

\$975,000 - 302 Champion Falls, San Antonio

MLS® #1556133

\$975,000

4 Bedroom, 4.00 Bathroom, 4,692 sqft
Residential on 0.80 Acres

Champions Ridge, San Antonio, TX

Beautiful Stadler 4BR, 3.5BA home is nestled on a majestic oak-studded corner lot of a culdesac in the sought for gated/guard Champions Ridge community. This home has it all! Home includes open floor plan, formal living room & dining, private study with built-in shelving & closet, ample built-in storage, 2 computer work stations, huge gameroom, soaring ceilings, plantation shutters, crown molding, engineered hard wood flooring, ceramic tile, carpeting in bedrooms & tons of storage in oversized garage. Spacious kitchen features stainless appliances, granite countertops, generous storage, custom cabinetry, double ovens, gas cooktop, kitchen island & bar. Downstairs family room features custom built-in shelving & cabinets for additional storage, Austin stone fireplace & wall, & vaulted ceiling. Owner's retreat features hardwood flooring, tray ceiling, ceiling fan, exercise room/secondary closet, his & hers vanity, garden tub with whirlpool, spacious closet with built-in chest of drawers. Spacious utility room with utility sink, built-in cabinetry & space for extra refrigerator. No expense was spared in creating an oasis of outdoor living featuring a sparkling pool & inviting hot tub, covered patio, cabana area with outdoor kitchen & fireplace, lit sport court in backyard! An allowance will be offered for missing kitchen icemaker.

Built in 2003



Essential Information

MLS® #	1556133
Price	\$975,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,692
Acres	0.80
Year Built	2003
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Traditional
Status	Active Option

Community Information

Address	302 Champion Falls
Subdivision	Champions Ridge
City	San Antonio
County	Bexar
State	TX
Zip Code	78258

Amenities

Amenities	Controlled Access, Basketball Court, Tennis
Parking	Attached, Side Entry
Has Pool	Yes
Pool	Hot Tub, In Ground Pool

Interior

Interior	Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Utility Room Inside, High Ceilings, Open Floor Plan, Pull Down Storage, Cable TV Available, High Speed Internet, Laundry Main Level, Walk in Closets, Attic - Pull Down Stairs, Three Living Area, Game Room
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Cook Top, Self-Cleaning Oven, Microwave Oven, Gas Cooking, Refrigerator, Disposal, Dishwasher, Ice Maker Connection, Smoke Alarm, Security System (Owned), Pre-Wired for Security, Garage Door Opener, City Garbage service, Built-In Oven, Double Ovens, Gas Water Heater,

	Plumb for Water Softener, Water Softener (owned), Solid Counter Tops
Heating	Central, 3+ Units
Cooling	Three+ Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Living Room, Gas
# of Stories	2
Stories	2

Exterior

Exterior	Stucco
Exterior Features	Covered Patio, Privacy Fence, Sprinkler System, Double Pane Windows, Mature Trees, Gas Grill, Has Gutters, Outdoor Kitchen, Wrought Iron Fence
Lot Description	Corner, 1/2-1 Acre
Roof	Heavy Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Reagan High School ISD
Elementary	Canyon Ridge Elem
Middle	Barbara Bush
High	Ronald Reagan

Listing Details

Listing Office	Keller Williams Heritage
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