

\$1,070,000 - 35 Dominion Heights, San Antonio

MLS® #1924124

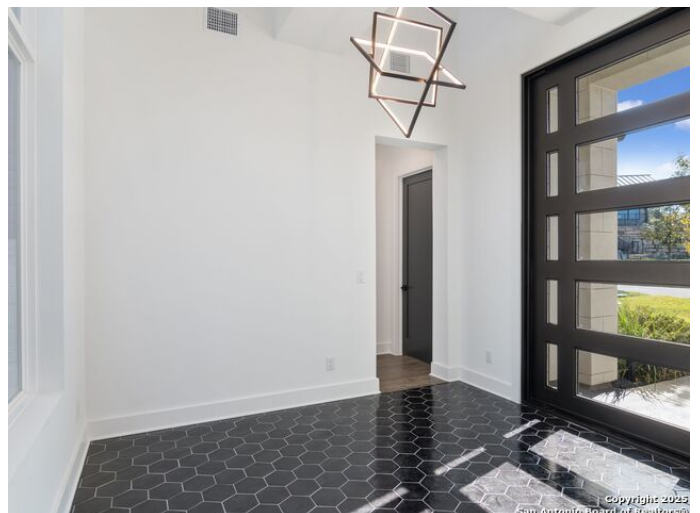
\$1,070,000

3 Bedroom, 3.00 Bathroom, 2,852 sqft

Residential on 0.13 Acres

THE DOMINION, San Antonio, TX

Discover elevated living in Dominion Heights, the newest enclave within The Dominion. This residence blends architectural intention with modern comfort, designed by Gustavo Arredondo and crafted by Dwell Dominion Group with refined materials, natural light, long sightlines, and seamless indoor-outdoor connection. A five-foot by ten-foot steel pivot door opens to a voluminous entry framed by floating wood stairs and curated ceiling treatments with cove lighting. The main level lives as a true single-story experience with soaring ceilings across the great room, dining area, and chef's kitchen. Walls of windows capture uninterrupted views of the private courtyard, creating a calm center point visible from the main living spaces and the primary suite. The kitchen pairs clean lines with performance: double-stack maple cabinetry, quartz surfaces, a pot-filler, and a full Cafe Series appliance suite including a 48" built-in refrigerator, 36" commercial-style gas cooktop, double ovens, and wine cooler. The primary suite is refined and serene, offering a floating double vanity with toe-kick lighting, a mosaic-tiled feature wall, a free-standing soaking tub with quartz ledge, and an oversized frameless-glass shower. A secondary bedroom on the main level offers flexibility for guest accommodations or a dedicated office. Upstairs, a private third bedroom with en-suite bath accompanies a loft-style living space ideal for lounge or media use. Exterior architecture features stucco



masonry with stone and lpe accents, a metal roof, stained concrete porches, full irrigation, and a landscaped courtyard framed by a sculptural metal trellis and water feature. The oversized two-car garage includes epoxy flooring and additional room for a golf cart. Quality features include open-cell foam insulation, two Lennox 16-SEER heat pump systems, a Rinnai tankless water heater with recirculation loop, Low-E windows, LED lighting, and engineered structural framing. The social membership initiation fee to The Dominion Country Club is included with the home purchase.

Built in 2024

Essential Information

MLS® #	1924124
Price	\$1,070,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,852
Acres	0.13
Year Built	2024
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Contemporary
Status	New

Community Information

Address	35 Dominion Heights
Area	1003
Subdivision	THE DOMINION
City	San Antonio
County	Bexar
State	TX
Zip Code	78257

Amenities

Amenities	Controlled Access, Pool, Tennis, Golf Course, Clubhouse, Park/Playground, Guarded Access
Parking	Two Car Garage, Golf Cart, Oversized
Pool	None

Interior

Interior	Two Living Area, Separate Dining Room, Eat-In Kitchen, Island Kitchen, Walk-In Pantry, Study/Library, Loft, Utility Room Inside, Secondary Bedroom Down, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, Laundry Main Level, Walk in Closets
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Microwave Oven, Gas Cooking, Disposal, Dishwasher, Ice Maker Connection, Smoke Alarm, Gas Water Heater, Garage Door Opener, Solid Counter Tops, Double Ovens, Custom Cabinets, Carbon Monoxide Detector, Private Garbage Service
Heating	Central
Cooling	Two Central
Fireplaces	Not Applicable
# of Stories	2.0
Stories	2

Exterior

Exterior	4 Sides Masonry, Stone/Rock, Wood, Stucco
Exterior Features	Covered Patio, Wrought Iron Fence, Sprinkler System, Double Pane Windows
Roof	Metal
Construction	New
Foundation	Slab

School Information

District	Northside
Elementary	Leon Springs
Middle	Rawlinson
High	Clark

Additional Information

Date Listed	November 20th, 2025
Days on Market	1
HOA Fees	290.00
HOA Fees Freq.	Monthly

Listing Details

Listing Agent Binkan Cinaroglu

Listing Office Kuper Sotheby's Int'l Realty

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