

\$275,000 - 11631 Troubadour, San Antonio

MLS® #1917879

\$275,000

3 Bedroom, 2.00 Bathroom, 1,540 sqft
Residential on 0.12 Acres

HARLACH FARMS, San Antonio, TX

Set on a quiet cul-de-sac in the desirable Harlach Farms community, this beautifully cared-for Meritage home offers a blend of modern comfort and proven efficiency. Freshly painted inside and upgraded with brand-new carpet, the home feels crisp and move-in ready from the moment you walk in. A dedicated front study provides the perfect space for remote work, a library, or creative projects-separate from the main living areas for privacy and focus. The open-concept design connects the living room, dining area, and kitchen for an easy flow that suits both daily living and entertaining. A large island anchors the kitchen, surrounded by plenty of cabinetry, sleek counters, and stainless appliances. Durable wood-scraped flooring adds warmth and contrast to the fresh walls and new carpet. The spacious primary suite includes dual vanities, a walk-in shower, and a generous closet. Two additional bedrooms and a full bath complete the layout, offering flexibility for guests, family, or hobbies. Energy-efficient construction-Meritage's signature low-E windows, spray foam insulation which is helpful in keeping comfort high and costs low. Step outside to a covered patio overlooking a fenced backyard with trees, ideal for outdoor dining or relaxed weekends. The two-car garage adds extra storage, and the cul-de-sac location ensures minimal traffic. Harlach Farms residents enjoy access to a community pool, playground, and maintained common areas, creating a friendly



and active neighborhood feel. Conveniently close to Loop 1604 and Highway 90, the location offers easy commutes to Lackland AFB, Citibank, Wells Fargo, and a wide range of shopping and dining options. For qualified buyers, this home includes an assumable VA mortgage-a valuable opportunity to take over existing favorable loan terms, subject to lender and VA approval. In addition, the seller is offering an attractive concession toward closing costs and/or an interest rate buydown when using NextMortgage! Why buy new? This home shines just as bright, shows like new inside, and is priced better-with the upgrades, efficiency, and community amenities already in place. Move-in ready, beautifully maintained, and full of smart value, 11631 Troubadour delivers the best of southwest San Antonio living.

Built in 2018

Essential Information

MLS® #	1917879
Price	\$275,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,540
Acres	0.12
Year Built	2018
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Active

Community Information

Address	11631 Troubadour
Area	0101
Subdivision	HARLACH FARMS

City	San Antonio
County	Bexar
State	TX
Zip Code	78245

Amenities

Amenities	Pool
Parking	Two Car Garage
Pool	None

Interior

Interior	One Living Area, Eat-In Kitchen, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Utility Room Inside, 1st Floor Lvl/No Steps, Open Floor Plan, Cable TV Available, High Speed Internet, Laundry Main Level, Laundry Room, Walk in Closets, Attic - Access only, Attic - Pull Down Stairs
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Microwave Oven, Stove/Range, Gas Cooking, Dishwasher, Ice Maker Connection, Smoke Alarm, Garage Door Opener, Solid Counter Tops
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	1.0
Stories	1

Exterior

Exterior	Stone/Rock, Siding
Exterior Features	Covered Patio, Privacy Fence, Sprinkler System
Lot Description	Cul-de-Sac/Dead End
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Medina Valley I.S.D.
Middle	Loma Alta
High	Medina Valley

Additional Information

Date Listed	October 24th, 2025
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Days on Market	11
HOA Fees	152.94
HOA Fees Freq.	Quarterly

Listing Details

Listing Agent	Deborah Coley
Listing Office	NextHome Valor Realty

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