

CURRENT INVENTORY

11/04/2026

VISIT US ONLINE

WWW.CULLERSHOMES.COM

ESTEPGROUP DENNIS@DENNISESTEP.COM

915-200-5530

END OF YEAR

HOLIDAY SALE

VERDANCHA PHASE 1

CLOSE BY DECEMBER 2026

Cullers Homes Holiday Incentives

HOLIDAY SPECIAL!

Verdancia

ANY LENDER

20K Builder Contribution

10K Flex Cash off Sales Price or Upgrade Options

Must Close by 12/26

4% BAC

Cimarron Canyon

Any Lender
Complete Inventory
Up to 3 points CC
and Rate Buydown

Any Lender
Under Construction
Up to 3 points CC
select Inventory

Emerald Estates 6

Any Lender
Up to 6%
4% Towards CC
2% Towards Rate Buydown

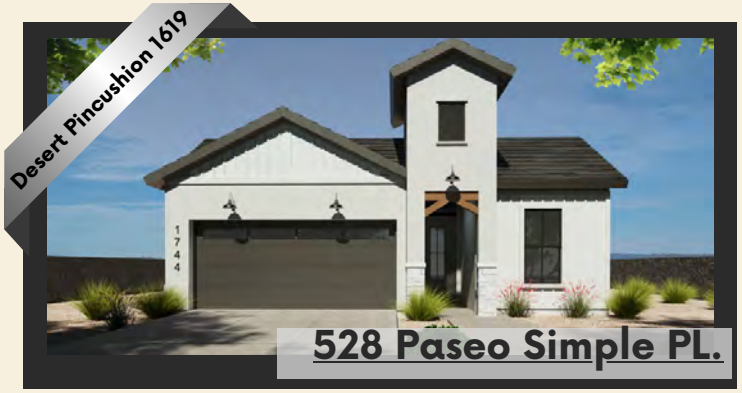
Borderland

Cadence MTG
Up to 4%
2% Towards CC
2% Rate Buydown

Non Preferred
Up to 2% Towards CC

4% BAC on Select Inventory

DRIVIING DIRECTIONS



Paseo Del Este 9- Horizon

-North on Eastlake, left on Horizon Meza,
U turn on Paseo Aves to get back on Horizon Meza
right on Paseo Alegre, Right on Paseo Simple



Verdancia Unit 1- Horizon

-North on Eastlake, left on Paseo Del Este, left on Dune Flower Parkway, model 629 Basket Flower

Model HOMES

CULLERS HOMES

WESTSIDE

1946-2896 SQFT



Cimarron Canyon 5- Westside

-I-10 West, Exit Redd, North on Redd, left on Resler, straight on Resler, right Cimarron Canyon, left on Cimarron Park right on Cimarron Gap

915-200-5530

OPEN DAILY
12-7 P.M.

Verdancia Unit 1

HORIZON

CULLERS HOMES

Puebla FarmHouse









Features 1624 Sqft-2177 Sqft

- Chef Kitchen
- Pot Filler
- Open Concept
- Quartz Countertops
- Colored Cabinets
- 8"Tall Doors
- Hand Texture
- Ceiling Designs
- Spray foam Insulation
- Rinnai Tankless water heater
- LED Recessed Lighting
- LED under mount Lighting
- Trane 14.5 SEER Engineered HVAC
- Advanced Argon Gas Low E Double Pane Windows
- Toe Kick lighting/Electric Fireplaces
- Free Standing Tubs

ROCKY MOUNTAIN MORTGAGE COMPANY
NMLS#256179

3 Car Garage Large lots
ANY LENDER
UP TO 3 POINTS CC AND RATE BUYDOWN

VERDANCIA UNIT 1- PHASE 1 -HORIZON (HOA COMMINITY)

