

# \$600,000 - 25518 Coronado Bluff, San Antonio

MLS® #1856075

**\$600,000**

4 Bedroom, 4.00 Bathroom, 3,462 sqft

Residential on 0.22 Acres

THE SUMMIT AT CANYON SPRINGS, San Antonio, TX

Welcome to this beautifully appointed 4-bedroom, 3.5-bath home with a 3-car garage, located in the gated community of The Summit at Canyon Springs. With over 3,400 sq ft of living space, this home luxuriously blends comfort, functionality, and thoughtful upgrades-including a brand-new roof (2025) and a recently replaced water heater. You'll also appreciate the double tank water softener and in-sink, triple-filtered reverse osmosis water system for added comfort and efficiency.

The open-concept layout is anchored by a dramatic stone fireplace and soaring ceilings. The spacious kitchen features a large granite island, gas cooktop, stainless steel appliances, and abundant cabinetry. A dedicated home office offers a quiet space to work from home, while the upstairs game room and separate home theater provide the perfect setting for entertainment and relaxation. The primary suite is located on the first floor, offering privacy and ease of access, and includes a spa-like bath with a jetted tub, walk-in shower, dual vanities, and two generous walk-in closets. Step outside to an entertainer's dream: a covered deck with built-in outdoor kitchen options, mature trees, and breathtaking panoramic views-perfect for watching citywide fireworks displays on the 4th of July and New Year's Eve. The terraced backyard includes a lower-level firepit area and plenty of space for pets or play. Enjoy all the benefits of a vibrant HOA community



featuring beautiful swimming and wading pools, a park with play structures, sports courts, bi-weekly garbage and recycling pickup, and 24-hour security surveillance. With convenient access to Hwy 281 and just 15 minutes from the airport, this home truly offers it all. Zoned to top-rated Comal ISD schools, this property is ideal for those who value space, convenience, and a lifestyle rich in amenities.

Built in 2010

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | 1856075                |
| Price          | \$600,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 3,462                  |
| Acres          | 0.22                   |
| Year Built     | 2010                   |
| Type           | Residential            |
| Sub-Type       | Single Family Detached |
| Style          | Two Story, Traditional |
| Status         | Active                 |

**Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 25518 Coronado Bluff         |
| Area        | 1803                         |
| Subdivision | THE SUMMIT AT CANYON SPRINGS |
| City        | San Antonio                  |
| County      | Bexar                        |
| State       | TX                           |
| Zip Code    | 78260                        |

**Amenities**

|           |                                                                                                          |
|-----------|----------------------------------------------------------------------------------------------------------|
| Amenities | Controlled Access, Pool, Tennis, Clubhouse, Park/Playground, Sports Court, Basketball Court, Golf Course |
|-----------|----------------------------------------------------------------------------------------------------------|

|      |      |
|------|------|
| Pool | None |
|------|------|

## Interior

|          |                                                                                                                                                                                                                                                                                                                                         |
|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior | Three Living Area, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Breakfast Bar, Study/Library, Game Room, Media Room, Utility Room Inside, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, Laundry Main Level, Walk in Closets, Attic - Partially Finished, Attic - Pull Down Stairs |
|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|            |                                                                                                                                                                                                                                                                                                                                                         |
|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances | Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Gas Cooking, Gas Grill, Disposal, Dishwasher, Ice Maker Connection, Water Softener (owned), Vent Fan, Smoke Alarm, Security System (Owned), Gas Water Heater, Garage Door Opener, Solid Counter Tops, 2+ Water Heater Units |
|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|         |         |
|---------|---------|
| Heating | Central |
|---------|---------|

|         |             |
|---------|-------------|
| Cooling | Two Central |
|---------|-------------|

|           |     |
|-----------|-----|
| Fireplace | Yes |
|-----------|-----|

|                 |   |
|-----------------|---|
| # of Fireplaces | 1 |
|-----------------|---|

|            |                                                               |
|------------|---------------------------------------------------------------|
| Fireplaces | One, Family Room, Wood Burning, Stone/Rock/Brick, Gas Starter |
|------------|---------------------------------------------------------------|

|              |     |
|--------------|-----|
| # of Stories | 2.0 |
|--------------|-----|

|         |   |
|---------|---|
| Stories | 2 |
|---------|---|

## Exterior

|          |                                    |
|----------|------------------------------------|
| Exterior | Brick, 4 Sides Masonry, Stone/Rock |
|----------|------------------------------------|

|                   |                                                                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Patio Slab, Covered Patio, Gas Grill, Deck/Balcony, Privacy Fence, Sprinkler System, Double Pane Windows, Has Gutters, Mature Trees, Stone/Masonry Fence, Outdoor Kitchen |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                 |            |
|-----------------|------------|
| Lot Description | Bluff View |
|-----------------|------------|

|      |             |
|------|-------------|
| Roof | Composition |
|------|-------------|

|              |           |
|--------------|-----------|
| Construction | Pre-Owned |
|--------------|-----------|

|            |      |
|------------|------|
| Foundation | Slab |
|------------|------|

## School Information

|          |       |
|----------|-------|
| District | Comal |
|----------|-------|

|            |        |
|------------|--------|
| Elementary | Specht |
|------------|--------|

|        |          |
|--------|----------|
| Middle | Bulverde |
|--------|----------|

|      |        |
|------|--------|
| High | Pieper |
|------|--------|

## Additional Information

|             |               |
|-------------|---------------|
| Date Listed | May 9th, 2025 |
|-------------|---------------|

|                |           |
|----------------|-----------|
| Days on Market | 179       |
| HOA Fees       | 398.00    |
| HOA Fees Freq. | Quarterly |

### **Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Agent  | Misti Rios               |
| Listing Office | Keller Williams Heritage |

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