

\$1,200,000 - 22817 Linwood Rdg, San Antonio

MLS® #1454101

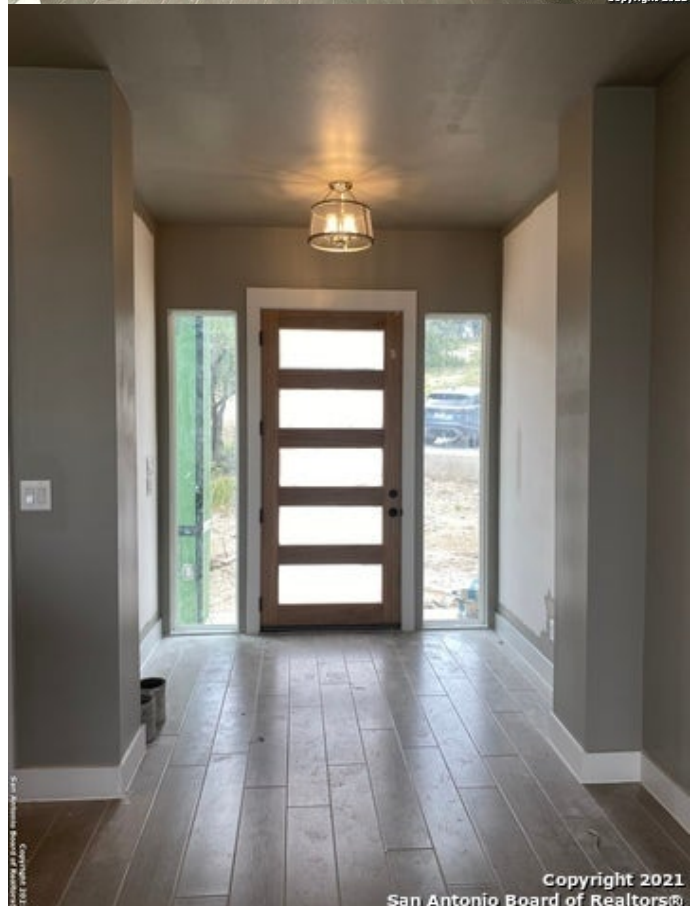
\$1,200,000

4 Bedroom, 4.00 Bathroom, 3,683 sqft

Residential on 0.71 Acres

CANYONS AT SCENIC LOOP, San Antonio, TX

Welcome to this modern trilevel custom built home with over 1000 square feet of outdoor living areas on multiple levels to take in the breathtaking panoramic views! Well crafted and designed by the up and coming designer Gustavo A. Guerra. Gustavo has created this unique multi-level home with careful attention to the lot's natural topography and preservation of the natural landscape. The dwelling has been optimally placed toward a southern hill country view with a large expanse of Pella windows to naturally capture sunlight while minimizing the warmth of the sun's direct light. Upon entry, homeowners and guests alike will be greeted with astonishing panoramic views of opulent canyons and hills which can also be viewed from an expansive patio perfect for al fresco dining or sharing a bottle of wine from the designer wine closet. Additional features of the mid-level include a large family area with a fireplace, gourmet island kitchen with state of the art appliances, double ovens, walk-in pantry and 2 RO water systems, executive home office and the essential laundry room. The upper level contains a sophisticated and serene penthouse styled owner's suite which includes a sitting area, abundant panoramic southern facing views from bedroom and private terrace (pre-plumbed for a hot tub or ease to water plants), spacious walk in closet, coffee bar, a cozy fireplace, and an en-suite similar to a 5 star resort hotel with a freestanding soaker tub within a large walk in shower (excellent for



facials). The sublevel boasts a game room, guest bedroom with en-suite and an additional 2 bedrooms with a shared bathroom. All downstairs bedrooms enjoy the natural privacy of the landscape. Pella triple sliding door located off of the game room provides an exit to additional outdoor living/entertaining space with well-appointed lighting. Such an unparalleled property with over a 1,000 sq. ft. of outdoor/entertainment living space, this home is sure to provide ample space for your family to enjoy! Buyers can make selections if you contract quickly. Home to be completed Spring 2021. Additional upgrades include a REME Halo UV light air purification system, pre-wiring for solar energy, energy efficient designer landscaping will be completed before closing. Call today for a tour! Home almost completed!

Built in 2020

Essential Information

MLS® #	1454101
Price	\$1,200,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,683
Acres	0.71
Year Built	2020
Type	Residential
Sub-Type	Single Family Detached
Style	3 or More, Contemporary
Status	Active

Community Information

Address	22817 Linwood Rdg
Subdivision	CANYONS AT SCENIC LOOP

City	San Antonio
County	Bexar
State	TX
Zip Code	78255

Amenities

Amenities	Controlled Access
Parking	Attached, Oversized, Side Entry
Pool	None

Interior

Interior	Two Living Area, Attic - Radiant Barrier Decking, Breakfast Bar, Cable TV Available, Game Room, High Ceilings, High Speed Internet, Island Kitchen, Laundry Main Level, Open Floor Plan, Separate Dining Room, Study/Library, Utility Room Inside, Walk in Closets, Walk-In Pantry
Appliances	Built-In Oven, Chandelier, Cook Top, Ceiling Fans, Custom Cabinets, Disposal, Dryer Connection, Dishwasher, Electric Water Heater, Garage Door Opener, Gas Cooking, Microwave Oven, Plumb for Water Softener, Self-Cleaning Oven, Smoke Alarm, Stove/Range, Washer Connection
Heating	3+ Units, Central, Zoned
Cooling	Three+ Central, Zoned
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas Starter, Living Room, Master Bedroom, Two
Stories	3+

Exterior

Exterior	Stucco
Exterior Features	Covered Patio, Double Pane Windows, Deck/Balcony, Has Gutters, Patio Slab, Special Yard Lighting, Sprinkler System, Mature Trees
Lot Description	1/2-1 Acre, Bluff View, County View, Gently Rolling, Mature Trees (ext feat)
Roof	Metal
Construction	New
Foundation	Slab

School Information

District	Northside ISD
Elementary	Sara B McAndrew
Middle	Rawlinson

High

Clark

Listing Details

Listing Office

Rainmaker Realty

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