ADDRESS		LOT	BLK	ELEVATIONS	FLOOR PLAN	SQFT				PRICE	STAGE Estimated Comp	STATUS	COMMISSION
536	BASKET FLOWER DR.	18	1	FARMHOUSE	DESERT PINCUSHION	1700	4	2	2	$337,950	30 DAYS	AVAILABLE	4%
588	BASKET FLOWER DR.	31	1	SPANISH	COYOACAN With Courtyard	1764	3	2	2	$350,950	30 DAYS	AVAILABLE	4%
600	BASKET FLOWER DR.	32	1	FARMHOUSE	DESERT PINCUSHION	1700	4	2	2	$337,950	30 DAYS	AVAILABLE	4%
604	BASKET FLOWER DR.	33	1	FARMHOUSE	DESERT ALOE With Courtyard	1750	3	2	2	$344,950	30 DAYS	AVAILABLE	4%
14416	RAYWOOD LN.	41	2	FARMHOUSE	SONORAN 2094	2094	4	2.5	2	$448,950	30 DAYS	AVAILABLE	4%
14412	RAYWOOD LN.	42	2	FARMHOUSE	SAN PAULO 2177 With Courtyard	2177	4	3	2	$467,950	30 DAYS	AVAILABLE	4%
14432	DESERT WIND DR	9	3	FARMHOUSE	OAXACA	1994	4	2.5	2	$402,950	30 DAYS	AVAILABLE	4%
14436	DESERT WIND DR	10	3	FARMHOUSE	LOS CABOS With Courtyard	1995	4	2.5	2	$408,950	30 DAYS	AVAILABLE	4% CORNER
14425	RAYWOOD LN.	14	3	FARMHOUSE	SAN PAULO 2177 With Courtyard	2177	4	3	2	$462,950	30 DAYS	AVAILABLE	4%
14409	RAYWOOD LN	18	3	FARMHOUSE	LOS CABOS With Courtyard	1995	4	2.5	2	$403,950	30 DAYS	AVAILABLE	4%
616	BLUEGRUFF ST	5	4	FARMHOUSE	OAXACA With Courtyard	1994	4	2.5	2	$398,950	30 DAYS	AVAILABLE	4%
14453	DUNE FLOWER PKWY	80	6	FARMHOUSE	COTTONWOOD	2154	4	2.5	2	$439,950	S/R	AVAILABLE	4%
14457	DUNE FLOWER PKWY	81	6	FARMHOUSE	OCOTILLO With Courtyard	1801	4	2.5	2	$357,950	30 DAYS	AVAILABLE	4%
532	BASKETFLOWER DR	17	1	FARMHOUSE	COYOACAN With Courtyard	1764	3	2	2	$350,950	30 DAYS	AVAILABLE	4%

VERDANCIA UNIT 1- PHASE 1-HORIZON (HOA COMMINITY)

ADDRESS		LOT	BLK	ELEVATIONS	FLOOR PLAN	SQFT				PRICE	STAGE Estimated Comp	STATUS	COMMISSION
14461	DUNE FLOWER PKWY	82	6	FARMHOUSE	TOLUCA	1850	4	2.5	2	$361,950	30 DAYS	AVAILABLE	4%
14469	DUNE FLOWER PKWY	84	6	FARMHOUSE	COTTONWOOD	2154	4	2.5	2	$439,950	S/R	AVAILABLE	4%
14473	DUNE FLOWER PKWY	85	6	FARMHOUSE	OCOTILLO With Courtyard	1801	4	2.5	2	$357,950	30 DAYS	AVAILABLE	4%
14477	DUNE FLOWER PKWY	86	6	FARMHOUSE	TOLUCA	1850	4	2.5	2	$361,950	30 DAYS	AVAILABLE	4%
14489	NO OTHER INCENTIVES DUNE FLOWER PKWY UP TO 6% (3% TOWARDS CC 3% TOWARDS RATEBUYDOWN)	89	6	FARMHOUSE	SONORAN With Courtyard	2094	4	2.5	2	$445,950	30 DAYS	AVAILABLE	4%

VERDANCIA UNIT 1 PHASE 2/3- HORIZON (HOA COMMINITY)

