

# \$1,199,900 - 8191 Blue Oak Way, San Antonio

MLS® #1884637

**\$1,199,900**

4 Bedroom, 3.00 Bathroom, 3,092 sqft

Residential on 1.26 Acres

Enchanted Bluff, San Antonio, TX

Step into this thoughtfully crafted, new construction single story home by Dale Sauer Homes - showcased in the 2024 Parade of Homes and designed for comfort, style, and ease of living. Set on 1.26 acres with room for a pool and a casita in the gated Enchanted Bluff community, the layout offers 4 bedrooms and 3 bathrooms across 3,092 square feet. Inside, wide plank white pine floors and 11 foot ceilings create a light, open feel. The kitchen blends modern European design with functional luxury: Decor appliances, gas cooking, level 5 quartz countertops, and sleek vinyl finish cabinetry. A hidden coffee bar and walk-in pantry sit just behind, while a cocktail bar with wine fridge and glowing backlit quartz adds the perfect touch for entertaining. The living room features custom built ins, a wood beam ceiling, and large sliding doors that open to a covered patio with cathedral ceilings, a fire pit, and a full outdoor kitchen including a pizza oven. LED niche lighting, an indoor/outdoor sound system, and professionally designed landscaping elevate the experience. A three car garage with insulated doors and epoxy flooring offers practical perks, along with ADA-wide doorways and zero steps throughout the home. Built for energy efficiency with spray foam insulation, a tankless water heater, and durable Schluter-DITRA underlayment beneath all tile. Whether you're hosting friends, working from home, or just enjoying a quiet evening, this home offers a space where modern design



meets everyday ease. \*\*Builders lender offering up to 1% for buyers closing costs or rate buy down.\*\*

Built in 2024

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | 1884637                 |
| Price          | \$1,199,900             |
| Bedrooms       | 4                       |
| Bathrooms      | 3.00                    |
| Full Baths     | 3                       |
| Square Footage | 3,092                   |
| Acres          | 1.26                    |
| Year Built     | 2024                    |
| Type           | Residential             |
| Sub-Type       | Single Family Detached  |
| Style          | One Story, Contemporary |
| Status         | Active                  |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 8191 Blue Oak Way |
| Area        | 2612              |
| Subdivision | Enchanted Bluff   |
| City        | San Antonio       |
| County      | Comal             |
| State       | TX                |
| Zip Code    | 78266             |

**Amenities**

|           |                                                |
|-----------|------------------------------------------------|
| Amenities | Controlled Access, Jogging Trails, Bike Trails |
| Parking   | Attached, Side Entry, Oversized                |
| Pool      | None                                           |

**Interior**

|          |                                                                                                                                                                                                                                                                                |
|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior | One Living Area, Liv/Din Combo, Eat-In Kitchen, Island Kitchen, Walk-In Pantry, Study/Library, Utility Room Inside, Secondary Bedroom Down, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, All Bedrooms Downstairs, Laundry Main Level, Laundry Room, Walk in Closets |
|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances      | Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Self-Cleaning Oven, Microwave Oven, Stove/Range, Gas Cooking, Gas Grill, Refrigerator, Disposal, Dishwasher, Ice Maker Connection, Water Softener (owned), Wet Bar, Smoke Alarm, Security System (Owned), Pre-Wired for Security, Electric Water Heater, Garage Door Opener, Plumb for Water Softener, Solid Counter Tops, Custom Cabinets, Carbon Monoxide Detector, Private Garbage Service |
| Heating         | Central                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Cooling         | One Central, Zoned                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Fireplace       | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| # of Fireplaces | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Fireplaces      | Two, Living Room, Other                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| # of Stories    | 1.0                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Stories         | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

### **Exterior**

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Brick, 4 Sides Masonry, Stucco                                                                                                               |
| Exterior Features | Patio Slab, Covered Patio, Bar-B-Que Pit/Grill, Gas Grill, Sprinkler System, Double Pane Windows, Has Gutters, Mature Trees, Outdoor Kitchen |
| Lot Description   | Corner, 1 - 2 Acres, Mature Trees (ext feat)                                                                                                 |
| Roof              | Concrete                                                                                                                                     |
| Construction      | New                                                                                                                                          |
| Foundation        | Slab                                                                                                                                         |

### **School Information**

|          |                        |
|----------|------------------------|
| District | Comal                  |
| Middle   | Danville Middle School |
| High     | Davenport              |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 119             |
| HOA Fees       | 3500.00         |
| HOA Fees Freq. | Annually        |

### **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Agent  | Catherine Lodge              |
| Listing Office | Kuper Sotheby's Int'l Realty |

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