

\$324,000 - 1109 Arbor Dawn, Schertz

MLS® #1915221

\$324,000

3 Bedroom, 3.00 Bathroom, 2,085 sqft
Residential on 0.16 Acres

Dove Meadows, Schertz, TX

THE SELLER WELCOMES ALL OFFERS
AND WILL CONSIDER SELLER
CONCESSIONS DETERMINED BY OFFER.

Welcome to this stunning 3-bedroom, 2.5-bathroom home offering 2,085 square feet of thoughtfully designed living space. Built in 1997 but fully modernized, this home blends timeless charm with contemporary updates in all the right places. From the moment you arrive, you'll notice the lush landscaping that's been lovingly maintained and adds instant curb appeal. Step inside to an inviting open layout filled with natural light, fresh finishes, and upgrades that make this home truly move-in ready. The spacious living and dining areas flow seamlessly, creating the perfect setting for relaxing or entertaining guests. The kitchen offers plenty of counter space, white cabinets with a distressed finish and storage. The primary suite is conveniently located downstairs, offering privacy and comfort with an updated bathroom and his and hers closet space. Upstairs, you'll find two additional bedrooms, a loft area perfect for a playroom, office, or second living space, and even a hidden storage nook or clubhouse-a fun surprise for the kids. Every major system has been updated for your peace of mind: new roof (2018), new AC (2019), updated bathrooms (2021), interior paint (2021), new water heater (2023), exterior trim painted (2025), and new floors (2025). Step outside and you'll fall in love with the backyard oasis-complete with a covered patio and ceiling fan, an extended



deck for gatherings, and a fenced-off area ideal for the grill master or furry friends. It's a perfect blend of comfort and outdoor living. Located in a well-established neighborhood, on a cul-de-sac street, residents enjoy the ability to walk to the elementary, intermediate and junior high schools. The community amenities including a sparkling pool, park, BBQ area, and basketball court-everything you need for an active and social lifestyle. Every detail of this home has been cared for and upgraded with intention. If you've been searching for a home that's been loved, maintained, and ready for its next chapter-you've just found it.

Built in 1997

Essential Information

MLS® #	1915221
Price	\$324,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,085
Acres	0.16
Year Built	1997
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Traditional
Status	Active Option

Community Information

Address	1109 Arbor Dawn
Area	2705
Subdivision	Dove Meadows
City	Schertz
County	Guadalupe
State	TX

Zip Code 78154

Amenities

Amenities Pool, Park/Playground, BBQ/Grill, Basketball Court
Parking Two Car Garage, Attached
Pool None

Interior

Interior One Living Area, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Loft, Utility Room Inside, High Ceilings, Open Floor Plan, Laundry Main Level, Laundry Room, Walk in Closets
Appliances Ceiling Fans, Washer Connection, Dryer Connection, Stove/Range, Refrigerator, Disposal, Dishwasher, Electric Water Heater, Solid Counter Tops
Heating Central
Cooling One Central
Fireplace Yes
of Fireplaces 1
Fireplaces One, Living Room
of Stories 2.0
Stories 2

Exterior

Exterior Brick, Siding
Exterior Features Patio Slab, Covered Patio, Deck/Balcony, Privacy Fence, Sprinkler System, Storage Building/Shed, Gazebo, Has Gutters, Mature Trees
Lot Description Cul-de-Sac/Dead End, Mature Trees (ext feat)
Roof Composition
Construction Pre-Owned
Foundation Slab

School Information

District Schertz-Cibolo-Universal City ISD
Elementary Watts
Middle Corbett
High Samuel Clemens

Additional Information

Date Listed October 13th, 2025
Days on Market 22

HOA Fees	400.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Melissa Marshall
Listing Office	Option One Real Estate

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