

“I want to live in a neighborhood
like I remember years ago...
the quiet streets,
friendly neighbors.”



Independence **VILLAGE**

RESORT STYLE HOMES FOR ACTIVE ADULTS 55+
at Stone Oak



“Picture yourself
having this much fun!”



Independence Village Clubhouse



The Tuscan style Clubhouse features a pub, card and game room, fitness center, aerobics room, massage room and guest suites. With a beautiful pool and hot tub just outside, it is perfect for entertaining and enjoying friends.

CLUBHOUSE AMENITIES AND SERVICES

- Concierge Services
- Great Room
- Pub with Wine and Spirit Lockers
- Card/Game Room
- Large Screen TV
- Business Center with computers, fax & copier
- Library
- Fully Equipped Kitchen
- Wood Burning Fireplace
- Aerobics Room
- Fitness Center with treadmills, stationary bike, elliptical trainer
- Massage Room
- Coffee Bar
- Pool and Spa
- Patio
- Guest Suites
- Baby Grand Piano
- Scheduled Events



A community designed to enhance your lifestyle.



Large front porches give a place to read, visit with neighbors or to simply enjoy the fresh air!

STONE OAK CARE CENTER

NORTH CENTRAL BAPTIST HOSPITAL



HUEBNER RD.

MAIN ENTRANCE

INDEPENDENCE HILL ASSISTED LIVING

CLUB HOUSE OFFICE & GUEST SUITES

HOBBY



Lounge around the pool enjoying a beautiful day or join in the water aerobics class.



All roads lead to the Clubhouse, gazebo, fountain sculptures and bandstand – landmarks for gathering and meeting friends.



Located close to shopping centers, hospitals, golf courses and more.

This is daybreak at Independence Village at Stone Oak — the beginning of a day that will lead in many directions, all stemming from the serenity of a close-knit neighborhood. It is designed for active adults who desire the freedom to really enjoy life. All homes and services ensure just that — a life free of maintenance concerns and full of new opportunities for recreation, learning, pursuing talents and making lifelong friends.

Independence Village at Stone Oak is a move in the right direction . . . here is what some of our Members have to say:

"The quality of the landscaping within our community is outstanding and very attractive. It reminds me of an English village with the fountains, fish pond and gazebo. It is delightful to show my visiting friends. The food at events is as good as any fine restaurant. The reason I decided to live at Independence Village was to no longer have the worry of home maintenance and to have more freedom to travel. I so enjoy the excellent service I receive from the maintenance, housekeeping and concierge staff and when I leave on trips I feel very comfortable knowing someone is caring for my home."



Thillynught Sheen



"Since moving to Independence Village we don't worry about house cleaning, lawn work, home maintenance or taxes. It is truly a lovely place to retire. The entire staff consistently goes above and beyond and are extremely helpful. We love to invite friends over to experience our lifestyle. We have even had many of our friends move into a home, full service apartment or assisted living here on our campus, depending on their needs. We are comfortable knowing that if we need the extra help we can stay within this campus and still see our dear friends."

Jim Koonce

Noja Koonce

Membership Plans

Floor Plan	Home Type	Square Feet	Premier – 80% refund		Standard – 50% refund	
			Membership Fee	Monthly Services	Membership Fee	Monthly Services
Augusta	1 Bdrm/1 Bath	1,078	\$169,000	\$2,795	\$119,000	\$2,895
Broadmoor	2 Bdrm/2 Bath	1,616	\$239,000	\$3,095	\$189,000	\$3,295
Carmel	2 Bdrm/2 Bath/Den	1,800	\$269,000	\$3,245	\$199,000	\$3,445
Cypress	2 Bdrm/2 Bath/Den	1,900	\$289,000	\$3,345	\$209,000	\$3,545
Duval	2 Bdrm/2 1/2 Bath/Study	2,320	\$339,000	\$3,595	\$239,000	\$3,795

MEMBERSHIP PRIVILEGES

Both Premier and Standard Membership plans offer the Member the same privileges, amenities and excellent service.

