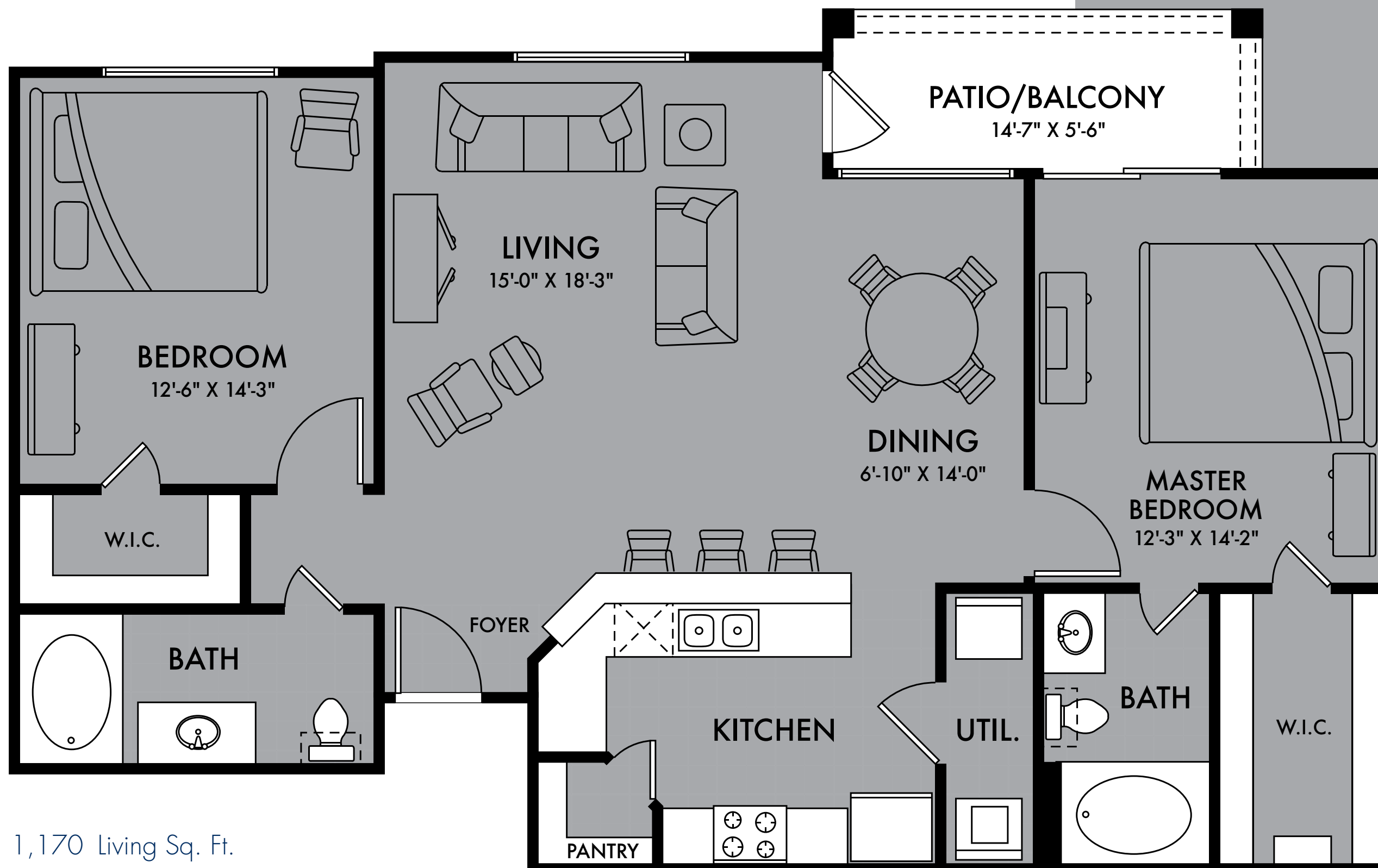


1,046 Living Sq. Ft.  
 97 Patio/Balcony Sq. Ft.  
**1,143 Total Sq. Ft.**

All amenities and services are subject to change without notice. Square feet & room dimensions are approximate.  
 \*Some Features are Options in Select Residences.

