

\$820,000 - 17710 Bellini Hi, San Antonio

MLS® #1845023

\$820,000

3 Bedroom, 3.00 Bathroom, 3,083 sqft
Residential on 0.26 Acres

SHAVANO HIGHLANDS, San Antonio, TX

This uniquely designed, one-story custom Japhet home is located in the prestigious, gated Shavano Highlands community and is sure to captivate you. Approach the beautifully manicured, oversized premium lot with lush landscaping, outstanding curb appeal, and a spacious 3-car garage. Key features include generous rooms with a practical layout, a dedicated office, and an open floor plan with soaring ceilings. Gorgeous hardwood floors flow throughout high-traffic areas, while abundant natural light fills the home. Just steps away from biking and jogging trails, this home also boasts a chef's kitchen with upgraded counters, custom cabinetry offering ample storage, gas cooking, a large island, and high-end appliances. The expansive family room is designed for entertaining, with a stunning floor-to-ceiling rock fireplace. The master suite, located in its own private wing, features a luxurious ensuite with a large shower, dual vanities, and a custom tub. A dedicated media room, complete with surround sound, provides the ultimate viewing experience and could easily be transformed into a game room. Step outside to your own personal retreat: a large, covered patio with a custom fireplace that overlooks a peaceful greenbelt lot, offering plenty of space for a pool. The view is simply unmatched! Conveniently located with easy access to top schools, major highways, The Rim, La Cantera, UTSA, USAA, and the Medical Center, this home must be seen to fully



appreciate its many exquisite details!

Built in 2017

Essential Information

MLS® #	1845023
Price	\$820,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,083
Acres	0.26
Year Built	2017
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Price Change

Community Information

Address	17710 Bellini Hi
Area	1801
Subdivision	SHAVANO HIGHLANDS
City	San Antonio
County	Bexar
State	TX
Zip Code	78257

Amenities

Amenities	Controlled Access
Parking	Attached, Oversized
Pool	None

Interior

Interior	Two Living Area, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Media Room, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, All Bedrooms Downstairs, Laundry Main Level, Laundry Room, Walk in
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	Closets
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Microwave Oven, Gas Cooking, Disposal, Dishwasher, Water Softener (owned), Gas Water Heater, Garage Door Opener, Plumb for Water Softener, Solid Counter Tops, Custom Cabinets
Heating	Central
Cooling	One Central
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Two, Family Room, Gas, Other, Stone/Rock/Brick
# of Stories	1.0
Stories	1

Exterior

Exterior	4 Sides Masonry, Stone/Rock, Stucco
Exterior Features	Patio Slab, Covered Patio, Privacy Fence, Sprinkler System, Double Pane Windows, Has Gutters, Mature Trees
Lot Description	On Greenbelt, 1/4 - 1/2 Acre, Mature Trees (ext feat), Level
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Northside
Elementary	Blattman
Middle	Rawlinson
High	Clark

Additional Information

Date Listed	July 14th, 2025
Days on Market	112
HOA Fees	335.14
HOA Fees Freq.	Quarterly

Listing Details

Listing Agent	Angelina Peel
Listing Office	Power & Peel Real Estate

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