

\$465,000 - 3903 Gervasi, San Antonio

MLS® #1916878

\$465,000

3 Bedroom, 2.00 Bathroom, 1,976 sqft
Residential on 0.24 Acres

CIBOLO CANYONS, San Antonio, TX

Experience elevated living in this immaculate single-owner home in prestigious Cibolo Canyons. Every detail has been thoughtfully designed, from the open-concept layout and soaring ceilings to the walls of windows that fill the home with natural light. The chef-inspired kitchen showcases sleek quartz counters, gas cooking, an oversized island with seating, soft-close cabinetry, walk-in pantry, a butler's pantry offering abundant counter space for appliances or additional prep and an effortless flow into the main living space perfect for entertaining. The primary suite provides a serene retreat with a bay window, a spa-like bath with a walk-in shower and rain head, and a spacious closet with direct access to the laundry room complete with built-in cabinetry. Additional highlights include energy-efficient design, a private study with barn doors, wood flooring, recessed lighting, CAT 6 ethernet throughout the home, surround sound, an epoxy-coated garage floor, a full sprinkler system and so much more! Step outside to enjoy seamless indoor and outdoor living on the covered back patio, already plumbed for gas and overlooking a tranquil greenbelt. The backyard offers plenty of space for relaxing, playing or entertaining. No city taxes! Residents of Cibolo Canyons enjoy resort-style amenities including two amenity centers with 24-hour fitness, a lazy river, splash pad, waterpark, and basketball courts, soccer field, and scenic walking trails. The community features exclusive community events and



programs and offers special TPC San Antonio membership discounts further enhance this exceptional community. Conveniently located near the JW Marriott with easy access to Hwy 281, Loop 1604, shopping, dining, and major employers, this gated enclave offers luxury, convenience, and a true sense of place in one of San Antonio's most desirable areas.
WELCOME HOME!

Built in 2021

Essential Information

MLS® #	1916878
Price	\$465,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,976
Acres	0.24
Year Built	2021
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Price Change

Community Information

Address	3903 Gervasi
Area	1804
Subdivision	CIBOLO CANYONS
City	San Antonio
County	Bexar
State	TX
Zip Code	78261

Amenities

Amenities	Controlled Access, Pool, Clubhouse, Park/Playground, Jogging Trails, Bike Trails, BBQ/Grill
Parking	Two Car Garage

Pool	None
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Interior

Interior	One Living Area, Island Kitchen, Walk-In Pantry, Study/Library, Utility Room Inside, Secondary Bedroom Down, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, Laundry Main Level, Laundry Room, Walk in Closets
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Self-Cleaning Oven, Microwave Oven, Stove/Range, Gas Cooking, Disposal, Dishwasher, Vent Fan, Smoke Alarm, Pre-Wired for Security, Gas Water Heater, Satellite Dish (owned), Garage Door Opener, In Wall Pest Control, Plumb for Water Softener, Solid Counter Tops, Custom Cabinets, City Garbage service
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	1.0
Stories	1

Exterior

Exterior	Brick, 4 Sides Masonry, Stone/Rock, Stucco
Exterior Features	Patio Slab, Covered Patio, Privacy Fence, Wrought Iron Fence, Sprinkler System, Double Pane Windows
Lot Description	Corner
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Judson
Middle	Kitty Hawk
High	Veterans Memorial

Additional Information

Days on Market	16
HOA Fees	812.70
HOA Fees Freq.	Semi-Annually

Listing Details

Listing Agent	Lisa Sinn
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Listing Office

Keller Williams Heritage

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