

\$580,000 - 13040 Tomlynn, Atascosa

MLS® #1873769

\$580,000

4 Bedroom, 2.00 Bathroom, 2,361 sqft

Residential on 3.18 Acres

NOT IN DEFINED SUBDIVISION, Atascosa, TX

Wide open skies, warm sunsets, and a backyard built for memory-making-this is Atascosa living at its best. Set on a spacious lot, this brick beauty blends the ease of modern updates with the vibe of country freedom. Inside, natural light bounces off crisp white cabinets and granite counters, while wood-look floors run through the open living spaces, giving everything a clean, cozy feel. The kitchen was made for real cooking, with plenty of prep space and windows that frame your land like artwork. Flowing into the dining and living areas, it's easy to imagine slow mornings, big family meals, and quiet nights in. Every inch feels intentional, fresh, and ready for your story. Step outside and it only gets better. A shimmering pool sits at the center of the backyard, surrounded by open space, mature trees, and room to roam. Whether you're cooling off, hosting a BBQ, or watching the stars come out, this outdoor setup is one you'll never want to leave. Easy access to 1604 and 90 gets you where you need to go, but out here, the pace is different-and that's exactly the point.

Built in 1998

Essential Information

MLS® #	1873769
Price	\$580,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,361
Acres	3.18
Year Built	1998
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Traditional
Status	Active

Community Information

Address	13040 Tomlynn
Area	2304
Subdivision	NOT IN DEFINED SUBDIVISION
City	Atascosa
County	Bexar
State	TX
Zip Code	78002

Amenities

Amenities	None
Parking	Converted Garage
Has Pool	Yes
Pool	In Ground Pool

Interior

Interior	Two Living Area, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Walk-In Pantry, Study/Library, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Converted Garage, Pull Down Storage
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Microwave Oven, Stove/Range, Disposal, Dishwasher, Ice Maker Connection, Smoke Alarm, Electric Water Heater, Vent Fan
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	1.0
Stories	1

Exterior

Exterior	Brick, Siding
Exterior Features	Double Pane Windows, Mature Trees, Patio Slab, Storage Building/Shed
Lot Description	County Vlew, 2 - 5 Acres
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Southwest I.S.D.
Elementary	Elm Creek
Middle	Scobee Jr High
High	Southwest

Additional Information

Date Listed	June 7th, 2025
Days on Market	150
HOA Fees	0.00

Listing Details

Listing Agent	Frank Rodriguez
Listing Office	1st Choice Realty Group

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