

\$510,000 - 70 Nine Patch, Poteet

MLS® #1826418

\$510,000

4 Bedroom, 3.00 Bathroom, 2,466 sqft

Residential on 1.00 Acres

ALANNA HEIGHTS, Poteet, TX

Discover Modern Luxury and Timeless Charm Near San Antonio Nestled just a short drive from vibrant downtown San Antonio, Texas, or an even closer trip to quaint Poteet, Texas, this breathtaking residence by NuBuilt Homes combines craftsmanship with comfort on a sprawling 1-acre (+/-) oak-studded homesite. From the moment you arrive, the oversized driveway and attention to detail set this home apart. Step through the custom 42" entry door into a thoughtfully designed open floor plan that radiates elegance and functionality. The heart of the home is the gourmet kitchen, a chef's dream featuring: A central island with seating for four Luxurious granite countertops A premium stainless steel appliance package, including a 30" oven-microwave combo, six-burner cooktop, and dishwasher A spacious walk-in pantry for effortless organization Flowing seamlessly from the kitchen, the family room invites gatherings around the stunning wood-burning fireplace and under the impressive 72" ceiling fan, with a large fixed glass window offering serene views of the covered porch and yard. The dining area adds a touch of sophistication, illuminated by a striking LED glass chandelier that enhances your formal dinners while offering picturesque views through an additional fixed glass window. The primary suite is a private retreat, boasting 10' tray ceilings, a 72" ceiling fan, and a luxurious ensuite with a spa-like soaking tub, a multi-head shower, and premium finishes.



Additional bedrooms and a dedicated home office provide space for both relaxation and productivity. Durable ceramic tile flooring throughout ensures beauty and easy maintenance. Outdoor living is equally impressive, with large covered porches perfect for entertaining, an oversized two-car garage, and plenty of room to add a pool or play area. The oak-filled homesite offers tranquility and space to grow. This home is built with energy efficiency in mind, featuring: ZIP sheathing Low-E argon gas-filled windows Spray foam insulation in walls and roof Insulated garage door Whether you're hosting, working, or simply unwinding, this home is designed to meet every need. Schedule a visit today and see why this NuBuilt Homes masterpiece is the perfect place to call your own.

Built in 2024

Essential Information

MLS® #	1826418
Price	\$510,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,466
Acres	1.00
Year Built	2024
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Active

Community Information

Address	70 Nine Patch
Area	2900
Subdivision	ALANNA HEIGHTS

City	Poteet
County	Atascosa
State	TX
Zip Code	78065

Amenities

Amenities	None
Parking	Two Car Garage
Pool	None

Interior

Interior	One Living Area
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Stove/Range, Refrigerator, Dishwasher, Smoke Alarm, Pre-Wired for Security, Electric Water Heater, Garage Door Opener, Plumb for Water Softener, Solid Counter Tops, Custom Cabinets, Private Garbage Service
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	1.0
Stories	1

Exterior

Exterior	Brick
Roof	Composition
Construction	New
Foundation	Slab

School Information

District	Poteet Isd
Elementary	Poteet
Middle	Poteet
High	Poteet

Additional Information

Date Listed	December 2nd, 2024
Days on Market	312
HOA Fees	0.00

Listing Details

Listing Agent Scott Ruptier

Listing Office eXp Realty

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