

# \$750,000 - 24314 Downhill Lie, San Antonio

MLS® #1919895

**\$750,000**

4 Bedroom, 3.00 Bathroom, 3,102 sqft

Residential on 0.18 Acres

CIBOLO CANYONS/MONTEVERDE, San Antonio, TX

BETTER THAN NEW GEM! Hurry over to gated Vista Verde - one of the prestigious Cibolo Canyons neighborhoods to enjoy an IMMACULATE , magazine-cover-story-worthy single-story charmer with just over 3000 sq. ft. THIS back patio is THE back patio where you want to spend your mornings AND your shady afternoons and evenings gazing out at acres of lush trees with the acclaimed Marriott TPC just out of sight and a jogging trail outside your back gate allowing for hiking, biking and peaceful nature 24/7. There is always a breeze on THIS back patio with a quaint porch swing swaying gently. Inside, enjoy designer touches everywhere from the light fixtures, door and drawer pulls in the chef's kitchen and bathrooms to on-trend paint selections. The front room is a private executive office with glass French doors (currently used as the Grand Piano room). Two bedrooms share a jack-&-jill bath and - down the hall - find a generous and unusual laundry room! This laundry room comes complete with an air-drying rack/space, dog washing sink and tile floor with drain! Next comes the media room with projector and speakers to make your movie night really come to life behind the solid French doors. Another guest suite with private bath is in the center of this home. Wow your friends when you entertain in this spacious living, dining and kitchen/breakfast area! Plenty of windows bring the outside inside as you feel like you are living in the



trees! The large island seats many guests and provides a spacious work surface. The custom cabinets are plentiful and include glass-front cabinets on top for displaying your treasures. Gas cooking is a definite PLUS! The primary suite is gorgeous with custom lighting on either side of the bed and huge windows overlooking the trees. The en suite bath truly provides a spa experience from the huge garden tub to the walk-through large shower and multi-closets. The three-car, tandem garage is pristine with an epoxy floor that is spotless and houses a tankless water heater with a place for a water softener. Perry Homes builds an energy efficient home with foam insulation, HERS rating, Energy Star Certification, 16+ SEER HVAC, low flow commodes, radiant barrier decking, low-e windows, Energy Star Appliances and smart-home features to control your security, lighting, audio-visual and more. Finally - the Cibolo Canyon amenity centers are the best around with a lazy river, two resort-style swimming pools, splash pad, fitness centers, clubhouse, sports courts and scenic walking trails. Two world-class PGA Tour TPC golf courses are available next door at the Marriott TPC Resort. The location is also ideal for commuters, with quick access to 1604, Evans Road, Bulverde Road, and Highway 281. Nearby, you'll find medical facilities, shopping, dining, and entertainment. This one is special. Hurry over!

Built in 2023

**Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | 1919895   |
| Price      | \$750,000 |
| Bedrooms   | 4         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |

|                |                                            |
|----------------|--------------------------------------------|
| Square Footage | 3,102                                      |
| Acres          | 0.18                                       |
| Year Built     | 2023                                       |
| Type           | Residential                                |
| Sub-Type       | Single Family Detached                     |
| Style          | One Story, Traditional, Texas Hill Country |
| Status         | New                                        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 24314 Downhill Lie        |
| Area        | 1804                      |
| Subdivision | CIBOLO CANYONS/MONTEVERDE |
| City        | San Antonio               |
| County      | Bexar                     |
| State       | TX                        |
| Zip Code    | 78261                     |

### Amenities

|           |                                                                                                           |
|-----------|-----------------------------------------------------------------------------------------------------------|
| Amenities | Controlled Access, Pool, Clubhouse, Park/Playground, Jogging Trails, Sports Court, Bike Trails, BBQ/Grill |
| Parking   | Attached                                                                                                  |
| Pool      | None                                                                                                      |

### Interior

|            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior   | Three Living Area, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Media Room, Utility Room Inside, Secondary Bedroom Down, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Pull Down Storage, Cable TV Available, High Speed Internet, All Bedrooms Downstairs, Laundry Main Level, Laundry Room, Walk in Closets, Attic - Partially Floored, Attic - Pull Down Stairs, Attic - Radiant Barrier Decking |
| Appliances | Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Cook Top, Self-Cleaning Oven, Microwave Oven, Gas Cooking, Disposal, Dishwasher, Ice Maker Connection, Water Softener (owned), Vent Fan, Smoke Alarm, Security System (Owned), Pre-Wired for Security, Gas Water Heater, Garage Door Opener, Plumb for Water Softener, Solid Counter Tops, Custom Cabinets, Carbon Monoxide Detector                                                                                    |
| Heating    | Central                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Cooling    | One Central                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Fireplaces | Not Applicable                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

|              |     |
|--------------|-----|
| # of Stories | 1.0 |
| Stories      | 1   |

### Exterior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Exterior          | 4 Sides Masonry, Stone/Rock, Cement Fiber                                        |
| Exterior Features | Covered Patio, Privacy Fence, Sprinkler System, Double Pane Windows, Has Gutters |
| Lot Description   | On Greenbelt, County Vlew                                                        |
| Roof              | Heavy Composition                                                                |
| Construction      | Pre-Owned                                                                        |
| Foundation        | Slab                                                                             |

### School Information

|            |              |
|------------|--------------|
| District   | Judson       |
| Elementary | Wortham Oaks |
| High       | Judson       |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 1st, 2025 |
| Days on Market | 3                  |
| HOA Fees       | 1629.00            |
| HOA Fees Freq. | Annually           |

### Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Agent  | Libby Ross                   |
| Listing Office | Coldwell Banker D'Ann Harper |

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