

\$406,582 - 104 Tribus, Leon Valley

MLS® #1840898

\$406,582

3 Bedroom, 3.00 Bathroom, 1,791 sqft
Residential on 0.15 Acres

TRILOGY GROVE, Leon Valley, TX

BUILDER FLEX-CASH INCENTIVE AVAILABLE! Experience modern living at Trilogy Grove, a vibrant community where style and sustainability come together seamlessly. These beautifully crafted three-bedroom, 2.5-bath homes by Texas Homes blend energy efficiency, smart technology, and high-quality finishes to create a space that's both functional and effortlessly stylish. Designed with your lifestyle in mind, each home features open-concept layouts, soaring ceilings, and large windows that fill every room with natural light. The gourmet kitchens-complete with granite countertops, 42" cabinets, premium Samsung stainless steel appliances, and Moen fixtures-are perfect for cooking, gathering, and entertaining. When it's time to unwind, the luxurious primary suite offers a spa-inspired retreat with dual vanities, an enclosed shower, and a private water closet, while spacious secondary bedrooms provide flexibility for a home office or guest room. Smart home technology-including the Qolsys IQ Panel, Skybell WiFi video doorbell, programmable thermostats, and LiftMaster WiFi garage opener-enhances convenience and security. Outside, enjoy beautifully landscaped yards, zoned sprinkler systems, charming farmhouse and modern exteriors, and 8' fiberglass front doors with Kwikset SmartKey™ technology for added curb appeal. Energy-saving features such as a 16.3 SEER Daikin Heat Pump AC system, radiant barrier roof decking, and



advanced insulation ensure year-round comfort and efficiency. Homeowners receive personalized design consultations at the Texas Homes Design Center, where you can select finishes and upgrades to make your dream home a reality. With an 11-step quality assurance process and a 10-year transferable structural warranty, every home is built with precision and care. Trilogy Grove isn't just a home-it's a lifestyle that offers modern comfort, thoughtful design, and lasting peace of mind. Schedule your tour today and fall in love with your new home!

Built in 2025

Essential Information

MLS® #	1840898
Price	\$406,582
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,791
Acres	0.15
Year Built	2025
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story
Status	Active

Community Information

Address	104 Tribus
Area	0400
Subdivision	TRILOGY GROVE
City	Leon Valley
County	Bexar
State	TX
Zip Code	78238

Amenities

Amenities	None
Parking	Two Car Garage, Attached
Pool	None

Interior

Interior	One Living Area, Eat-In Kitchen, Breakfast Bar, Walk-In Pantry, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, High Speed Internet, Liv/Din Combo, Walk in Closets
Appliances	Washer Connection, Dryer Connection, Microwave Oven, Disposal, Dishwasher, Smoke Alarm, Custom Cabinets, Electric Water Heater, Gas Cooking, Stove/Range
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	2.0
Stories	2

Exterior

Exterior	Cement Fiber, Rock/Stone Veneer, Siding, Wood
Exterior Features	Patio Slab, Privacy Fence, Double Pane Windows, Sprinkler System
Roof	Other
Construction	New
Foundation	Slab

School Information

District	Northside
Elementary	Oak Hills Terrace
Middle	Neff Pat
High	Marshall

Additional Information

Date Listed	February 8th, 2025
Days on Market	269
HOA Fees	0.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Miguel Herrera
Listing Office	The Agency San Antonio

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