

# FEATURES & UPGRADES

10334 Lion Chase • San Antonio, TX 78251

4 Bedrooms | 2.5 Baths | 1,863 Sq Ft | 2 Stories | Built 2001

## MAJOR SYSTEMS & RECENT UPGRADES

- New roof (2026)
- Transferable HVAC warranty
- Updated garage doors (under 2 yrs)
- Wired for alarm system
- New HVAC — under 1 year old
- Water heater under 5 years old
- Plumbed for water softener
- Google Fiber available

## KITCHEN

- Granite countertops
- Updated stainless appliances
- Large single-basin sink
- Large walk-in pantry
- Tile backsplash
- Tile flooring
- Window above sink
- Extra pantry storage

## BATHROOMS

- Two full baths fully renovated
- Primary: floor-to-ceiling tile shower
- New toilets
- Updated guest bath vanity & sink
- Quartz countertops
- Primary: walk-in shower
- New flooring
- Updated downstairs half bath

## INTERIOR & LAYOUT

- All 4 bedrooms upstairs
- Two living areas
- Formal dining — flex office/playroom
- Laminate stairs
- Architectural archways
- Primary suite walk-in closet
- Two dining / eating areas
- Recent laminate flooring
- Faux wood blinds
- Wall of windows in living area

## EXTERIOR & LOT

- Red brick elevation
- Mature shade trees
- Private fenced backyard
- Low-maintenance .12-acre lot
- Expanded back patio
- Recent landscaping
- Two-car attached garage
- Covered front entry

## COMMUNITY & LOCATION

- Sierra Springs neighborhood
- Community pool
- Inside Loop 1604, off Potranco Rd
- Minutes to Lackland & Kelly AFB
- NISD schools
- Park & playground
- Quick access to 151, 90 & 410
- Near SeaWorld, HEB, Costco

## FORWARD REAL ESTATE GROUP

For more information or to schedule a private showing, call or text Forward Real Estate at 210.438.1114.