

# \$1,569,900 - 11106 Nina Ridge, San Antonio

MLS® #1672974

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## \$1,569,900

4 Bedroom, 4.00 Bathroom, 3,639 sqft  
Residential on 0.60 Acres

CANYONS AT SCENIC LOOP, San Antonio, TX

SELLER NOW OFFERING A \$25,000 CLOSING COST INCENTIVE! This home is complete and ready for its new family! Welcome to 11106 Nina Ridge, where the art of luxury living meets the essence of modern design. This custom-built masterpiece by Lifestyle by Stadler boasts 3639 square feet of sheer elegance and style. This one story home features a majestic great room with soaring ceilings and beautiful light which opens up to a state-of-the-art kitchen and a truly special dining room with beautiful windows and unique ceiling treatments. Hand-trowelled walls and ceilings throughout! Four gorgeous en-suite bedrooms, a spacious game-room with a full bathroom right off the patio which could double as a pool bath, a study overlooking the back landscape, great walk-in closets, a huge pantry, a huge utility room with space for a second refrigerator and sink, an oversized 3 car garage with large windows, and an extended patio featuring an outdoor kitchen for a top-notch outdoor cooking experience. Pool/Spa in renderings is not included in the listed price - Optional - Pricing and additional details are available upon request. Located in the sought-after community of Canyons at Scenic Loop, this home offers a truly unique living experience. The expansive ceilings and luxurious ceiling treatments add a touch of grandeur, while the modern finishes throughout ensure that this home is both timeless and sophisticated. The ~.6 acre lot on which this home is being built is incredibly



functional, and very level; offering ample space for relaxation and entertaining. With the South-East facing backyard, you will enjoy shaded space in the evenings for an enjoyable outdoor dinner experience. Lifestyle by Stadler is known for their exceptional craftsmanship, well thought-out use of space, and attention to detail. Don't miss the chance to own a piece of paradise in the Canyons at Scenic Loop. Call to schedule a private viewing today and experience the pinnacle of luxury living for yourself! PLEASE NOTE: the pool in the renderings can be built at an additional cost. Please inquire for additional details.

Built in 2023

### Essential Information

|                |                         |
|----------------|-------------------------|
| ListingFeed    | sabor_vow_sold          |
| MLS® #         | 1672974                 |
| List Price     | \$1,569,900             |
| Sale Price     | \$1,515,725             |
| Sale Date      | December 18th, 2023     |
| Bedrooms       | 4                       |
| Bathrooms      | 4.00                    |
| Full Baths     | 4                       |
| Square Footage | 3,639                   |
| Acres          | 0.60                    |
| Year Built     | 2023                    |
| Type           | Residential             |
| Sub-Type       | Single Family Detached  |
| Style          | Contemporary, One Story |
| Status         | Sold                    |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 11106 Nina Ridge       |
| Subdivision | CANYONS AT SCENIC LOOP |
| City        | San Antonio            |
| County      | Bexar                  |

State TX  
Zip Code 78023

### **Amenities**

Amenities Controlled Access  
Parking Oversized, Side Entry  
Pool None

### **Interior**

Interior One Living Area, Island Kitchen, Walk-In Pantry, Game Room, Utility Room Inside, Open Floor Plan, Laundry Room, Walk in Closets, 1st Floor Lvl/No Steps, Two Eating Areas, All Bedrooms Downstairs, Cable TV Available, Eat-In Kitchen, High Ceilings, Separate Dining Room, Study/Library  
Appliances Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Gas Cooking, Disposal, Dishwasher, Chandelier, Double Ovens, Plumb for Water Softener  
Heating Central  
Cooling Two Central  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Living Room, One  
# of Stories 1  
Stories 1

### **Exterior**

Exterior Stone/Rock, 4 Sides Masonry, Stucco  
Exterior Features Covered Patio, Double Pane Windows, Deck/Balcony, Gas Grill, Patio Slab, Sprinkler System, Mature Trees  
Lot Description 1/2-1 Acre, County Vlew, Level, Mature Trees (ext feat)  
Roof Metal  
Construction New  
Foundation Slab

### **School Information**

District Northside ISD  
Elementary Sara B McAndrew  
Middle Rawlinson  
High Clark