ADDRESS		LOT	BLK	ELEVATIONS	FLOOR PLAN	SQFT				PRICE	STAGE Estimated Comp	STATUS	COMMISSION
14457	LEYLAND PARKWAY	2	6	FARMHOUSE	ARLO 1946 With Courtyard	1946	4	2.5	2	$391,950	12/26 TRIM	AVAILABLE	3%
14449	LEYLAND PARKWAY	4	6	FARMHOUSE	TOLUCA	1850	4	2.5	2	$369,950	12/26 TRIM	AVAILABLE	3%
14408	LAVENDER PARKWAY	19	6	FARMHOUSE	ARLO 1946 With Courtyard	1946	4	2.5	2	$391,950	12/26 TRIM	AVAILABLE	3%
14520	BLACKBRUSH PARKWAY	48	6	FARMHOUSE	ARLO 1946 With Courtyard	1946	4	2.5	2	$391,950	12/26 TRIM	AVAILABLE	3%
14524	BLACKBRUSH PARKWAY	49	6	FARMHOUSE	COYOACAN *Wide With Courtyard	1764	3	2	2	$358,950	12/26 TRIM	AVAILABLE	3%
14528	BLACKBRUSH PARKWAY	50	6	FARMHOUSE	TOLUCA	1850	4	2.5	2	$369,950	12/26 TRIM	AVAILABLE	3%
14548	BLACKBRUSH PARKWAY	55	6	FARMHOUSE Elevation B	LOS CABOS With Courtyard	1995	4	2.5	2	$406,950	01/27 FRAME	AVAILABLE	3%
14445	LEYLAND PARKWAY	5	6	FARMHOUSE	DESERT PINCUSHION With Courtyard	1804	4	2.5	2	$366,950	12/26 TRIM	AVAILABLE	3%
14460	BURWOOD CIRCLE	1	12	FARMHOUSE	DESERT PINCUSHION With Courtyard	1804	4	2.5	2	$369,950	S/R	AVAILABLE	3% CORNER
14545	BLACKBRUSH PARKWAY	14	8	SPANISH	LOS CABOS With Courtyard	1995	4	2.5	2	$406,950	12/26 TRIM	AVAILABLE	3% CORNER
700	TRANQUIL COURT	13	8	FARMHOUSE	TAMARINDO	2119	4	2.5	2	$445,950	FRAME	AVAILABLE	CORNER 3% CUL-DE-SAC
14552	BLACKBRUSH PARKWAY	56	6	SPANISH	OAXACA With Courtyard	1994	4	2.5	2	$406,950	S/R	AVAILABLE	3%
14412	LAVENDER PARKWAY	20	6	FARMHOUSE	COYOACAN MOD With Courtyard	1764	3	2	2	$356,950	S/R	AVAILABLE	3%

VERDANCIA UNIT 1 PHASE 2/3- HORIZON (HOA COMMINITY)

ADDRESS		LOT	BLK	ELEVATIONS	FLOOR PLAN	SQFT				PRICE	STAGE Estimated Comp	STATUS	COMMISSION
709	TRANQUIL COURT	9	8	SPANISH	DESERT STAR 2259	2259	4	3	3	$570,950	12/26 TRIM	AVAILABLE	3% CUL-DE-SAC
708	TRANQUIL COURT	11	8	FARMHOUSE	PUEBLA With Courtyard	2335	4	3	3	$579,950	11/26 TRIM	AVAILABLE	3% CUL-DE-SAC
14553	BLACKBRUSH PARKWAY	16	8	FARMHOUSE	LOS CABOS With Courtyard	1995	4	2.5	3	$427,950	12/26 TRIM	AVAILABLE	3%
14400	BURWOOD CIRCLE	18	13	FARMHOUSE	TULUM	2496	4	3.5	3	$599,950	FRAME	AVAILABLE	3% PIE LOT
14401	LEYLAND PARKWAY	16	6	MODERN	DM 2452 MOD	2452	4	2.5	3	$605,950	12/26 TRIM	AVAILABLE	3% PIE LOT
14549	BLACKBRUSH PARKWAY	15	8	FARMHOUSE	OAXACA With Courtyard	1994	4	2.5	3	$427,950	12/26 TRIM	AVAILABLE	3%
14448	BURWOOD CIRCLE	4	12	FARMHOUSE	OAXACA With Courtyard	1994	4	2.5	3	$427,950	FRAME	AVAILABLE	3% PIE LOT
14512	BURWOOD CIRCLE	11	13	FARMHOUSE	PUEBLA With Courtyard	2335	4	3	3	$579,950	12/26 TRIM	AVAILABLE	3% PIE LOT
14452	BURWOOD CIRCLE	3	12	FARMHOUSE	LOS CABOS With Courtyard	1995	4	2.5	3	$427,950	12/26 TRIM	AVAILABLE	3% PIE LOT

Emerald Estates 6

HORIZON

CULLERS HOMES









Features

1764 Sqft-2177 Sqft

- Chef Kitchen
- Pot Filler
- Open Concept
- Quartz Countertops
- Colored Cabinets
- 8"Tall Doors
- Hand Texture
- Ceiling Designs
- Spray foam Insulation
- Rinnai Tankless water heater
- LED Recessed Lighting
- LED under mount Lighting
- Trane 14.5 SEER Engineered HVAC
- Advanced Argon Gas Low E Double Pane Windows
- Toe Kick lighting/Electric Fireplaces
- Free Standing Tubs

ROCKY MOUNTAIN MORTGAGE COMPANY
NMLS#256179

EMERALD ESTATES 6 -HORIZON (HOA COMMINITY)

