

\$292,000 - 12830 Independence, San Antonio

MLS® #1915272

\$292,000

4 Bedroom, 2.00 Bathroom, 2,235 sqft

Residential on 0.23 Acres

Valley Forge, San Antonio, TX

NEVER WANT FOR SPACE IN THIS AFFORDABLE SINGLE STORY BRICK RANCHER WITH NEW ROOF, FRESH PAINT, NEW LUXURY VINYL FLOORING AND A WORKSHOP! Well loved for decades by the same owners who raised their children here, this spacious single story is ready with open arms to welcome you in and turn all your possibilities into realities. Wind through the wide, tree-lined streets leading through Valley Forge and glide up to this charmer beneath mature trees and accented by smart xeriscaping and lawn. Open living is just a start to this traditional home modern comforts that offers more than you thought you could ask for at this price including a huge game room/sunroom and workshop on a slab, fully outfitted for all your projects! Step past the welcoming front porch and into the foyer to find a formal living room adjacent to a formal dining that is separate but still open to the family room and kitchen. A centerpiece, wood burning, brick fireplace with long hearth sets a cozy atmosphere in the family room that adjoins the breakfast nook. Offering original real wood cabinetry and plenty of countertop to work with, the kitchen is ready to go now or renovate to add your personal choices for upgrades. The adjacent laundry room includes cabinetry and shelving and leads into the two-car attached garage with pull-down attic access, storage cabinets and workbench. The primary suite is quite the production with one large room that hosts the adjacent ensuite



bath, accessible with spacious walk-in shower with grab bars and no lip. But that's not all! Another doorway leads into the real retreat with beamed vaulted ceiling, two closets and tons of space for a third living area. Or, vice versa, use the first space as an office, exercise room or hobby room and this private enclave as your palatial bedroom. The secondary bedrooms share a guest bath in the hallway leading back to the rest of the house. Just off the family room is a giant air conditioned space to use as you will -- imagine entertaining with the outfitted bar with long counter top, wine nooks and glass shelves or work a business from this room as the owners did both over the years. Outside find a concrete walkway leading to the 18X13 workshop, on a slab, with electricity and work tables. Just add tools and get busy or turn into an office with exterior access if that is what you need! The owner added a concrete walkway from the gate to the shop for ease of use. The nice sized, level yard shaded by mature trees offers enough space for outdoor activities including gardening and playscape. Or, add a swimming pool and make this a real all-encompassing live, relax and work place you'd never have to leave! Located in an ultra-convenient, well established neighborhood -- right off I-35 at O'Connor near 1604 in NE San Antonio -- an easy commute to military bases to include RAFB, SAMMC and Fort Sam as well as all the cool things to do downtown at the Riverwalk. Shopping and restaurants are just minutes away as are the NEISD schools the home is zoned to attend. If you work from home and/or run a business from home, or if multi-generational living is what you need, this property checks every box. There is no HOA to worry about, just city regulations, so feel free to have chickens and other options usually governed by HOAs. The new architectural shingle roof with 30 year shingles will help keep your property insurance costs lower than

other homes. Don't wait for another opportunity like this to come along, run and see this one and make it your own.

Built in 1977

Essential Information

MLS® #	1915272
Price	\$292,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,235
Acres	0.23
Year Built	1977
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Ranch
Status	Active

Community Information

Address	12830 Independence
Area	1500
Subdivision	Valley Forge
City	San Antonio
County	Bexar
State	TX
Zip Code	78233

Amenities

Amenities	None
Parking	Two Car Garage, Attached
Pool	None

Interior

Interior	Two Living Area, Three Living Area, Separate Dining Room, Two Eating Areas, Shop, 1st Floor Lvl/No Steps, Cable TV Available, High Speed Internet, All Bedrooms Downstairs, Laundry Main Level
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection

Heating	Central
Cooling	One Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Family Room
# of Stories	1.0
Stories	1

Exterior

Exterior	Brick, 3 Sides Masonry, Siding, Vinyl
Exterior Features	Privacy Fence, Storage Building/Shed, Mature Trees, Workshop
Lot Description	Mature Trees (ext feat), Level
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Reagan High School
Elementary	Woodstone
Middle	Wood
High	Roosevelt

Additional Information

Date Listed	October 14th, 2025
Days on Market	21
HOA Fees	0.00

Listing Details

Listing Agent	Linda Zimmerhanzel
Listing Office	Zest Realty

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