

# \$2,995,000 - 10 Merrivale Pl, San Antonio

MLS® #1672636

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## \$2,995,000

4 Bedroom, 6.00 Bathroom, 7,676 sqft  
Residential on 2.35 Acres

THE DOMINION, San Antonio, TX

Unparalleled craftsmanship! Located on a 2.35+- acre hillside lot this perfectly situated home relishes the awe inspiring 180+ degree Texas Hill Country views from every room! This architecturally significant Dominion home is one-of-a-kind, and was designed by renowned architect, Roy Braswell, and built by master builder, Image Custom Homes. The finest appointments throughout are fit for the most discerning buyer. Grandeur open living space is appointed with vaulted ceiling, floor to ceiling stone fireplace and opens to dining room with doors opening to expansive covered patio. Entertainers dream kitchen with Sub Zero appliances, custom cabinetry, and large center island with breakfast bar, is adjoined by wet bar and separate caterers' kitchen with extensive storage and secondary dishwasher. Primary suite offers outdoor access with its own covered patio and generous ensuite bath boasting natural stone elements, multiple vanities, built-ins, two closets, and soaking tub overlooking serene private yard. 3 secondary bedrooms are on the first floor, each with their own ensuite bath and breathtaking views. Spiral staircase leads down to entertainment level with game room, bar, full bath, and pool access. Impressive deep-water Keith Zars pool offers spa, multiple water features, diving ledge, and pristine flagstone decking providing ample poolside living space. Private drive, motor court, and three car garage provide ample room for all your toys.



Built in 2001

## Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1672636
List Price	\$2,995,000
Sale Price	\$2,695,000
Sale Date	August 15th, 2023
Bedrooms	4
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	7,676
Acres	2.35
Year Built	2001
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Traditional, Contemporary, Mediterranean, Texas Hill Country
Status	Sold

## Community Information

Address	10 Merrivale Pl
Subdivision	THE DOMINION
City	San Antonio
County	Bexar
State	TX
Zip Code	78257-1705

## Amenities

Amenities	Controlled Access, Clubhouse, Park/Playground, Jogging Trails, Golf Course, Guarded Access, Other - See Remarks, Tennis, Waterfront Access
Parking	Attached, Oversized, Side Entry
Has Pool	Yes
Pool	AdjoiningPool/Spa, Hot Tub, In Ground Pool, Pool is Heated

## Interior

Interior	Eat-In Kitchen, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Game Room, Utility Room Inside, High Ceilings, Open
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Floor Plan, Laundry Main Level, Laundry Room, Walk in Closets, Three Living Area, All Bedrooms Downstairs, Attic - Floored, Attic - Permanent Stairs, Separate Dining Room

Appliances Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Disposal, Dishwasher, Ice Maker Connection, Garage Door Opener, Plumb for Water Softener, Solid Counter Tops, Built-In Oven, Cook Top, Double Ovens, Gas Grill, Gas Cooking, Gas Water Heater, Private Garbage Service, Refrigerator, Water Softener (owned), Security System (Owned), 2+ Water Heater Units, Wet Bar

Heating Central, 3+ Units, Heat Pump, Zoned

Cooling Three+ Central, Heat Pump, Zoned

Fireplace Yes

# of Fireplaces 2

Fireplaces Family Room, Gas Starter, Two

# of Stories 2

Stories 2

## Exterior

Exterior 4 Sides Masonry, Stone/Rock

Exterior Features Covered Patio, Sprinkler System, Double Pane Windows, Deck/Balcony, Gas Grill, Has Gutters, Outdoor Kitchen, Patio Slab, Special Yard Lighting, Mature Trees, Wrought Iron Fence

Lot Description 2 - 5 Acres, City View, Cul-de-Sac/Dead End, County View, Mature Trees (ext feat), Secluded, Sloping

Roof Clay, Tile

Construction Pre-Owned

Foundation Slab

## School Information

District Northside ISD

Elementary Leon Springs

Middle Rawlinson

High Clark