ADDRESS		LOT	BLK	ELEVATIONS	FLOOR PLAN	SQFT				PRICE	STAGE Estimated Comp	STATUS	COMMISSION
13421	EMERALD TERRACE DR.	1	1	FARMHOUSE	SONORAN With Courtyard	2003	4	2.5	3	MODEL	S/R	NFS	3% CORNER
13423	EMERALD TERRACE DR.	2	1	FARMHOUSE	DESERT PINCUSHION	1950	4	2.5	3	$432,950	2/27 FRAME	AVAILABLE	3%
13447	EMERALD TERRACE DR.	14	1	FARMHOUSE	TAMARINDO	1979	4	2.5	2	$409,950	2/27 FRAME	AVAILABLE	3%
13481	EMERALD HIGH AVE.	10	3	FARMHOUSE	ARLO With Courtyard	1946	4	2.5	3	$429,950	2/27 FRAME	AVAILABLE	3%
13477	EMERALD HIGH AVE.	11	3	FARMHOUSE	DESERT PINCUSHION	1950	4	2.5	3	$432,950	2/27 FRAME	AVAILABLE	3%
13469	EMERALD HIGH AVE.	13	3	FARMHOUSE	ARLO With Courtyard	1946	4	2.5	3	$429,950	2/27 FRAME	AVAILABLE	3%
13437	EMERALD WHEEL AVE.	16	4	FARMHOUSE	COYOACAN With Courtyard	1764	3	2	2	$359,950	2/27 FRAME	AVAILABLE	3%
13433	EMERALD WHEEL AVE.	17	4	FARMHOUSE	TOLUCA	1850	4	2.5	2	$375,950	2/27 FRAME	AVAILABLE	3%
13429	EMERALD WHEEL AVE.	18	4	FARMHOUSE	OCOTILLO With Courtyard	1801	4	2.5	2	$369,950	2/27 FRAME	AVAILABLE	3%
13424	EMERALD WAILK CT.	15	12	FARMHOUSE	DESERT STAR	2086	4	2.75	2	$449,950	2/27 FRAME	AVAILABLE	3%
13473	EMERALD HIGH AVE.	12	3	FARMHOUSE	LOS CABOS	1999	4	2.5	3	$437,950	2/27 FRAME	AVAILABLE	3%
13425	EMERALD WHEEL AVE.	19	4	FARMHOUSE	LOS CABOS	1999	4	2.5	3	$437,950	2/27 FRAME	AVAILABLE	3%

EMERALD ESTATES 6 -HORIZON (HOA COMMINITY)

ADDRESS		LOT	BLK	ELEVATIONS	FLOOR PLAN	SQFT				PRICE	STAGE Estimated Comp	STATUS	COMMISSION
13437	EMERALD WAILK CT.	7	5	FARMHOUSE	LOS CABOS **With Courtyard**	1995	4	2.5	2	$415,950	**3/27** PERMIT	**AVAILABLE**	**3%**
13433	EMERALD WAILK CT.	8	5	FARMHOUSE	OCOTILLO **With Courtyard**	1801	4	2.5	2	$369,950	**3/27** PERMIT	**AVAILABLE**	**3%**
321	EMERALD MOON PL.	10	7	FARMHOUSE	DESERT STAR	2086	4	2.75	**3**	$462,950	**3/27** PERMIT	**AVAILABLE**	**3%** **CORNER**
13432	EMERALD WAILK CT.	13	12	FARMHOUSE	SAN PAULO **With Courtyard**	2177	4	3	2	$467,950	**4/27** PERMIT	**AVAILABLE**	**3%**
13428	EMERALD WAILK CT.	14	12	FARMHOUSE	COTTONWOOD	2154	4	2.5	2	$459,950	**4/27** PERMIT	**AVAILABLE**	**3%**
13465	EMERALD HIGH AVE	14	3	FARMHOUSE	DESERT PINCUSHION	1950	4	2.5	**3**	$432,950	**4/27** PERMIT	**AVAILABLE**	**3%**

Cimarron Canyon 5
WESTSIDE

CULLERS HOMES

Desert Modern 2840









PARADE HOME • COMING SOON!!
6991 Cimarron Rim Dr

Features 1946 Sqft-2886 Sqft

- Chef Kitchen
- Pot Filler
- Open Concept
- Quartz Countertops
- Colored Cabinets
- 8"Tall Doors
- Hand Texture
- Ceiling Designs
- Spray foam Insulation
- Rinnai Tankless water heater
- LED Recessed Lighting
- LED under mount Lighting
- Trane 14.5 SEER Engineered HVAC
- Electric Fireplace as per plan
- Toe Kick Lighting
- Advanced Argon Gas Low E Double Pane Windows