# MANHATTAN

TWO BEDROOM / TWO BATH



1,170 Living Sq. Ft.  
80 Patio/Balcony Sq. Ft.  
**1,250 Total Sq. Ft.**

## INTERIOR FEATURES

- High Speed 6-10 Mbps Broadband Internet
- Plant Shelves\*
- Ceiling Fans
- Double Kitchen Sinks with Disposal
- Multi-Cycle Dishwasher
- Full-Size Washer/Dryer Connections
- High-Definition Cable TV
- 9- or 10-Foot Ceilings
- Six Phone Lines Per Unit
- Designer Kitchen Cabinets with Black-on-Black Appliances
- Full-Size Range and Microwave
- 18 Cubic Foot Frost-Free Refrigerator\*
- Crown Molding in Living Room, Dining Room and Master Bedroom\*

All amenities and services are subject to change without notice. Square feet & room dimensions are approximate.  
\*Some Features are Options in Select Residences.

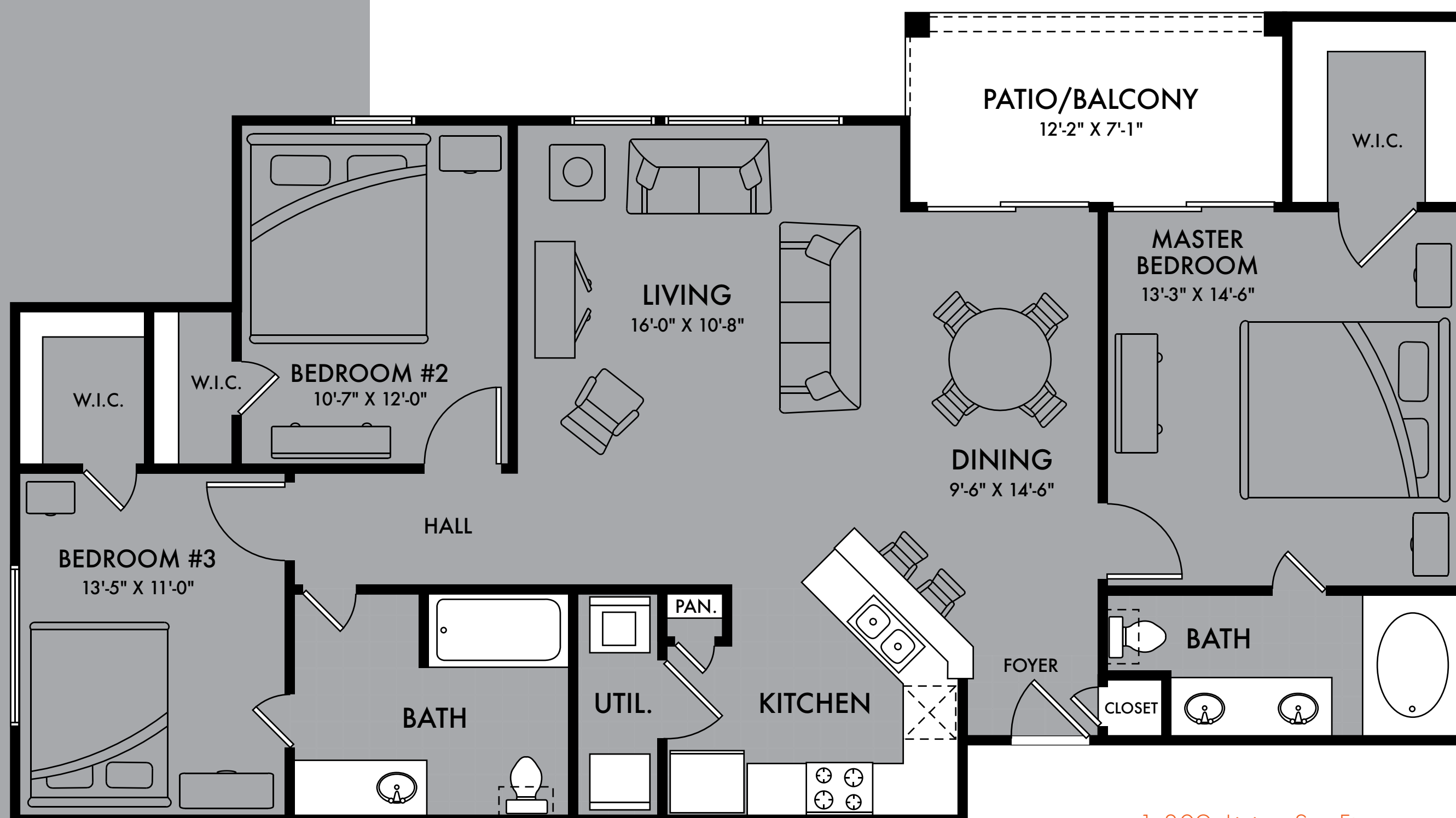


# COSMOPOLITAN

THREE BEDROOM / TWO BATH

## INTERIOR FEATURES

- High Speed 6-10 Mbps Broadband Internet
- Plant Shelves\*
- Ceiling Fans
- Double Kitchen Sinks with Disposal
- Multi-Cycle Dishwasher
- Full-Size Washer/Dryer Connections
- High-Definition Cable TV
- 9- or 10-Foot Ceilings
- Six Phone Lines Per Unit
- Designer Kitchen Cabinets with Black-on-Black Appliances
- Full-Size Range and Microwave
- 18 Cubic Foot Frost-Free Refrigerator\*
- Crown Molding in Living Room, Dining Room and Master Bedroom\*



