

\$344,535 - 9336 Aten Shore, San Antonio

MLS® #1513640

\$344,535

5 Bedroom, 3.00 Bathroom, 2,555 sqft
Residential on 0.00 Acres

Valley Ranch, San Antonio, TX

The Llano is a two-story, 2555 square foot, 5 bedroom, 2.5 bathroom layout is designed to provide a fun, spacious living space for you and your growing family. The first floor includes a large open-to-above entry that leads to a powder bath and spacious living area. Off the entry is the bedroom 1 suite which includes a peaceful sitting area, nice ensuite, and large walk-in closet. The living room flows into a large eat-in kitchen which includes beautiful granite countertops and Whirlpool stainless steel appliances. The separate dining area extends to an outdoor covered patio, perfect for relaxing evenings outside. The second floor includes a welcoming loft space, a full bath, and four secondary bedrooms with large closets. You'll enjoy added security in your new home with our Home is Connected features. Using one central hub that talks to all the devices in your home, you can control the lights, thermostat and locks, all from your cellular device. Additional features include, tall 9-foot ceilings, 2-inch faux wood blinds throughout the home, full yard irrigation, radiant barrier roof decking, and pre-plumb for water softener loop. Welcome to Valley Ranch, #1 ranked community designed for families, friends and neighbors in every stage of life. Find beautiful new homes on the northwest side of San Antonio, near Loop 1604 and Culebra Rd. Floor plans vary from three to six bedrooms and include granite countertops, stainless steel appliances, 9-foot ceilings, and much



more. These spacious floor plans range from 1,736 square feet to over 3,500 square feet. Valley Ranch new construction homes will feature D.R. Horton's new smart home system, Home Is Connected, ensuring security and peace of mind. Don't miss out on these new homes in a great location and at a great price!

Highlights Include: Northside Independent School District- Kallison Elementary School located within the community *contact district to confirm due to Northside ISD cap 10,000 square feet of resort-style amenities Weekly activities organized by the Valley Ranch Lifestyle Director *USDA 100% Financing Available if you qualify

Built in 2021

Essential Information

MLS® #	1513640
Price	\$344,535
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,555
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story
Status	Pending

Community Information

Address	9336 Aten Shore
Subdivision	Valley Ranch
City	San Antonio
County	Bexar
State	TX
Zip Code	78254

Amenities

Amenities	Pool, Tennis, Clubhouse, Park/Playground, Jogging Trails, Sports Court
Parking	Two Car Garage
Pool	None

Interior

Interior	Eat-In Kitchen, Island Kitchen, High Ceilings, Open Floor Plan, Cable TV Available, Two Living Area, Loft, Utility Area in Garage
Appliances	Washer Connection, Dryer Connection, Self-Cleaning Oven, Microwave Oven, Stove/Range, Gas Cooking, Disposal, Dishwasher, Ice Maker Connection, Smoke Alarm, Pre-Wired for Security, Gas Water Heater, Garage Door Opener, Plumb for Water Softener, Solid Counter Tops
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	2
Stories	2

Exterior

Exterior	Brick, Stone/Rock, Siding, Cement Fiber
Exterior Features	Covered Patio, Privacy Fence, Sprinkler System, Double Pane Windows
Roof	Composition
Construction	New
Foundation	Slab

School Information

District	Northside ISD
Elementary	Kallison
Middle	FOLKS
High	John Marshall Harlan HS

Listing Details

Listing Office	Keller Williams Heritage
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