

\$939,000 - 22415 Roan Forest, San Antonio

MLS® #1921235

\$939,000

5 Bedroom, 5.00 Bathroom, 4,042 sqft
Residential on 0.59 Acres

EVANS RANCH, San Antonio, TX

Stunning Monticello-built home in the desirable gated community of Evans Ranch! This spacious 5-bedroom, 4.5-bath home offers over 4,000 sq. ft. of refined living with a functional open layout, soaring ceilings, and abundant natural light. The chef's kitchen is an entertainer's dream with a large island, double ovens, gas cooking, and seamless flow into the family and dining areas. Two bedrooms, including the primary suite, are conveniently located downstairs. The secondary downstairs bedroom features a full bath with direct access to the deck-perfect as a guest suite or cabana bath for poolside convenience. Upstairs, you'll find three additional bedrooms and two full baths, including a Jack-and-Jill layout, plus a spacious game room with a wet bar area, ideal for entertaining or movie nights. Step outside to your private backyard retreat-an entertainer's paradise featuring a sparkling heated pool and spa, expansive patios, mature trees, and Trex decking for easy maintenance and lasting beauty. Perfect for gatherings or quiet evenings under the stars. Enjoy the privacy and tranquility of the greenbelt lot while being minutes from shopping, and dining. Top Rated NEISD schools. There is a private gate that opens to Roan Forest Elementary for the ease of drop-offs and pickups. The Middle School is also just down the street and Johnson High School is nearby.

Built in 2004



Essential Information

MLS® #	1921235
Price	\$939,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,042
Acres	0.59
Year Built	2004
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Contemporary
Status	Active

Community Information

Address	22415 Roan Forest
Area	1802
Subdivision	EVANS RANCH
City	San Antonio
County	Bexar
State	TX
Zip Code	78259

Amenities

Amenities	Controlled Access, Park/Playground
Parking	Side Entry
Has Pool	Yes
Pool	In Ground Pool, AdjoiningPool/Spa, Pool is Heated, Pools Sweep

Interior

Interior	Two Living Area, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Game Room, 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
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Cook Top, Microwave Oven, Gas Cooking, Disposal, Dishwasher, Ice Maker Connection, Smoke Alarm, Electric Water Heater, Garage Door Opener, Solid Counter Tops, Double Ovens

Heating	Central
Cooling	Three+ Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Family Room
# of Stories	2.0
Stories	2

Exterior

Exterior	Stone/Rock, Stucco
Exterior Features	Patio Slab, Covered Patio, Deck/Balcony, Privacy Fence, Wrought Iron Fence, Sprinkler System, Double Pane Windows, Mature Trees
Lot Description	1/2-1 Acre
Roof	Heavy Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Reagan High School
Elementary	Roan Forest
Middle	Tejeda
High	Johnson

Additional Information

Date Listed	November 7th, 2025
Days on Market	13
HOA Fees	1140.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Jo Helen Clark
Listing Office	Coldwell Banker D'Ann Harper

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