



# HERE COMES THE NEIGHBORHOOD.

A NEW MERITAGE HOMES  
COMMUNITY IS COMING TO NORTH  
SAN ANTONIO.

## MESSINA

**Starting from**  
the low \$300s

**Square Footage**  
2,004 - 3,626

**Bedrooms**  
3 - 5

Coming Soon. This cozy community is right in the heart of the far North side of San Antonio near the booming 281 corridor. Perfect for families and right up the road from top-rated North East ISD schools. Messina provides the perfect mix of access to local conveniences and beautiful hill-country surroundings.



### FUTURE MODEL LOCATION

24309 Palermo Way  
San Antonio, TX 78261

### SALES CENTER HOURS

Coming Soon

From North Loop 1604 (Eastbound): Go East on Loop 1604 and exit to U.S. Hwy 281 North. Turn right onto TPC Parkway. Left on Bulverde Rd. The community entrance will be on your right.  
From North Loop 1604 (Westbound): Go West on Loop 1604 and exit Bulverde Rd. Head North on Bulverde Rd. Community entrance will be on your right just past TPC Parkway.

## LET'S GET YOU PLUGGED IN.

Join our interest list, and we'll share info about new communities, floor plans, special pricing & VIP events.

877.524.8717 | [meritagehomes.com/sanantonio](https://meritagehomes.com/sanantonio)

### EVERY SAN ANTONIO MERITAGE HOME IS BUILT STANDARD WITH THE FOLLOWING ENERGY-EFFICIENT FEATURES:

- Spray foam insulation
- M.Connected Home™ Automation Suite
- Energy-efficient lighting
- Minimum SEER 15 HVAC
- Low-E windows
- Advanced thermostat
- ENERGY STAR® Certified Appliances
- Water-efficient faucets