

**17003 Chianti Ridge San Antonio, TX 78255**

## **Features & Upgrades**

### **INTERIOR HIGHLIGHT BULLETS:**

- 3,750 SF | 4 Bedrooms | 3.5 Bathrooms | Game Room + Media Room
- Primary suite on the main level with spa bath & dual walk-in closets
- Private office with French doors and crown molding
- Two-story foyer with soaring ceilings and architectural details
- Hand-scraped wood floors, coffered ceilings, and decorative niches
- Gourmet kitchen: granite counters, custom cabinetry, gas cooktop, walk-in pantry
- Family room with tray ceiling, fireplace, tile flooring, and surround sound
- Game room with built-in desk and bookcases
- Media room with projector setup
- Jack-and-Jill bath upstairs with granite counters and dual sinks
- Spacious utility room with storage, drop station, and fridge space
- Alarm system, Ring doorbell, 9' doors, arches, recessed lighting, wrought iron rails
- 2 HVAC units, 2 water heaters, new carpeting, water softener

### **EXTERIOR HIGHLIGHT BULLETS:**

- .64-acre cul-de-sac lot with 180° greenbelt and downtown views
- Gated Sonoma Mesa neighborhood with private access
- Covered brick paver front porch and extended back deck
- Above-ground pool with spa and recent \$15K landscaping
- New roof (2019), gutters, floodlights, sprinkler system
- Four sides masonry with stone and brick exterior
- Extra storage under deck and in 3-car garage with pull-down attic access
- Zeroscaped areas for low maintenance