

# \$321,445 - 13909 Cool Dawn, San Antonio

MLS® #1515782

## \$321,445

2 Bedroom, 3.00 Bathroom, 1,906 sqft  
Residential on 0.00 Acres

VALLEY RANCH, San Antonio, TX

Located at The Orchards of Valley Ranch, in the secluded gated community of ACTIVE ADULT LIVING, The Peach Tree offers a manageable floor plan with 2 bedrooms, 2.5 bathrooms, a large office and 3-sided masonry. With easy access from the first bedroom suite with dual vanity and a roll-in shower, to the utility room, this open floor plan is elegant and perfect for gatherings. 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. The package also includes an Amazon Dot to make voice activation a reality in your new Smart Home. Other features include full irrigation/landscaping, private ensuite in the guest bedroom, stainless steel appliances including a gas cooktop and tall 9-foot ceilings.

Built in 2021

## Essential Information

MLS® #	1515782
Price	\$321,445
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,906
Acres	0.00



Year Built	2021
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Contemporary
Status	Pending

### Community Information

Address	13909 Cool Dawn
Subdivision	VALLEY RANCH
City	San Antonio
County	Bexar
State	TX
Zip Code	78254

### Amenities

Amenities	Controlled Access, Pool, Tennis, Clubhouse, Park/Playground, Jogging Trails, Sports Court, Bike Trails, BBQ/Grill, Basketball Court, Volleyball Court, Lake/River Park, Fishing Pier, Other - See Remarks
Parking	Two Car Garage, Attached
Pool	None

### Interior

Interior	One Living Area, Eat-In Kitchen, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Utility Room Inside, Secondary Bedroom Down, 1st Floor Lvl/No Steps, Open Floor Plan, Cable TV Available, High Speed Internet, All Bedrooms Downstairs, Laundry in Closet, Laundry Main Level, Laundry Room, Telephone, Walk in Closets, Attic - Access only, Attic - Radiant Barrier Decking
Appliances	Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Microwave Oven, Stove/Range, Gas Cooking, Disposal, Dishwasher, Ice Maker Connection, Vent Fan, Smoke Alarm, Pre-Wired for Security, Gas Water Heater, Plumb for Water Softener, Solid Counter Tops, Custom Cabinets, Carbon Monoxide Detector, Private Garbage Service
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	1
Stories	1

### Exterior

Exterior	Brick, Cement Fiber
Exterior Features	Patio Slab, Covered Patio, 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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