REFUND OPTIONS

Independence Village offers two Membership Fee Refund Options, allowing you to choose which Plan best suits your financial goals. A portion of your Membership Fee is always refundable to you or your estate regardless of the Plan you choose.

PREMIER PLAN – 80% REFUND

The Premier Plan offers the best value. Your Membership Fee is 80% refundable when you leave. The refund decreases to 80% of your Membership Fee after 30 days and remains constant at 80% thereafter.

STANDARD PLAN – 50% REFUND

The Standard Plan offers the best solution for those who want to enjoy the lifestyle at Independence Village for a smaller upfront fee. Your Membership refund under the Standard Plan is at least 50% or more when you leave. The amortization of your refund begins after 30 days at 80% of your Membership Fee and decreases by 1% per month until 50% is reached.

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(210) 615-4000

www.independencehill.com

Membership Services and Amenities

HOUSEKEEPING & LINEN SERVICE

Relax while your house is being cleaned! Our professional staff will clean your home on a weekly basis, as well as provide an "annual deep cleaning."

MAINTENANCE SERVICE

Our staff is available to handle the inside and outside routine and emergency maintenance of your home.

LAWN CARE

All landscape is professionally maintained to include irrigation.

HOME ALARM SYSTEM

Your home comes equipped with an alarm system, and monitoring is included.

CONCIERGE SERVICE

For assistance with reservations, dining choices and event tickets, our Concierge is at your service.

DRY CLEANING PICKUP AND DELIVERY

Convenient dry cleaning service is available through a reputable merchant, picked up and delivered to your doorstep.

BUSINESS CENTER

Access to a fully equipped Business Center, including computers, fax and copy machine and Wi-Fi capability throughout the Clubhouse.

MASSAGE ROOM

Pamper yourself and enjoy a relaxing massage with our on-call massage therapist (fees vary).

EXTERMINATING SERVICE

Pest control service is available on a weekly basis upon request.

SOCIAL ACTIVITIES

Our calendar offers events daily from fitness classes, outings, community gatherings, games, dining and travel. You will be sure to find something you'll love!

CAR WASH AREA

Designated area to hand wash your car.

COFFEE BAR

Freshly brewed coffee, cappuccino and lattes are available daily for your enjoyment.

AIRPORT TRANSPORTATION

For your convenience, we provide transportation to and from the airport during designated hours.

EXCLUSIVE DISCOUNTS

10% discount off market rates honored at Independence Hill and Assisted Living.

PRESCRIPTION PICK-UP

We are happy to pick up your prescriptions on designated days.

PROPERTY TAX & INSURANCE No property taxes or homeowners insurance to pay! (Excluding personal contents)

DOG PARK

Enjoy an enclosed park area where your dogs can roam without a leash.

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Community Home Features

COMMUNITY

- 103 homes
- Gated community
- Beautiful park-like settings
- Age restricted 55+
- Bandstand, Gazebo and Fountain Sculpture
- Fish pond
- Dog park
- Clubhouse
- Guest parking in designated areas
- Professionally maintained landscaping and common areas
- Hobby/workshop studios available
- Car wash area
- Dining at Independence Hill or meal delivery
- Beauty/Barber Shop at Independence Hill

EXTERIOR FEATURES

- Traditional neighborhood with neo-classical design featuring Hill Country accents
- Rear entry garage provides an uncluttered streetscape
- Front porch with ceiling fan
- Coordinated exterior finishes and professional landscaping to make each home unique
- Textured concrete sidewalks
- Roofline electrical outlet for holiday decorating
- White picket fences on most homes

STANDARD INTERIOR FEATURES

- Two paint colors
- 10' high ceilings throughout
- Crown molding in selected main areas
- Textured walls, rounded corners, and 8' doors at entry and central doorways
- Decorator blinds
- Lever door handles
- Easy access electrical outlets and switches
- Monitored alarm system
- Digital thermostat
- Pre-plumbed for water softener
- Smoke detectors
- Multiple cable and telephone outlets
- Pre-wired for high speed internet access with choice of DSL or cable modem service
- Many energy-saving features