CIMARRON CANYON 5- WESTSIDE (HOA COMMUNITY) **Floor plans, pricing and amenities are subject to change without notice.**

ADDRESS		LOT	BLK	ELEVATION	FLOOR PLAN	SQFT				PRICE	STAGE Estimated Comp	STATUS	COMMISSION
6991	CIMARRON RIM DR **2% towards CC**	3	23	MODERN	DM 2840 **PARADE HOME**	2840	3 **+ Office**	3.5	2	**TBD**	**COMP**	**AVAILABLE**	**VIEW** **2% BAC**
7308	CIMARRON GAP DR **3% towards CC**	43	13	MODERN	DM 2398 **With Courtyard**	2398	4	2.5	**3**	$749,950	**30 DAYS**	**AVAILABLE**	**VIEW**
1601	CIMARRON CREST CT **3% towards CC**	8	24	FARMHOUSE	TAMARINDO	2119	4	2.5	2	$559,950	**N/S**	**AVAILABLE**	**CORNER**
7272	CIMARRON GAP DR **2.5% towards CC**	12	19	FARMHOUSE	SAN PAULO 2312 **+350 CASITA**	2662	5	3.5	**3**	$819,950	**N/S**	**AVAILABLE**	**VIEW** **2% BAC**
7221	CIMARRON RIM DR **2.5% towards CC**	12	19	FARMHOUSE	PUEBLA 2351 **+350 CASITA**	2662	5	3.5	**3**	$829,950	**N/S**	**AVAILABLE**	**VIEW** **2% BAC**

Borderland

UPPER VALLEY WESTSIDE

CULLERS HOMES

San Paulo FarmHouse 2177









Features 1775 Sqft-2177 Sqft

- Chef Kitchen
- Pot Filler
- Open Concept
- Quartz Countertops
- Colored Cabinets
- 8"Tall Doors
- Hand Texture
- Ceiling Designs
- Spray foam Insulation
- Rinnai Tankless water heater
- LED Recessed Lighting
- LED under mount Lighting
- Trane 14.5 SEER Engineered HVAC
- Electric Fireplace as per plan
- Toe Kick Lighting
- Advanced Argon Gas Low E Double Pane Windows

Cadence LENDING GROUP
NMLS 1770420 EQUAL HOUSING LENDER

BORDERLAND- WESTSIDE UPPER VALLEY (HOA COMMUNITY) **Floor plans, pricing and amenities are subject to change without notice.**

ADDRESS		LOT	BLK	ELEVATION	FLOOR PLAN	SQFT				PRICE	STAGE Estimated Comp	STATUS	COMMISSION
932	MISION DE RUANDA AVE.	1	1	FARMHOUSE	JUNIPER 2 STORY	1878	4 +LOFT	2.5	2	$459,950	PERMIT	AVAILABLE	3%
926	MISION DE RUANDA AVE.	2	1	FARMHOUSE	OCOTILLO	1775	4	2.5	2	$439,950	PERMIT	AVAILABLE	3%
920	MISION DE RUANDA AVE.	3	1	FARMHOUSE	COYOACAN	1698	3	2	2	$429,950	PERMIT	AVAILABLE	3%
914	MISION DE RUANDA AVE.	4	1	FARMHOUSE	ARLO	1831	4	2.5	2	$443,950	PERMIT	AVAILABLE	3%
6597	MISION DE BUCARELLI DR.	1	2	FARMHOUSE	SAN PAULO	2177	4	3	2	$549,950	PERMIT	AVAILABLE	3% CORNER
6589	MISION DE BUCARELLI DR.	2	2	FARMHOUSE	OCOTILLO	1827	4	2.5	2	$445,950	PERMIT	AVAILABLE	3%
6581	MISION DE BUCARELLI DR.	3	2	FARMHOUSE	ARLO	1886	4	2.5	2	$456,950	PERMIT	AVAILABLE	3%
6417	MISION DE BUCARELLI DR.	24	2	FARMHOUSE	OCOTILLO	1827	4	2.5	2	$445,950	PERMIT	AVAILABLE	3%
6409	MISION DE BUCARELLI DR.	25	2	FARMHOUSE	ARLO	1886	4	2.5	2	$456,950	PERMIT	AVAILABLE	3%
800	MISION DE SALTA AVE.	15	4	FARMHOUSE	OAXACA	1994	4	2.5	2	$489,950	PERMIT	AVAILABLE	3% CORNER
801	MISION DE RUANDA AVE.	16	4	SPANISH	TOLUCA	1960	4	2.5	2	$483,950	PERMIT	AVAILABLE	3% CORNER