

\$1,950 - 12106 Casparis, San Antonio

MLS® #1864852

\$1,950

3 Bedroom, 2.00 Bathroom, 1,728 sqft

Rental on 0.14 Acres

STILLWATER RANCH, San Antonio, TX

Step into this inviting 3-bedroom, 2-bath residence that blends modern comfort with functional style. Featuring a spacious open floor plan and soaring ceilings, this home is designed to offer a light and airy feel from the moment you walk in. Durable vinyl flooring flows throughout the main living areas, while a dedicated office or studio space adds versatility for work or creative pursuits. The kitchen is fully equipped for everyday cooking and entertaining, complete with a gas stove, island, microwave, refrigerator, dishwasher and an eat-in dining area. A programmable thermostat and HVAC system ensure year-round comfort and plumbing for a water softener is already in place. The primary suite offers a private retreat, featuring a walk-in shower, double vanity and an in-room washer for added ease. Outside, enjoy a covered patio and privacy fence ideal for relaxing or hosting. A two-car garage with automatic door opener provides secure parking and storage. As part of a vibrant community, you'll have access to an impressive list of amenities: a pool, splash pad, kiddie pool, gym, clubhouse, playgrounds, picnic areas, walking and jogging trails, tennis and basketball courts. With shopping and parks nearby, everything you need is within easy reach. **Available on September 26, 2025** ***Our award winning Resident Benefits Package (RBP) required program includes Liability Insurance, Pest Control, Monthly Air Filter Delivery, Move-in



Concierge (utilities/cable/internet), Credit Building, Resident Rewards, Identity Fraud Protection and more for only \$65/mo. *If you provide your own insurance policy, the RBP cost will be reduced. Optional Premium Upgrades Available as well, More details in application. *PET APPS \$30 with credit card/debit payment per profile or \$25 by ACH per profile. All information in this marketing material is deemed reliable but is not guaranteed. Prospective tenants are advised to independently verify all information, including property features, availability, and lease terms, to their satisfaction. *some marketing photos may be virtually staged images*

Built in 2019

Essential Information

MLS® #	1864852
Price	\$1,950
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,728
Acres	0.14
Year Built	2019
Type	Rental
Sub-Type	Single Family Detached
Style	One Story
Status	Price Change

Community Information

Address	12106 Casparis
Area	0105
Subdivision	STILLWATER RANCH
City	San Antonio
County	Bexar
State	TX

Zip Code 78254

Amenities

Amenities Basketball Court, BBQ/Picnic, Bike Trails, Clubhouse, Exercise Room, Near Shopping, Playground, Pool, Tennis Court, Jogging Trail

Parking Two Car Garage, Attached

Pool None

Interior

Interior 1st Floor Lvl/No Steps, One Living Area, Attic - Pull Down Stairs, Breakfast Bar, Cable TV Available, Eat-In Kitchen, High Ceilings, High Speed Internet, Island Kitchen, Laundry Room, Open Floor Plan, Study/Library, Walk in Closets, Walk-In Pantry

Appliances Chandelier, Ceiling Fans, Carbon Monoxide Detector, Disposal, Dryer Connection, Dishwasher, Electric Water Heater, Garage Door Opener, Gas Cooking, Ice Maker Connection, Microwave Oven, Private Garbage Service, Refrigerator, Smoke Alarm, Stove/Range, Vent Fan, Washer Connection

Heating Central

Cooling One Central

Fireplaces Not Applicable

Exterior

Exterior Siding, Stucco, Stone/Rock

Exterior Features Covered Patio, Double Pane Windows, Patio Slab, Privacy Fence

Lot Description Level

Roof Composition

Foundation Slab

School Information

District Northside

Middle FOLKS

High Sotomayor High School

Additional Information

Date Listed September 2nd, 2025

Days on Market 56

Listing Details

Listing Agent Gregg Birdy

Listing Office PMI Birdy Properties, CRMC

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