



FORWARD
REAL ESTATE

3796 Pebble Beach

Features & Upgrades

INTERIOR HIGHLIGHT BULLETS:

- Spacious **single-story open layout** with 3 bedrooms & 2 full bathrooms
- **Dedicated study with barn doors** for work, playroom, or flex use
- **Quartz & butcher block counters** with modern backsplash
- **Stainless steel appliances:** range, microwave, dishwasher, refrigerator
- **Soft-close cabinetry** with abundant storage and updated hardware
- **Plantation shutters** throughout for light control & privacy
- **Open-concept family room** connected to kitchen and dining
- **Updated master suite** with spa-inspired bath and walk-in closet
- **Laminate wood-look flooring throughout** (no carpet) for easy care
- Neutral, move-in ready color palette to complement any style

EXTERIOR HIGHLIGHT BULLETS:

- **Backs to peaceful greenspace and walking trails** (former golf course) — no direct neighbors behind
- **Covered patio with ceiling fans & sunshade**, extended flagstone seating, privacy wall, and mature trees
- **Recent roof** plus transferable **foundation repair warranty & engineering letter** for peace of mind
- **Low maintenance yard, and new fence** adds curb appeal and security
- **Two-car garage** with plumbing for sink, water softener with workbench, and extra shelving for hobbies and storage
- **Low-maintenance lot** designed for shade, privacy, and year-round outdoor enjoyment
- Convenient access to **I-35, Randolph AFB, San Antonio, & New Braunfels**
- Great mix of privacy and community — **no immediate rear neighbors**