

\$1,300,000 - 1994 Fm 3006, Pleasanton

MLS® #1857471

\$1,300,000

3 Bedroom, 3.00 Bathroom, 3,095 sqft

Residential on 5.05 Acres

CANDELARA RANCH, Pleasanton, TX

Luxury properties like this one don't become available very often, especially less than half an hour from downtown San Antonio.

Welcome to your dream home nestled on 5 acres! This meticulously maintained paradise offers a single-story transitional custom home and a custom built workshop. The home features 3 bedrooms, 2 full bathrooms and 1 half bath, which has outdoor access to the sparkling pool and patio. Upon entry, you are greeted by a bright and open design with views of the pool through the seamless wall of windows. To the right is the home office/flex space with glass & wood French doors and views of the lushly landscaped front yard. As you enter into the living room, you are greeted with a wall of televisions for the ultimate entertainment experience, including surround sound speakers that extend to the primary bedroom and bath as well as the front and back patios: all controlled from the designated media closet. The fabulous open floorplan is perfect for entertaining family and friends. The gourmet island kitchen is a chef's dream, complete with state-of-the-art JennAir appliances: 6 burner gas cook top, under counter microwave drawer, plus double wall ovens, dishwasher, and refrigerator in the open concept butler's kitchen and a walk-in pantry. The breakfast area offers plenty of space for casual dining or adding a more formal touch with the coffee/wine bar and mini wine refrigerator. The peaceful primary suite enjoys outside access to the patio and pool



and features a stunning bath with his and her walk-in closets, dual vanities, oversized walk-in shower that includes a rain shower system with body jets, walk-in linen closet, and custom drawers with leather granite counters (this space is plumbed for a garden tub). The separate guest wing offers two additional bedrooms and a magnificent bathroom with oversized dual vanity space. The laundry room has a farm sink, separate utility closet and plenty of space for an additional refrigerator. The garage entry space welcomes you with a catch-all custom cabinetry, wall of hooks and a bench. The residence also features a generous oversized two-car garage with separate bays and additional storage space. The custom workshop is approximately 1,200 square feet, fully insulated and plumbed for bathroom, with single car garage door, attached carport: can equip two cars, RV, boat, or lawn equipment. The resort-style backyard is a serene oasis complete with gorgeous pool (built in late 2023), wood burning fireplace, and outdoor kitchen: Bull gas grill, sink and mini refrigerator. It's perfect for hosting and enjoying the evenings under the big Texas starlit sky. The property is professionally landscaped, including a sprinkler system that extends approximately 1 1/2 acres and drip irrigation for all the flower beds, filled with a variety of oak trees and highlighted by professional lighting. The property has its own water well, in addition to access to the co-op water supply system. It is secured by an automatic custom iron gate, surrounded by five-row barbwire fencing and overlayed with ranch fencing. With the convenience of being just a few minutes from both IH-37 and US Hwy 281 and less than 30 minutes to downtown San Antonio, this is your opportunity to make this exceptional property your home!

Built in 2012

Essential Information

MLS® #	1857471
Price	\$1,300,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,095
Acres	5.05
Year Built	2012
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Traditional
Status	Active

Community Information

Address	1994 Fm 3006
Area	2004
Subdivision	CANDELARA RANCH
City	Pleasanton
County	Atascosa
State	TX
Zip Code	78064

Amenities

Amenities	None
Parking	Two Car Garage, Attached, Oversized, Side Entry
Has Pool	Yes
Pool	In Ground Pool

Interior

Interior	Island Kitchen, 1st Floor Lvl/No Steps, One Living Area, Two Eating Areas, All Bedrooms Downstairs, Eat-In Kitchen, High Ceilings, High Speed Internet, Laundry Main Level, Laundry Room, Open Floor Plan, Shop, Study/Library, Utility Room Inside, Walk in Closets, Walk-In Pantry
Appliances	Built-In Oven, Chandelier, Cook Top, Ceiling Fans, Custom Cabinets, Double Ovens, Disposal, Dryer Connection, Dishwasher, Garage Door Opener, Gas Grill, Gas Cooking, Microwave Oven, Private Garbage Service, Self-Cleaning Oven, Smoke Alarm, Vent Fan, Washer Connection

Heating	Central, 2 Units
Cooling	Two Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Other, Stone/Rock/Brick, Wood Burning
# of Stories	1.0
Stories	1

Exterior

Exterior	4 Sides Masonry, Stucco, Stone/Rock
Exterior Features	Additional Dwelling, Bar-B-Que Pit/Grill, Cross Fenced, Covered Patio, Double Pane Windows, Has Gutters, Outdoor Kitchen, Partial Sprinkler System, Patio Slab, Special Yard Lighting, Stone/Masonry Fence, Storage Building/Shed, Mature Trees, Wire Fence, Workshop
Lot Description	5 - 14 Acres, County Vlew, Horses Allowed, Level, Mature Trees (ext feat)
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Pleasanton
Elementary	Pleasanton
Middle	Pleasanton
High	Pleasanton

Additional Information

Date Listed	April 10th, 2025
Days on Market	207
HOA Fees	0.00

Listing Details

Listing Agent	Sara Garcia
Listing Office	Phyllis Browning Company

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