

# \$355,990 - 1321 Lydian Broom, San Antonio

MLS® #1895821

**\$355,990**

4 Bedroom, 2.00 Bathroom, 1,738 sqft

Residential on 0.12 Acres

Arcadia Ridge, San Antonio, TX

Brand new, energy-efficient home available by Oct 2025! The Callaghan's welcoming covered entry and foyer open to a stunning living room and gourmet kitchen. The walk-in pantry can accommodate everyone's favorite snacks. The fourth bedroom is perfect for guests, or even a study or hobby room. Starting in the \$300s, Arcadia Ridge spans approximately 700 acres in Far Northwest San Antonio. This master-planned community features exceptional amenities, including a community pool, scenic trails, and a playground. Conveniently located near Loop 1604 and US-90, residents enjoy quick access to shopping, dining, and entertainment. The community is served by the highly rated Northside ISD schools. Each of our homes is built with innovative, energy-efficient features designed to help you enjoy more savings, better health, real comfort and peace of mind.

Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | 1895821   |
| Price          | \$355,990 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,738     |
| Acres          | 0.12      |
| Year Built     | 2025      |



|          |                        |
|----------|------------------------|
| Type     | Residential            |
| Sub-Type | Single Family Detached |
| Style    | One Story              |
| Status   | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1321 Lydian Broom |
| Area        | 0101              |
| Subdivision | Arcadia Ridge     |
| City        | San Antonio       |
| County      | Bexar             |
| State       | TX                |
| Zip Code    | 78245             |

### Amenities

|           |                                       |
|-----------|---------------------------------------|
| Amenities | Pool, Park/Playground, Jogging Trails |
| Parking   | Attached, Two Car Garage              |
| Pool      | None                                  |

### Interior

|              |                                                                                                                                                                                                                                                                  |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior     | One Living Area                                                                                                                                                                                                                                                  |
| Appliances   | Ceiling Fans, Dishwasher, Disposal, Dryer Connection, Electric Water Heater, Garage Door Opener, Gas Cooking, Ice Maker Connection, In Wall Pest Control, Microwave Oven, Plumb for Water Softener, Self-Cleaning Oven, Stove/Range, Vent Fan, Washer Connection |
| Heating      | Central                                                                                                                                                                                                                                                          |
| Cooling      | One Central                                                                                                                                                                                                                                                      |
| Fireplaces   | Not Applicable                                                                                                                                                                                                                                                   |
| # of Stories | 1.0                                                                                                                                                                                                                                                              |
| Stories      | 1                                                                                                                                                                                                                                                                |

### Exterior

|              |                        |
|--------------|------------------------|
| Exterior     | 3 Sides Masonry, Brick |
| Roof         | Heavy Composition      |
| Construction | New                    |
| Foundation   | Slab                   |

### School Information

|            |           |
|------------|-----------|
| District   | Northside |
| Elementary | Mora      |

|        |                 |
|--------|-----------------|
| Middle | Luna            |
| High   | William Brennan |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 26th, 2025 |
| Days on Market | 70                |
| HOA Fees       | 360.00            |
| HOA Fees Freq. | Annually          |

### **Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Agent  | Patrick Mcgrath       |
| Listing Office | Meritage Homes Realty |

The data relating to real estate on this web site comes in part from the Internet Data Exchange program of LERA MLS®, and is updated as of November 4th, 2025 at 8:36pm CST (date/time). IDX information is provided exclusively for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.