

\$750,000 - 24314 Downhill Lie, San Antonio

MLS® #1919895

\$750,000

4 Bedroom, 3.00 Bathroom, 3,102 sqft

Residential on 0.18 Acres

CIBOLO CANYONS/MONTEVERDE, San Antonio, TX

BETTER THAN NEW GEM! Hurry over to gated Vista Verde - one of the prestigious Cibolo Canyons neighborhoods to enjoy an IMMACULATE , magazine-cover-story-worthy single-story charmer with just over 3000 sq. ft. THIS back patio is THE back patio where you want to spend your mornings AND your shady afternoons and evenings gazing out at acres of lush trees with the acclaimed Marriott TPC just out of sight and a jogging trail outside your back gate allowing for hiking, biking and peaceful nature 24/7. There is always a breeze on THIS back patio with a quaint porch swing swaying gently. Inside, enjoy designer touches everywhere from the light fixtures, door and drawer pulls in the chef's kitchen and bathrooms to on-trend paint selections. The front room is a private executive office with glass French doors (currently used as the Grand Piano room). Two bedrooms share a jack-&-jill bath and - down the hall - find a generous and unusual laundry room! This laundry room comes complete with an air-drying rack/space, dog washing sink and tile floor with drain! Next comes the media room with projector and speakers to make your movie night really come to life behind the solid French doors. Another guest suite with private bath is in the center of this home. Wow your friends when you entertain in this spacious living, dining and kitchen/breakfast area! Plenty of windows bring the outside inside as you feel like you are living in the



trees! The large island seats many guests and provides a spacious work surface. The custom cabinets are plentiful and include glass-front cabinets on top for displaying your treasures. Gas cooking is a definite PLUS! The primary suite is gorgeous with custom lighting on either side of the bed and huge windows overlooking the trees. The en suite bath truly provides a spa experience from the huge garden tub to the walk-through large shower and multi-closets. The three-car, tandem garage is pristine with an epoxy floor that is spotless and houses a tankless water heater with a place for a water softener. Perry Homes builds an energy efficient home with foam insulation, HERS rating, Energy Star Certification, 16+ SEER HVAC, low flow commodes, radiant barrier decking, low-e windows, Energy Star Appliances and smart-home features to control your security, lighting, audio-visual and more. Finally - the Cibolo Canyon amenity centers are the best around with a lazy river, two resort-style swimming pools, splash pad, fitness centers, clubhouse, sports courts and scenic walking trails. Two world-class PGA Tour TPC golf courses are available next door at the Marriott TPC Resort. The location is also ideal for commuters, with quick access to 1604, Evans Road, Bulverde Road, and Highway 281. Nearby, you'll find medical facilities, shopping, dining, and entertainment. This one is special. Hurry over!

Built in 2023

Essential Information

MLS® #	1919895
Price	\$750,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3

Square Footage	3,102
Acres	0.18
Year Built	2023
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Traditional, Texas Hill Country
Status	Active

Community Information

Address	24314 Downhill Lie
Area	1804
Subdivision	CIBOLO CANYONS/MONTEVERDE
City	San Antonio
County	Bexar
State	TX
Zip Code	78261

Amenities

Amenities	Controlled Access, Pool, Clubhouse, Park/Playground, Jogging Trails, Sports Court, Bike Trails, BBQ/Grill
Parking	Attached
Pool	None

Interior

Interior	Three Living Area, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Media Room, Utility Room Inside, Secondary Bedroom Down, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Pull Down Storage, Cable TV Available, High Speed Internet, All Bedrooms Downstairs, Laundry Main Level, Laundry Room, Walk in Closets, Attic - Partially Floored, Attic - Pull Down Stairs, Attic - Radiant Barrier Decking
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Cook Top, Self-Cleaning Oven, Microwave Oven, Gas Cooking, Disposal, Dishwasher, Ice Maker Connection, Water Softener (owned), Vent Fan, Smoke Alarm, Security System (Owned), Pre-Wired for Security, Gas Water Heater, Garage Door Opener, Plumb for Water Softener, Solid Counter Tops, Custom Cabinets, Carbon Monoxide Detector
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable

# of Stories	1.0
Stories	1

Exterior

Exterior	4 Sides Masonry, Stone/Rock, Cement Fiber
Exterior Features	Covered Patio, Privacy Fence, Sprinkler System, Double Pane Windows, Has Gutters
Lot Description	On Greenbelt, County Vlew
Roof	Heavy Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Judson
Elementary	Wortham Oaks
High	Judson

Additional Information

Date Listed	November 1st, 2025
Days on Market	15
HOA Fees	1629.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Libby Ross
Listing Office	Coldwell Banker D'Ann Harper

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