LIVING ROOM

- Tiled entry foyer
- Ceiling fan
- Electrical floor outlets (*most*)
- Archway to dining room with recessed lighting

DINING ROOM

- Pass-through archway to kitchen
- Decorative light fixture
- French door to patio
- Recessed area for china cabinet (*Home D*)
- Built-in cabinet (*Home A*)

(Continued)

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KITCHEN

- 42" Custom cabinets in wood finish
- Granite countertops
- Ceramic tile flooring
- Breakfast nook (*Homes B & D*)
- Double sink with disposal
- Side-by-side refrigerator with ice maker and water dispenser, ceramic top electric range and oven, dishwasher, built-in microwave, above-range exhaust and light
- Butler's or walk-in pantry
- Built-in desk (*most A,B,C Homes*)

DELUXE BEDROOM

- Sitting area (*Home D*)
- Built-in art niche (*Home D*)
- Ceiling fan
- Walk-in closet
- French door to patio (*excluding Home A*)

DELUXE BATH

- Shower with 12" ceramic tiles, built-in seat, custom glass enclosure
- Garden tub with upgraded fixtures
- Cultured marble raised vanity
- Custom cabinetry in wood finish
- Ceramic tile floor
- Oversized mirrors with decorative trim
- Built-in medicine cabinet with wood finish
- Frosted glass window (*Home D*)
- Recessed lighting
- Double vanity (*Home D*)

SECOND BEDROOM & BATH

- Arched window (*Home D*)
- Walk-in closet
- Ceiling fan
- Cultured marble raised vanity
- Custom bath cabinetry in wood finish
- Ceramic tile floor
- Built-in medicine cabinet with wood finish

UTILITY ROOM

- Ceramic tile floor
- Built-in cabinet (*most*)
- Washer and dryer connections
- Utility sink with cabinet (*most*)

GARAGE

- Fully insulated and finished oversized 2-car garage with window
- Workshop Area (*Home D*)
- Keypad and remote garage door opener
- Exterior and interior lights
- Side entry door

OTHER SPECIAL FEATURES

- Floored attic space with ladder
- Extra storage space throughout home

ENERGY WISE

- 2' x 6' exterior walls – R-19 value
- R-30 value in ceilings
- 50 gallon water heater
- 12 Seer rated electric split-system heating and cooling
- Energy efficient low-E dual pane windows

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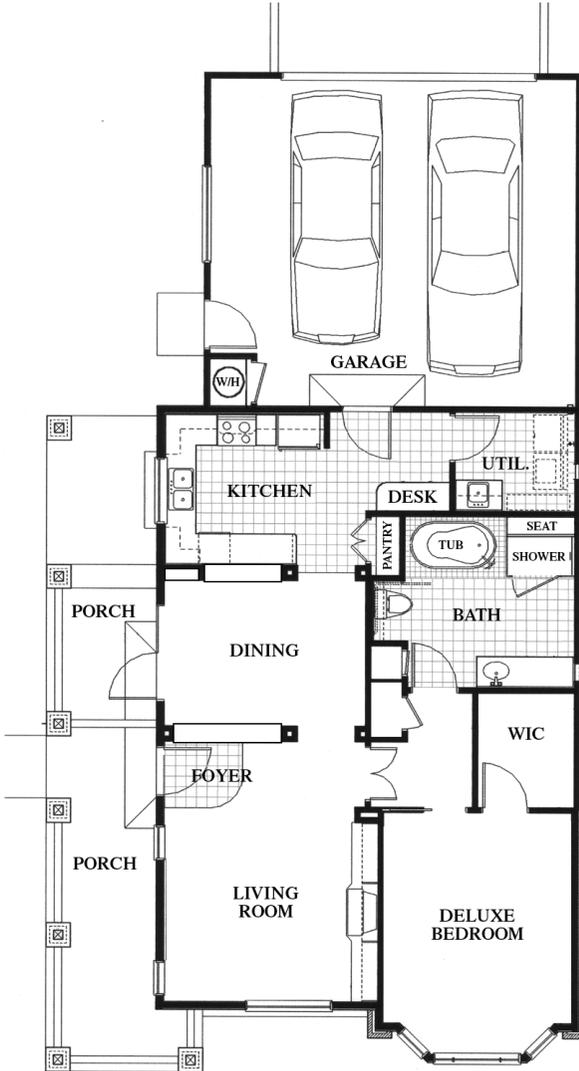
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The Augusta

