

\$580,000 - 8801 Canopy Bnd, Schertz

MLS® #1888562

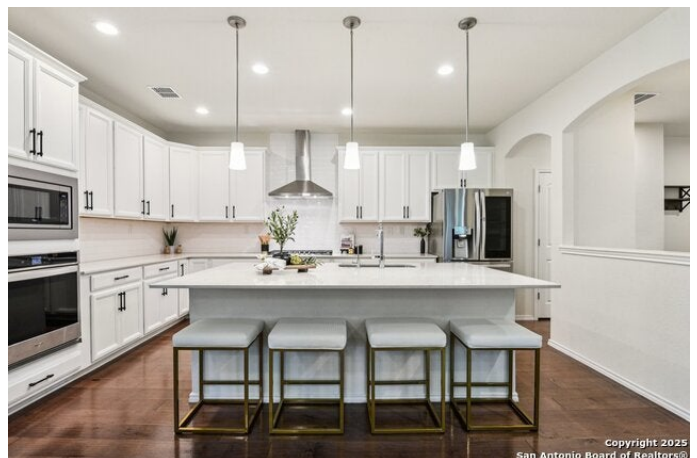
\$580,000

4 Bedroom, 4.00 Bathroom, 3,334 sqft

Residential on 0.28 Acres

THE CROSSVINE, Schertz, TX

With 3,334 square feet of beautifully designed space, you'll find room for everyone and every occasion. Nestled beneath a canopy of majestic century oaks on over a quarter-acre, this elegant two-story home in The Crossvine blends warmth, sophistication, and everyday functionality. Step inside and you're immediately welcomed by rich wood floors and natural light that pours through upgraded window treatments. A dedicated office with French doors sits just off the foyer, ideal for remote work or quiet study. The open-concept living room showcases a sleek electric fireplace and flows seamlessly into a spacious dining area and chef's kitchen, complete with quartz counters, stainless steel appliances, and a generous island perfect for casual dining or entertaining. The refrigerator, washer, and dryer all convey, offering immediate comfort and convenience. The primary suite is privately located on the main floor and includes a spa-like bathroom, oversized glass shower, soaking tub, and two walk-in closets. Upstairs, you'll find three additional bedrooms, one with a private ensuite, plus a large loft-style family room that makes a perfect media, game, or lounge space. The oversized garage features epoxy flooring for durability and style. Outside, relax under the covered patio and enjoy your backyard framed by mature oaks and string lights, your own serene escape. Living in The Crossvine means access to a thoughtful mix of community amenities: scenic walking trails, a sparkling



pool, playground, stocked pond, and even a sports court. This is more than a house, it's a lifestyle rooted in nature, comfort, and connection.

Built in 2023

Essential Information

MLS® #	1888562
Price	\$580,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,334
Acres	0.28
Year Built	2023
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story
Status	Back on Market

Community Information

Address	8801 Canopy Bnd
Area	1700
Subdivision	THE CROSSVINE
City	Schertz
County	Bexar
State	TX
Zip Code	78154

Amenities

Amenities	Pool, Clubhouse, Park/Playground, Jogging Trails, Bike Trails, BBQ/Grill, Basketball Court, Lake/River Park
Parking	Two Car Garage
Pool	None

Interior

Interior	Two Living Area, Separate Dining Room, Island Kitchen, Breakfast Bar,
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	Walk-In Pantry, Study/Library, Loft, High Ceilings, Open Floor Plan, Laundry Main Level, Laundry Room, Walk in Closets
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Washer, Dryer, Cook Top, Built-In Oven, Microwave Oven, Gas Cooking, Refrigerator, Disposal, Dishwasher, Ice Maker Connection, Water Softener (owned), Smoke Alarm, Security System (Owned), Gas Water Heater, Garage Door Opener, Solid Counter Tops, Carbon Monoxide Detector
Heating	Central
Cooling	Two Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Living Room
# of Stories	2.0
Stories	2

Exterior

Exterior	Stone/Rock, Cement Fiber
Exterior Features	Covered Patio, Privacy Fence, Sprinkler System, Double Pane Windows, Has Gutters, Mature Trees
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Schertz-Cibolo-Universal City ISD
Elementary	Rose Garden
Middle	Corbett
High	Clemens

Additional Information

Date Listed	July 31st, 2025
Days on Market	88
HOA Fees	270.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Agent	Kristen Smith
Listing Office	LPT Realty, LLC

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