

\$535,000 - 9307 Madler, San Antonio

MLS® #1879681

\$535,000

4 Bedroom, 3.00 Bathroom, 2,385 sqft
Residential on 0.55 Acres

ANNABELLE RANCH, San Antonio, TX

4.5% Intro Rate (2/1 Buydown) w/ Preferred Lender AND \$65K+ SELLER PAID UPGRADES INCLUDED (\$0 Electric Bill - Aug 2025)! Own this newer M/I Home (Built in 2022, 10-year Warranty), with UPGRADES: 28-panel Solar Electric System (\$45K), Study/Media Room, Ceramic wood tile flooring, Premium 1/2+ acre lot that backs to private ranch grounds, added privacy fence (\$15K), Gas community, Gutters (\$4K), Sprinkler system (Front & Back yard), Elaborate security system, Water softener plumbed, plus laundry room sink plumbed! Single-story, 2,385 square feet; 4-bedroom, 2.5-bathroom home features an open-concept layout ideal for both daily living and entertaining. Lots of windows, covered back patio, expansive kitchen, which boasts abundant counter space, a massive center island, and sleek modern finishes. You'll love that there's no carpet anywhere in the home-offering a clean, low-maintenance lifestyle with stylish, durable flooring throughout. The split floor plan ensures privacy, with a spacious owner's suite and three additional bedrooms that can double as guest rooms, home offices, or hobby spaces. Additional highlights include a convenient mudroom, perfect for organizing shoes, backpacks, and more, and a 2-car garage that adds even more functionality to this impressive home. Don't miss this incredible opportunity to own a nearly-new home on a large lot in Annabelle Ranch-schedule your private tour



today!

Built in 2022

Essential Information

MLS® #	1879681
Price	\$535,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,385
Acres	0.55
Year Built	2022
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Traditional
Status	Price Change

Community Information

Address	9307 Madler
Area	2001
Subdivision	ANNABELLE RANCH
City	San Antonio
County	Bexar
State	TX
Zip Code	78263

Amenities

Amenities	None
Parking	Two Car Garage, Attached
Pool	None

Interior

Interior	One Living Area, Separate Dining Room, Eat-In Kitchen, Island Kitchen, Walk-In Pantry, Study/Library, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, All Bedrooms Downstairs, Laundry Main Level, Laundry Room, Telephone, Walk in Closets
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Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Gas Cooking, Disposal, Dishwasher, Electric Water Heater, Solid Counter Tops
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	1.0
Stories	1

Exterior

Exterior	Brick, 3 Sides Masonry
Exterior Features	Privacy Fence, Sprinkler System, Double Pane Windows, Has Gutters
Lot Description	On Greenbelt, County Vlew, 1/2-1 Acre, Level
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	East Central I.S.D
Elementary	Oak Crest Elementary
Middle	Heritage
High	East Central

Additional Information

Date Listed	June 28th, 2025
Days on Market	127
HOA Fees	440.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	John Zendejas
Listing Office	Option One Real Estate

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