1 bedroom / 1 bath / 2 car garage

This 1,078 square foot home features a welcoming front porch and deluxe bedroom with a large bay window.



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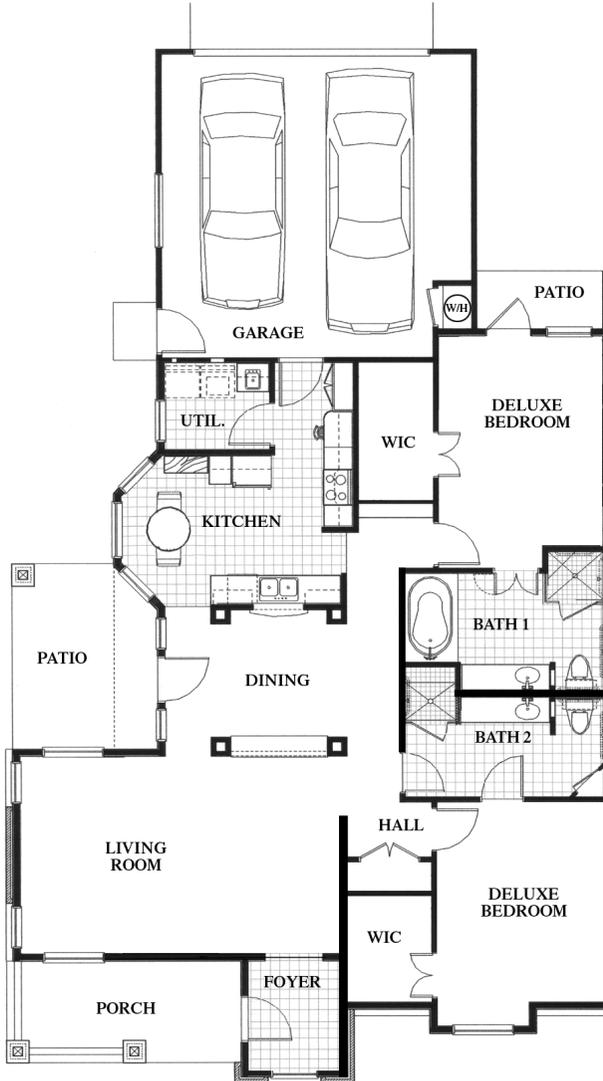
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The Broadmoor

2 bedroom / 2 bath / 2 car garage

In this 1,616 square foot home, both the dining room and deluxe bedroom open onto their own patios.