1,309 Living Sq. Ft.  
 98 Patio/Balcony Sq. Ft.  
**1,407 Total Sq. Ft.**

All amenities and services are subject to change without notice. Square feet & room dimensions are approximate.  
 \*Some Features are Options in Select Residences.



# COMMUNITY & ENVIRONMENT:

## A LIFE IN HARMONY WITH NATURE.

The inspiration for The Estates is born of nature itself. Adjacent to one of the most picturesque landscapes in Texas, this beautiful neighborhood is designed to thrive within its environment.

Each home is designed in concert with nature by conserving energy with additional weather-stripping, insulation and dual-pane low-E windows. We use reflective TechShield® barrier roof sheathing which reduces attic temperatures during the summer months by as much as 30 degrees, in turn reducing energy consumption for cooling by as much as 20%. And we only plant zoysia grass, which uses 50% less water than other varieties.

Our standards are well above those of the industry, to ensure comfort in extreme weather conditions. Respect for our environment and energy conservation are two of our top priorities. The goal is to conserve our natural resources, and to achieve that goal we have ensured continuous community efforts including a well-trained staff and other recycling programs.

# SCHOOLS:

## AN ENVIRONMENT TO INSPIRE THE MIND.

The Estates of Cantera lies within the highly recognized Northside Independent School District, including 10 National Blue Ribbon schools. Ranking as the largest "Recognized" school district in Texas, and the state's fifth largest district overall, Northside brings excellent teachers, strong academics and extracurricular activities and modern facilities to the most rapidly growing area in Bexar County.

The northwest area of San Antonio is also home to a thriving collegiate community, including such respected institutions as The University of Texas at San Antonio, South Texas Medical Center, The University of Texas Health Science Center and Northwest Vista College.

May Elementary School  
15707 Chase Hill  
San Antonio, TX 78256  
210.397.2000

Garcia Middle School  
14900 Kyle Seale Pkwy.  
San Antonio, TX 78255  
210.397.8400

Brandeis High School  
13011 Kyle Seale Pkwy.  
San Antonio, TX 78249  
210.397.8200

The University of Texas at San Antonio  
One UTSA Circle  
San Antonio, TX 78249  
210.458.4011 · [utsa.edu](http://utsa.edu)

# The ESTATES

OF CANTERA



BABCOCK ROAD

PARK

PARK

DOG RUN

TO INTERSTATE 10 – 1.8 MILES  
TO LOOP 1604 – 2 MILES

-  Pool
-  Clubhouse
-  Sand Volleyball
-  Playground
-  Mail Center



# VALUES

To ensure that we stay true to our mission, and our residents, the steadfast principles that guide our decisions are:

- Provide the finest housing choices in the best locations at the lowest possible cost;
- Provide a great work environment and treat each other with respect and dignity;
- Embrace diversity as a way of life;
- Apply the highest standards to construction, purchasing and customer service;
- Have excited, happy and totally satisfied customers;
- Contribute positively to our neighbors and environment;
- Realize profitability is required for our current and future success.



# INTEGRITY

Western Rim Property Services and its affiliate, Mansions Custom Homes, have owned, built and managed over 10,000 apartment homes that are operating (or in the construction or planning phases) in Dallas/Fort Worth, Austin, San Antonio, Houston and Tyler, Texas. The goal of Marcus Hiles, the founder and principal owner, is to develop “dream” communities in which everyone would love to live.

Each community is designed to be “The Best Place in the City” and for each potential resident to receive the most value for their money. Western Rim and Mansions Custom Homes take great pride in being on the cutting edge of design and amenities.

Lakefront living with private islands and a beach club is also yours for the taking. We even have a private working vineyard at one location, while another property fronts on a state forest refuge. Our communities have large on-site parks, jogging trails and shade trees, further enhancing our philosophy of providing “dream” communities.

Our philosophy is not about leasing living space, but offering a healthy, friendly, luxury lifestyle to our residents. Offering the image of upscale rental townhomes, Western Rim’s philosophy is simple: “Build the highest quality homes in the very best locations, maximizing views with signature amenities, in superior school districts.” This assures a rapid lease-up and excellent customer acceptance.

# The ESTATES

OF CANTERA

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