

11 Garden Sq, San Antonio, Texas**\$875,000**

Active	3 Beds	2/1 Baths	2913 Sq Ft	1979 Built
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Single ResidentialMLS #: **1622589**Type: **Single Family Detached**Style: **Two Story**Garage Parking: **Two Car Garage**Subdivision (Common Name): **SUNSET**Subdivision (Legal Name): **SUNSET RD.****AREA AH**List Date: **07/14/2022**List Price: **\$875,000**Days on Market: **20 / 20**Total Tax: **\$21,433.75**

OPEN HOUSE, SATURDAY/SUNDAY, AUGUST 6TH and 7TH, 12-4. Beautiful home in Alamo Heights with high end quality finishes. Shows like a model home. Open, natural light and spacious w/oversized dining room, granite counters, granite fireplace w/gas logs, SS appliances, wine center. Downstairs primary retreat suite with skylit spa-like ensuite with double vanities, 2 walkin closets and direct access to pool. Additional bedrooms upstairs with loft-study. Custom cabinets/closets, great storage and niches throughout. Fenced, gorgeous sparkling pool area with stone patio. Beautifully landscaped, epoxy garage floor with lifetime warranty, water softener. Location can't be beat with easy access to SA Intl Airport, Loop 410 and US Hwy 281, downtown and tri-cities. This home will not disappoint. Schedule your showing today.

GeneralInstructions/Directions: **LAWNDALE/BROADWAY**Area: **1300**Mapsco Grid: **583C1**Block: **1**Lot: **16**Legal: **NCB 12169 BLK 1 LOT 16, Sunset Road Area II AH**County: **Bexar**Subdivision (Common Name): **SUNSET**Subdivision (Legal Name): **SUNSET RD. AREA AH**

Home Faces:

Recent Rehab: **Yes**Construction: **Pre-Owned**Builder Name: **UNKNOWN**Neighborhood Amenities: **None**Accessible/Adaptive Home: **No**Accessible/Adaptive Details: **N**

Miscellaneous:

Green Certification:

Green Features:

Energy Efficiency:

SchoolSchool District: **Alamo Heights I.S.D.**Elementary School: **Woodridge**Middle School: **Alamo Heights**High School: **Alamo Heights****Exterior Features**# of Stories: **2**Exterior: **Brick, 4 Sides Masonry**Roof: **Composition**Foundation: **Slab**Garage Parking: **Two Car Garage**

Additional/Other Parking:

Pool/Spa: **In Ground Pool, Fenced Pool, Pools Sweep**Exterior Features: **Patio Slab, Covered Patio, Privacy Fence, Sprinkler System, Double Pane Windows, Solar Screens, Storage Building/Shed, Has Gutters, Special Yard Lighting, Mature Trees**Lot Size (Acres): **0.14**

Lot Description:

Lot Dimensions:

Lot Improvements: **Street Paved, Curbs, Sidewalks, Streetlights, Fire Hydrant w/in 500'****Interior Features**Interior: **One Living Area, Liv/Din Combo, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Breakfast Bar, Walk-In Pantry, Study/Office, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Pull Down Storage, Walk in Closets**Inclusions: **Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Washer, Dryer, Cook Top, Microwave Oven, GSCK, Refrigerator, Disposal, Dishwasher, Ice Maker Connection, Water Softener (owned), Wet Bar, Vent Fan, Smoke Alarm, Gas WaterHeater, Garage Door Opener, Down Draft, Solid Counter Tops**Floor: **Ceramic Tile, Marble, Wood**# of Fireplaces: **1**Fireplace: **One, Family Room, Gas Logs Included, Gas****Room Details**Living Room: **(20x16) Main Level**Dining Room: **(18x13) Main Level**Kitchen: **(16x10) Main Level**Breakfast Room: **(10x10) Main Level**Utility Room: **(8x6) Main Level**Entry Room: **(18x7) Main Level**Study/Office: **(12x6) 2nd Level**Master Bedroom: **(20x17) Main Level**Master Bath: **(18x17) Main Level**Bedroom 2: **(14x12) 2nd Level**

Window Coverings: **All Remain**
 Master Bedroom: **Split, DownStairs, Outside Access, Sitting Room, Walk-In Closet, Multi-Closets, Ceiling Fan, Full Bath**
 Master Bath: **Tub/Shower Separate, Double Vanity, Garden Tub**

Bedroom 3: **(14x11) 2nd Level**
 Master Closet: **(8x6) Main Level**
 Half Bath: **(7x5) Main Level**
 Pool: **(12x26) Main Level**
 Outdoor Living: **(24x24) Main Level**
 Garage: **(22x22) Main Level**
 Covered Patio: **(7x25) Main Level**
 Shed: **(6x14) Main Level**

Tax/HOA

CAN#: **121690010160**
 Certified Tax Year: **2022**
 Total Tax (Without Exemptions): **\$21,433.75**
 Taxed by Multiple Counties: **No**
 HOA: **Mandatory**
 Multiple HOA: **No**
 HOA: **GARDEN SQUARE - \$520 / Annually - \$250 transfer**
[Click here for additional details](#)

Utilities

Air Conditioning: **One Central**
 Heating: **Central**
 Heating Fuel: **Electric, Natural Gas**
 Water/Sewer: **Water System, Sewer System**
 Utility Suppliers: **Electric: CPS**
 Gas: CPS
 Water: SAWS
 Sewer: SAWS
 Garbage: CITY

Listing Info

List Office: **Keller Williams Heritage - KLWM00 - (210) 493-3030**
 Days on Market: **20**
 Currently Being Leased:
 Lease Expiration Date:
 Occupancy:
 Owner LREA/LREB: **No**
 Proposed Terms: **Conventional, VA, Cash**
 Possession: **Closing/Funding**
 Contingent Info:
 Contract Date:
 Closing Date:
 Sold Price:
 Price per SqFt: **\$300.37**

Office/Sales

Agent Remarks: Open House Saturday/Sunday, August 6th AND 7TH, 12-4! Thank you for showing 11 Garden Square. Michelle Yates, Escrow Agent, Old Republic Title. See Additional information for sellers disclosure, T47 and survey, Updates, upgrades and maintenance, offer information. My client and I look forward to working with you and your clients.

Agent: **Beverly Sanders, E-PRO,GRI - 406742 - (210) 363-3110**
 List Office: **Keller Williams Heritage - KLWM00 - (210) 493-3030**
 Contract: **Exclusive Right to Sell**
 Subagent Com: **0%**
 Buyer Agent Com: **3%**
 Bonus:
 List Date: **07/14/2022**
 Expiration Date:
 Owner: **JODIE HUSKERSON**
 Owner LREA/LREB: **No**
 Preferred Title Company: **Old Republic Title**
 Phone to Show: **210-222-2227**
 Showing Contact: **ShowingTime**
 Lockbox Type: **SABOR Supra**

How Sold:
 Contingent Info:
 Source SQFT Acre:
 Sale Terms 2nd:
 Sell Concess: **-**
 Sold Price per SQFT:
 Sold SQFT/Acre:
 Sell Points:
 Selling Agent 1:
 Selling Office 1:

All measurements, taxes, age, financial & school data are approximate and provided by other sources. Buyer should independently verify same before relying thereon.***Copyright 2022 by SAN ANTONIO BOARD OF REALTORS***

Prepared By: David Bosworth | Keller Williams Heritage | 08/03/2022 05:24 PM