

\$519,000 - 3331 Brooktree Ct, San Antonio

MLS® #1922296

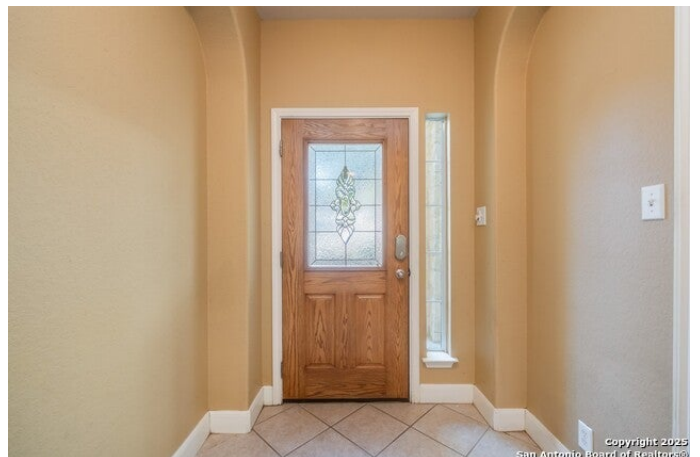
\$519,000

4 Bedroom, 4.00 Bathroom, 3,496 sqft

Residential on 0.24 Acres

Cibolo Canyon, San Antonio, TX

Discover this very spacious 4-bedroom plus office, 3.5-bath home with 3,496 sq ft of living space, perfectly situated on a 0.24-acre cul-de-sac lot in the highly desirable Cibolo Canyon community. The home is vacant and ready for its new owners, featuring a wooden and wrought iron-fenced backyard that backs onto a greenbelt, providing a rare combination of privacy and outdoor appeal. Inside, soaring ceilings, archway interiors, and abundant natural light highlight an open floor plan designed for modern living. The living room features a striking stone-and-brick fireplace, while dedicated spaces for a media room, game room with pool table, and office complement the four bedrooms. The well-equipped kitchen includes an island, breakfast bar, granite counters, and ample cabinetry, making it ideal for both daily living and entertaining. Additional storage is plentiful throughout the home, and the oversized two-car garage with extra space adds convenience and utility. Outdoors include a sprinkler system, a storage shed, and a hot tub, perfect for gatherings, play, or relaxation. Residents enjoy a fantastic community center with a fitness room, two pools, including a lazy river, a playground, and plenty of activities for all ages. The home is also just minutes from Primrose School at Cibolo Canyons, offering added convenience for families. With its location, generous layout, and lifestyle amenities, this home represents a compelling opportunity in San Antonio.



Built in 2008

Essential Information

MLS® #	1922296
Price	\$519,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,496
Acres	0.24
Year Built	2008
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story
Status	New

Community Information

Address	3331 Brooktree Ct
Area	1804
Subdivision	Cibolo Canyon
City	San Antonio
County	Bexar
State	TX
Zip Code	78261

Amenities

Amenities	Controlled Access, Pool, Clubhouse, Park/Playground
Parking	Two Car Garage, Attached
Pool	Hot Tub

Interior

Interior	Three Living Area, Separate Dining Room, Eat-In Kitchen, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Game Room, Media Room, Utility Room Inside, High Ceilings, Open Floor Plan, Cable TV Available, Laundry Main Level, Laundry Room, Walk in Closets
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Microwave Oven, Stove/Range, Gas Cooking, Disposal, Dishwasher, Water Softener (owned), Smoke Alarm, Security System (Owned), Gas Water Heater, Garage Door Opener, Smooth Cooktop,

	Solid Counter Tops
Heating	Central, 2 Units
Cooling	Two Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Living Room, Gas Logs Included
# of Stories	2.0
Stories	2

Exterior

Exterior	Brick, 4 Sides Masonry, Cement Fiber, Rock/Stone Veneer
Exterior Features	Deck/Balcony, Privacy Fence, Wrought Iron Fence, Sprinkler System, Double Pane Windows, Storage Building/Shed, Has Gutters, Mature Trees
Lot Description	Cul-de-Sac/Dead End, Partially Wooded, Level
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Reagan High School
Middle	Tex Hill
High	Johnson

Additional Information

Date Listed	November 12th, 2025
Days on Market	8
HOA Fees	850.00
HOA Fees Freq.	Semi-Annually

Listing Details

Listing Agent	Christopher Watters
Listing Office	Watters International Realty

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