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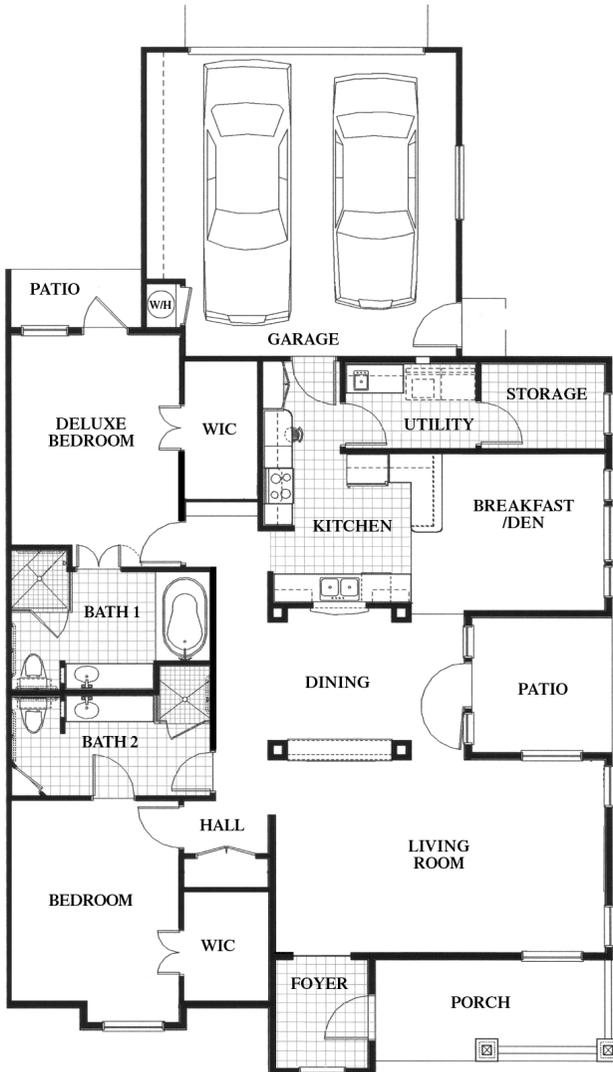
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The Carmel

2 bedroom / 2 bath / den / 2 car garage

This 1,800 square foot home offers a den extending off the kitchen and additional storage off the utility room.



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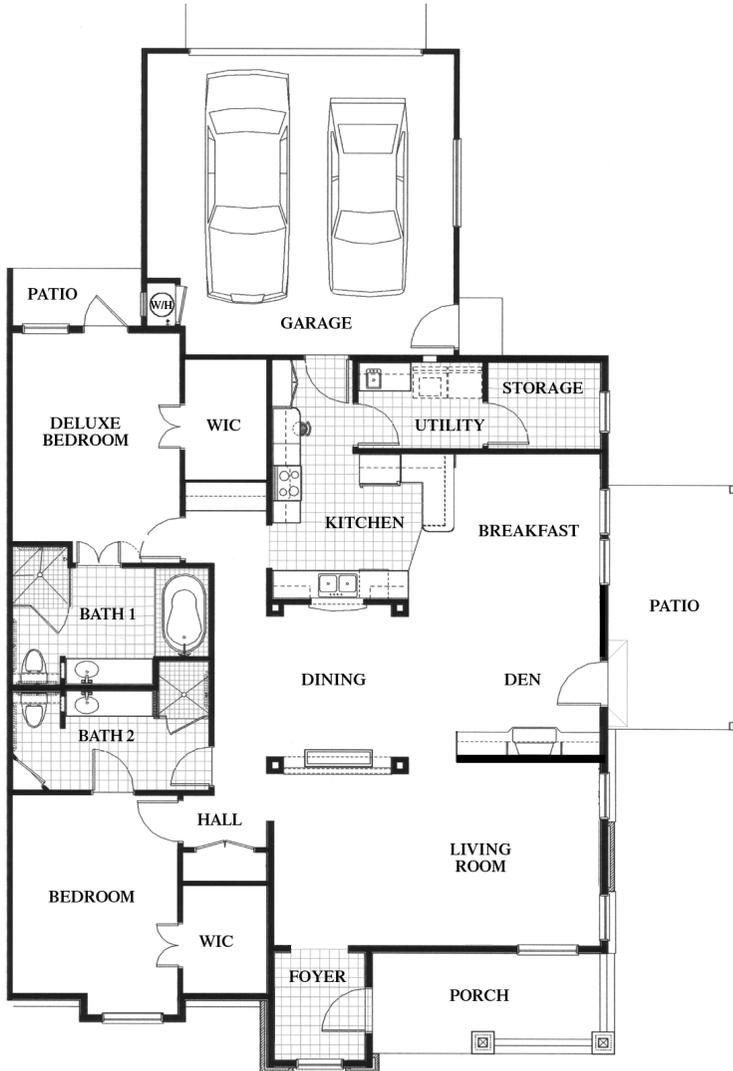
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The Cypress

2 bedroom / 2 bath / den / 2 car garage

This 1,900 square foot home offers a large open den area off the kitchen and an oversized covered patio.



