

\$1,400,000 - 25802 Hazy Hollow, San Antonio

MLS® #1917572

\$1,400,000

4 Bedroom, 4.00 Bathroom, 5,845 sqft

Residential on 1.77 Acres

SCENIC OAKS, San Antonio, TX

Step inside one of San Antonio's most distinctive properties - a musician's dream and private retreat all in one.

Originally featured in Mix Magazine's Class of 2002, this acoustically engineered recording studio was designed by renowned acoustician Jack Piercy with audio installation by RB Blackstone of Sound Madness. Built to exacting professional standards, the 2,270 sq ft facility includes a 500 sq ft Live End Dead End (LEDE) live room, 290 sq ft control room with a vintage Neve console, 2" tape recording, and a Pro Tools Ultimate HDX setup (32 channels in and 32 channels out). Five isolation booths, a green room lounge, dedicated office, half bath, and ample storage make this a fully turnkey studio - ready for tracking, mixing, and mastering. Expert soundproofing and studio-grade construction greatly reduce sound transfer, allowing both creative flow and household peace to coexist.

Beyond a discreet private entrance lies the 3,576 sq ft custom residence - seamlessly connected yet completely separate in feel. The home offers four spacious bedrooms, two and a half baths,



and a private office overlooking 1.77 wooded acres in a gated, guarded community.

Inside, the formal living room makes a bold statement with its floor-to-ceiling brick fireplace and double sliding glass doors leading to the main deck and sparkling pool. Upstairs, the modern kitchen glows beneath a central skylight and opens to an expansive family room with an elevated deck showcasing breathtaking hill country views - perfect for quiet mornings or late-night jam sessions under Texas skies. The primary suite and office are tucked away for peace and privacy, striking a perfect balance between creativity and comfort.

This property isn't just a home - it's a creative compound and a one-of-a-kind opportunity to live, work, and create without compromise.

Built in 1986

Essential Information

MLS® #	1917572
Price	\$1,400,000
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	5,845
Acres	1.77
Year Built	1986
Type	Residential
Sub-Type	Single Family Detached
Style	3 or More, Split Level

Status Active

Community Information

Address 25802 Hazy Hollow
Area 1005
Subdivision SCENIC OAKS
City San Antonio
County Bexar
State TX
Zip Code 78255

Amenities

Amenities Controlled Access, Clubhouse, Guarded Access
Parking Two Car Garage, Attached, Oversized
Has Pool Yes
Pool In Ground Pool, Pools Sweep

Interior

Interior Three Living Area, Liv/Din Combo, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Walk-In Pantry, Study/Library, Utility Room Inside, Secondary Bedroom Down, High Ceilings, Open Floor Plan, Skylights, Cable TV Available, High Speed Internet, Laundry Upper Level, Laundry Room, Telephone, Walk in Closets

Appliances Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Disposal, Dishwasher, Ice Maker Connection, Water Softener (owned), Vent Fan, Smoke Alarm, Garage Door Opener, Plumb for Water Softener, Solid Counter Tops, 2nd Floor Utility Room, Custom Cabinets, Private Garbage Service

Heating Central, 3+ Units
Cooling Three+ Central, Zoned
Fireplace Yes
of Fireplaces 2
Fireplaces Two, Living Room, Family Room, Wood Burning, Gas, Glass/Enclosed Screen

Stories 3+

Exterior

Exterior Brick, 3 Sides Masonry, Siding, Cement Fiber

Exterior Features	Patio Slab, Covered Patio, Deck/Balcony, Chain Link Fence, Sprinkler System, Double Pane Windows, Decorative Bars, Storage Building/Shed, Has Gutters, Mature Trees, Other - See Remarks
Lot Description	On Greenbelt, Bluff View, County View, 1 - 2 Acres, Wooded, Mature Trees (ext feat), Gently Rolling
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Northside
Elementary	Aue Elementary School
Middle	Rawlinson
High	Clark

Additional Information

Date Listed	October 23rd, 2025
Days on Market	12
HOA Fees	225.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Agent	Christopher Drayton
Listing Office	Levi Rodgers Real Estate Group

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