Modern Townhomes in the Heart of San Antonio

- Nestled in the walkable Mahncke Park neighborhood
- Tailored for indoor + outdoor living
- Energized by a central community park for picnics and pups
- Energy-efficient construction
- 2-story & 3-story homes available

1-4 beds
1-3.5 baths
975–2335 SF
The information provided through the marketing materials is preliminary in nature. Changes may be made to the project, including but not limited to the design, floor plans, unit sizes, amenities and pricing.

102 Tendick Street
San Antonio, TX 78209
210-612-2968

Neighborhood Map
- Bar
- Coffee
- Restaurant
- Park/Golf Course
- Local Attraction

The Pearl 1.2 miles
The DoSeum 0.5 miles
Brackenridge Park 0.4 miles
Witte Museum 1.1 miles
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Site Plan

A1 2 Bedroom
A2 1 Bedroom
B 3 Bedroom
C1/C2 3 Bedroom + Garage
D 4 Bedroom + Garage
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A1

Features
- Vaulted bedroom ceilings
- Walk-in master bedroom closet
- Laundry room for full-size washer and dryer
- Private courtyards front & rear

2 beds
2.5 baths
1391 SF

First Floor
- Master Bedroom
- Bath 1
- Master Closet
- Bedroom 2
- Bath 2
- W/D

Second Floor
- Kitchen
- Dining
- Living
- Pantry
- Powder Bath
- Rear Courtyard
- Front Courtyard

PLAN TYPE A AREAS
- PLAN A- 1ST FLR: 683 SF
- PLAN A- 2ND FLR: 710 SF
- 1393 SF
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A2

Features
- Large private year yard
- Loft space overlooking private yard
- Vaulted bedroom and loft ceilings
- Private front courtyard

1 beds
1 baths
975 SF

PLAN TYPE A2

FIRST FLOOR
- Living RM 13’ X 8’-8”
- Front Courtyard 12’ X 14’
- Rear YARD 2’ X 6’

SECOND FLOOR
- Master Bed 13’ X 11’
- Master Bath
- Flex
- Second Floor

PLAN TYPE A2 AREAS
- PLAN A2- 1ST FLR 410 SF
- PLAN A2- 2ND FLR 566 SF
- 975 SF

1/8” = 1’-0”
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**Features**
- Vaulted ceilings in master bedroom and bedroom three
- Second floor loft
- Laundry room for full-size washer and dryer
- Private courtyards front & rear

**Plan Type B**

- **First Floor**
  - Living
  - Dining
  - Kitchen
  - Pantry
  - Powder
  - Rear Courtyard: 10' X 16'
  - Front Courtyard: 12' X 16'

- **Second Floor**
  - Master Bed
  - Bedroom 2
  - Bedroom 3
  - Bath 2
  - Bath 3
  - 2nd Floor Loft: 14'-5" X 15'-11"
  - Master Closet

**Areas**
- **First Floor**: 694 SF
- **Second Floor**: 977 SF
- **Total**: 1671 SF

10'-5" X 10'-11"
10'-10" X 12'-6"
6'-10" X 11'-11"
8' X 10'-11"
C1

Features
- Third floor flex space
- Rear deck off living room
- Private patio and backyard
- Optional tandem garage with backyard access for cars, hobbies, and parties.

2/3 beds
2.5/3.5 baths
1791/2041 SF
**Features**
- Balcony off master bedroom
- Third floor flex space
- Rear deck off living room
- Private patio and backyard
- Optional tandem garage with backyard access for cars, hobbies, and parties.

**Areas**

<table>
<thead>
<tr>
<th>Floor</th>
<th>Area SF</th>
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<tbody>
<tr>
<td>1st</td>
<td>167 SF</td>
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<tr>
<td>2nd</td>
<td>772 SF</td>
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<tr>
<td>3rd</td>
<td>851 SF</td>
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</table>

**Units**

<table>
<thead>
<tr>
<th>Unit</th>
<th>Beds</th>
<th>Baths</th>
<th>SF</th>
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<tr>
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<td>2/3</td>
<td>2.5/3.5</td>
<td>1730/1981</td>
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<tr>
<td>2nd</td>
<td>2/3</td>
<td>2.5/3.5</td>
<td>1791</td>
</tr>
</tbody>
</table>

**Contact**

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Features
- Deck off living room
- Balcony off dining room
- Two-car garage
- Third floor desk nook
- Walk-in master bedroom closet
- Laundry room
- Private patio and backyard

| 4 bedrooms | 3.5 bathrooms | 2335 square feet |

First Floor
Second Floor
Third Floor

PLAN TYPE D AREAS
AREA SF
PLAN D- 1ST FLR 414 SF
PLAN D- 2ND FLR 914 SF
PLAN D- 3RD FLR 1007 SF
TOTAL 2335 SF

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