

25011 Catalin Cliff

Features & Details · Pulte Norwalk Plan

5 BEDROOMS · 3 FULL BATHS · 3,146 SQ FT · 3-CAR GARAGE · 0.25 ACRE

Pool & Outdoor

- Heated fiberglass pool and raised spa, installed 2 years ago
- 3-year warranty on pump and heater, transferable
- Waterfall, deck jets, and lighting
- Elevated covered deck, recently stained, ceiling fan, string lights
- Flagstone patio and covered storage beneath the deck
- Green space behind, no rear neighbors, views across the tree canopy to the ridgeline

Systems & Updates

- New roof to be installed before closing
- Both HVAC units 2 years old; 10-year warranty through 2033, transferable via original installer
- Water softener under 1 year old, 2 water heaters
- Pergo waterproof plank throughout, installed 2 years ago; tile in baths; no carpet
- Fresh paint in common rooms, primary bedroom, and primary bath
- Recent fencing, sprinkler system, solar screens, alarm system, attic pull-down

Main Level

- Bedroom with private full bath, walk-in shower, and recent vanity
- Family room with stone fireplace and wall of windows to the deck
- Kitchen with gas range, stainless appliances, bar seating, walk-in pantry
- Built-in buffet with upper cabinets between kitchen and formal dining
- Formal dining, usable as a study; formal living; breakfast room with window seat and deck access
- Laundry room with window, upper cabinets, hanging rod, built-in shelving

Upper Level

- Primary bedroom with French doors, vaulted ceiling, 3 arched windows, sitting area
- Primary bath with 2 separate vanities, soaking tub, shower with seat, walk-in closet
- 3 additional bedrooms with ceiling fans and faux wood blinds; secondary bath with dual sinks
- Vaulted game room with French doors, rear view, media wiring

Financing

- Assumable VA loan, approx. \$276,040 balance at 3.375%, subject to lender approval

Community & Schools

- Bulverde Village pool, clubhouse, park, playground, sports court, volleyball court, trails
- NEISD · Cibolo Green Elementary · Tex Hill Middle · Johnson High School

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