

\$570,000 - 8489 Ivy Curl, Schertz

MLS® #1919720

\$570,000

4 Bedroom, 4.00 Bathroom, 2,860 sqft

Residential on 0.21 Acres

THE CROSSVINE, Schertz, TX

Welcome to 8489 Ivy Curl, a beautifully maintained, single story David Weekley home in The Crossvine. Built in 2020 and cared for meticulously, this home offers the best of both worlds: the comfort of newer construction paired with thoughtful upgrades throughout, and an assumable 2.5% VA loan, making it a rare and valuable opportunity. Designed for comfort and function, the layout features a private study or formal living space upon entry, along with a powder room and a comfortable guest suite for visitors. The heart of the home is the spacious open concept living area with a large island, granite countertops, and high end GE Cafe stainless steel appliances, including a professional gas range. A microwave tucked into the island, GE Cafe dishwasher, and matching refrigerator complete the kitchen. Plantation shutters and rich finishes bring elegance to every room. The luxurious primary suite is a private retreat featuring a spa inspired bath with dual vanities, a soaking tub, oversized frameless shower, and an expansive walk in closet. Two sizable secondary bedrooms, separate from the primary, share a full bath, making for a layout ideal for privacy and everyday living. Utility room and mudroom spaces connect seamlessly to the three-car garage with epoxy flooring and quieter belt driven, wifi enabled Liftmaster garage openers. The epoxy flooring extends outdoors to the inviting front and rear patios, the back patio fully screened to enjoy peaceful evenings year round. Outdoors, lush landscaping surrounds



the property, and a premium Johnny's Backyard shed provides the perfect space for a workshop or storage. Set within the vibrant Crossvine community, residents enjoy access to running and biking trails, a resort style pool, sports court, park, playground, pavilion, amphitheater, and bocce ball. This must see property is an unmatched blend of lifestyle, convenience, and value.

Built in 2020

Essential Information

MLS® #	1919720
Price	\$570,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,860
Acres	0.21
Year Built	2020
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	New

Community Information

Address	8489 Ivy Curl
Area	1700
Subdivision	THE CROSSVINE
City	Schertz
County	Bexar
State	TX
Zip Code	78154

Amenities

Amenities	Pool, Clubhouse, Park/Playground, Jogging Trails, Bike Trails, Lake/River Park
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Parking	Attached
Pool	None

Interior

Interior	One Living Area, Liv/Din Combo, Eat-In Kitchen, Island Kitchen, Walk-In Pantry, Study/Library, Utility Room Inside, Secondary Bedroom Down, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, All Bedrooms Downstairs, Laundry Main Level, Laundry Room
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Microwave Oven, Stove/Range, Gas Cooking, Refrigerator, Disposal, Dishwasher, Security System (Owned), Gas Water Heater, Garage Door Opener, Plumb for Water Softener, Solid Counter Tops
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	1.0
Stories	1

Exterior

Exterior	Stone/Rock, Stucco
Exterior Features	Patio Slab, Covered Patio, Sprinkler System, Storage Building/Shed
Lot Description	Level
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Schertz-Cibolo-Universal City ISD
Elementary	Rose Garden
Middle	Corbett
High	Clemens

Additional Information

Date Listed	October 31st, 2025
Days on Market	2
HOA Fees	270.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Agent	Catherine Lodge
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Listing Office

Kuper Sotheby's Int'l Realty

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