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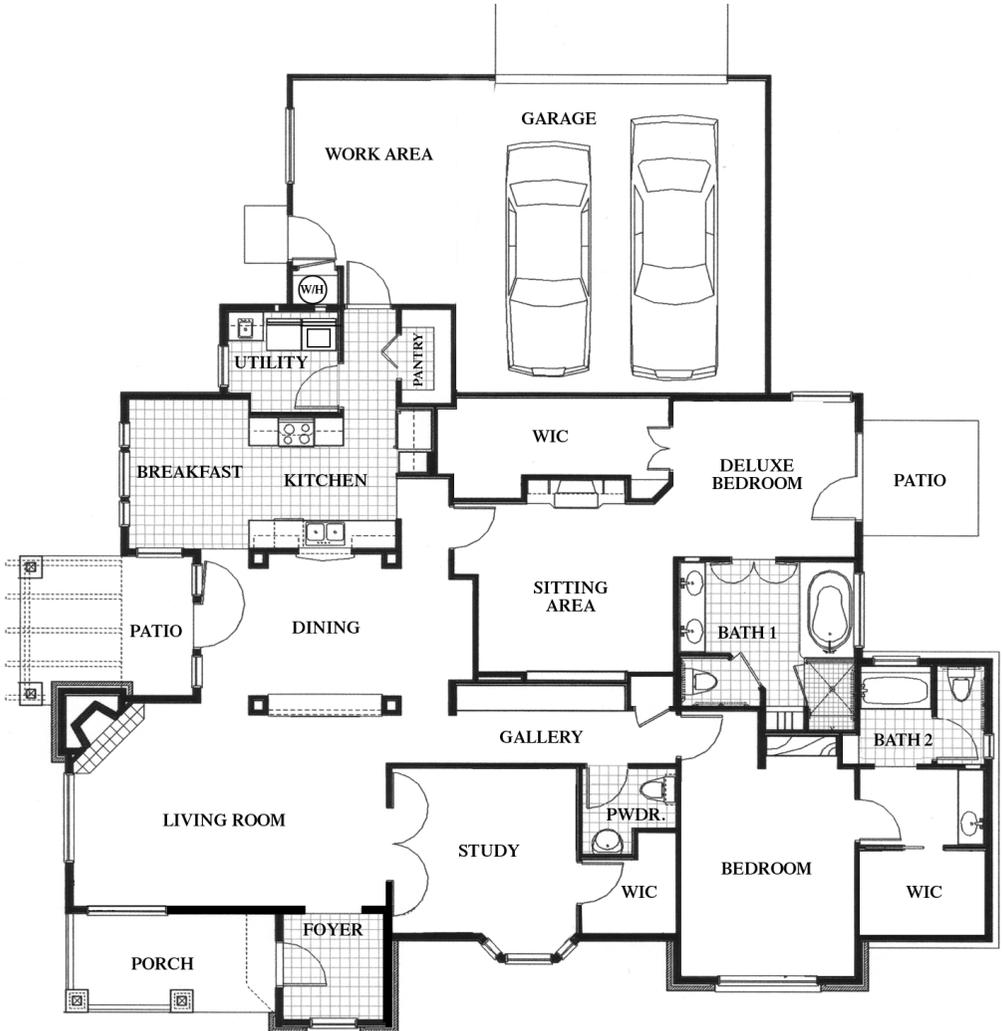
(210) 615-4000

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The Duval

2 bedroom / 2¹/₂ bath / study / 2 car garage + work area

This 2,320 square foot home, our largest floor plan, offers a gallery, fireplace, large sitting area in the deluxe bedroom, and a patio off the dining room and deluxe bedroom.



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