

# \$247,300 - 9918 Cotton Grass, San Antonio

MLS® #1553933

## \$247,300

3 Bedroom, 2.00 Bathroom, 1,310 sqft  
Residential on 0.00 Acres

Valley Ranch, San Antonio, TX

This home is currently under construction. The Mabry is a single-story, 1310 sq. ft., 3 bedroom, 2 bathroom floor plan, designed to provide you and your family a comfortable place to call home. The inviting entryway leads to a private hallway connecting the two secondary bedrooms and a full bath. The long foyer opens up into the spacious living area. The large dining area connects to the spacious kitchen. Enjoy preparing meals and spending time together gathered around the kitchen island. The bedroom 1 suite is located off the foyer. It includes a large walk-in closet with built-in shelving and a relaxing ensuite. 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 sheet vinyl flooring at entry, downstairs living areas, and wet areas, black appliances and flat panel maple cabinets. New construction homes at Valley Ranch in San Antonio, TX! 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 of San Antonio, near Loop 1604 and Culebra Rd. Floor plans vary from two to five bedrooms and include granite countertops (per plan), black or stainless steel appliances per plan, 9-foot ceilings and much more. These spacious floor plans range from 945 square feet to 2,678 square feet. Valley Ranch

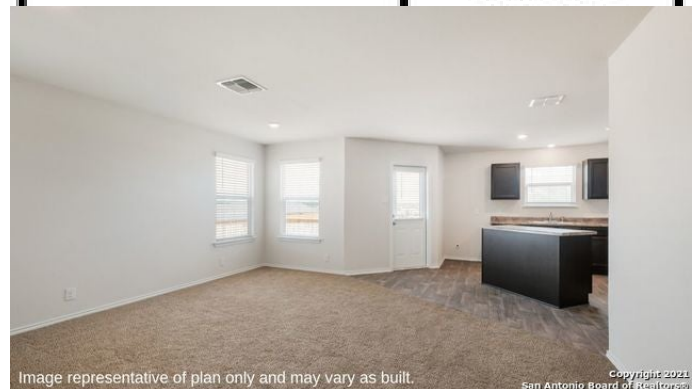
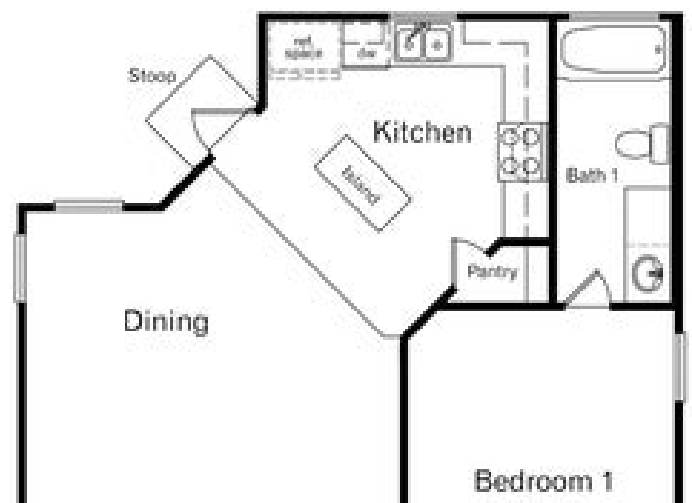
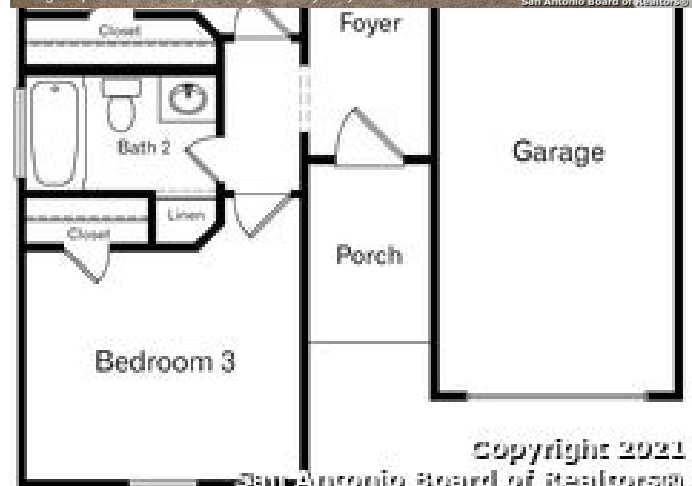


Image representative of plan only and may vary as built.



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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 (Nathan Kallison Elementary School located within the community) \*contact district to confirm due to Northside ISD cap 10,000 square feet of resort-style amenities Nearby hiking at Government Canyon, shopping, restaurants, and entertainment Weekly activities organized by the Valley Ranch Lifestyle Director \*USDA 100% Financing Available if you qualify

Built in 2021

### **Essential Information**

MLS® #	1553933
Price	\$247,300
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,310
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Traditional
Status	Price Change

### **Community Information**

Address	9918 Cotton Grass
Subdivision	Valley Ranch
City	San Antonio
County	Bexar
State	TX
Zip Code	78254

### **Amenities**

Amenities	Pool, Tennis, Clubhouse, Park/Playground, Jogging Trails, Sports Court, BBQ/Grill, Basketball Court, Fishing Pier
Parking	One Car Garage
Pool	None

### **Interior**

Interior	One Living Area, Liv/Din Combo, Open Floor Plan, Cable TV Available, Laundry Main Level, Laundry Room, Telephone
Appliances	Washer Connection, Dryer Connection, Stove/Range, Gas Cooking, Disposal, Dishwasher, Ice Maker Connection, Smoke Alarm, Gas Water Heater
Heating	Central, Heat Pump
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	1
Stories	1

### **Exterior**

Exterior	Siding, Cement Fiber
Exterior Features	Privacy Fence, Sprinkler System, Double Pane Windows
Roof	Composition
Construction	New
Foundation	Slab

### **School Information**

District	Northside ISD
Elementary	Kallison
Middle	FOLKS
High	Harlandale

### **Listing Details**

Listing Office	Keller Williams Heritage
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