

# MLS Features & Upgrades Sheet

Villas of Silverado Hills | San Antonio, TX

**Offered at \$274,900**

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## Property Overview

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A low-maintenance Pulte-built townhome offering 1,698 square feet across two stories, with two bedrooms, two and a half baths, and a two-car attached garage. Built in 2008 on a 0.12-acre lot in the gated Villas of Silverado Hills, the home sits on a quiet cul-de-sac with greenbelt views, no neighbor on one side, and a private fenced backyard. The open main level connects living, dining, and kitchen, while an upstairs loft adds flexible space for work or recreation. Zoned to Comal ISD with no city taxes, the property combines privacy, convenience, and a manageable lifestyle close to Stone Oak and US-281.

## Key Highlights

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- Gated community with controlled entry
- Quiet cul-de-sac with greenbelt views
- No neighbor on one side; corner-style placement with side yard
- Private fenced backyard with low-maintenance, no-grass design
- Large upstairs loft suited for a home office or flex space
- New roof and new fence
- No city taxes; zoned to Comal ISD
- Two-car attached garage

## Interior Features

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- Open living, dining, and kitchen layout
- Tile and wood-look laminate flooring downstairs
- Recessed lighting throughout main level
- Crown molding and updated fixtures
- Faux wood blinds on windows
- Half bath downstairs with pedestal sink

## Kitchen Features

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- Granite counters open to living and dining areas
- Tile backsplash
- Cabinet pulls and pull-out cabinet storage
- Recessed lighting
- All appliances convey

## Bedroom & Bathroom Features

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- Two bedrooms located upstairs
- Large walk-in closets in both bedrooms
- Two separate upstairs full bathrooms
- Garden tub/shower combinations in both full baths
- Utility room located upstairs for convenience

## Loft / Flex Space

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- Large upstairs loft with walk-in storage closet
- Well-suited for a dedicated home office or work-from-home setup
- Flexible for a home gym, media room, or game room
- Functions as additional living or guest space

## Exterior Features

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- Private fenced backyard with landscaping
- Greenbelt views and added privacy on one side
- Side yard from corner-style placement
- Covered patio with ceiling fan
- Deck and gazebo
- Paver, no-grass backyard design
- Drip irrigation system in backyard
- Exterior storage closet
- Front storm door; wired for alarm system

## Recent Updates & Maintenance

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- New roof
- New fence
- HVAC installed in 2019 with a recent compressor
- Consistent HVAC maintenance history

## HOA & Community Benefits

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- Gated community with HOA-maintained entry
- HOA maintains front yard and exterior
- Exterior insurance included through the HOA
- Reasonable HOA fees
- Low-maintenance, lock-and-leave lifestyle

## Location Advantages

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- Quick access to US-281
- Near Stone Oak, Canyon Springs, and Timberwood Park
- Convenient to shopping, dining, and parks
- Close to medical offices and everyday services

## Conveyances / Notes

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- All appliances convey

*Buyer to verify square footage, lot size, year built, HVAC details, HOA fees and coverage, school attendance, tax information, and all features prior to closing.*