

# \$239,000 - 116 Blue Willow, Cibolo

MLS® #1889523

**\$239,000**

3 Bedroom, 2.00 Bathroom, 1,608 sqft  
Residential on 0.13 Acres

RIDGE AT WILLOW POINTE, Cibolo, TX

Welcome to 116 Blue Willow, a beautifully maintained home in the desirable Ridge at Willow Pointe subdivision. This residence offers an inviting open-concept layout with a spacious living area, a well-appointed kitchen, and comfortable bedrooms designed for everyday living and entertaining. Natural light fills the home, enhancing the modern finishes and creating a warm, welcoming atmosphere.

Step outside to enjoy a private backyard perfect for relaxing evenings or weekend gatherings. The community is ideally located with quick access to I-35, making commutes to San Antonio, New Braunfels, and surrounding areas a breeze. Residents will appreciate the growing variety of nearby restaurants and entertainment. Popular new spots like Santikos Cibolo, EVO Entertainment, and H-E-B Plus! are just minutes away, along with local favorites on Cibolo's charming Main Street. Whether you're looking for casual dining, a night at the movies, or weekend fun with family and friends, this location has it all. Don't miss the opportunity to make this move-in ready home yours!



Built in 2006

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | 1889523   |
| Price    | \$239,000 |
| Bedrooms | 3         |

|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,608                  |
| Acres          | 0.13                   |
| Year Built     | 2006                   |
| Type           | Residential            |
| Sub-Type       | Single Family Detached |
| Style          | One Story, Traditional |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 116 Blue Willow        |
| Area        | 2705                   |
| Subdivision | RIDGE AT WILLOW POINTE |
| City        | Cibolo                 |
| County      | Guadalupe              |
| State       | TX                     |
| Zip Code    | 78108                  |

### Amenities

|           |                |
|-----------|----------------|
| Amenities | None           |
| Parking   | Two Car Garage |
| Pool      | None           |

### Interior

|              |                                                                                                                                |
|--------------|--------------------------------------------------------------------------------------------------------------------------------|
| Interior     | One Living Area, Liv/Din Combo, Eat-In Kitchen, Utility Room Inside, 1st Floor Lvl/No Steps, Open Floor Plan                   |
| Appliances   | Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Microwave Oven, Stove/Range, Disposal, Dishwasher, Smooth Cooktop |
| Heating      | Central                                                                                                                        |
| Cooling      | One Central                                                                                                                    |
| Fireplaces   | Not Applicable                                                                                                                 |
| # of Stories | 1.0                                                                                                                            |
| Stories      | 1                                                                                                                              |

### Exterior

|              |                     |
|--------------|---------------------|
| Exterior     | Brick, Cement Fiber |
| Roof         | Composition         |
| Construction | Pre-Owned           |

Foundation                      Slab

**School Information**

District                      Schertz-Cibolo-Universal City ISD  
Elementary                      Green Valley  
Middle                      Elaine Schlather  
High                      Byron Steele High

**Additional Information**

Date Listed                      September 16th, 2025  
Days on Market                      48  
HOA Fees                      120.00  
HOA Fees Freq.                      Semi-Annually

**Listing Details**

Listing Agent                      Marisa Jackson  
Listing Office                      Compass RE Texas, LLC - SA

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