

# \$1,495,000 - 107 Rock Squirrel, Shavano Park

MLS® #1740671

## \$1,495,000

4 Bedroom, 6.00 Bathroom, 3,936 sqft  
Residential on 2.02 Acres

SHAVANO PARK, Shavano Park, TX

This is your chance to purchase just over 2 acres in the highly sought after city of Shavano Park. The sprawling 3,936 SQFT main home is situated at the end of the quiet cul-de-sac of Rock Squirrel on two lots with 3 beds, 5 full baths, and one half bath. The primary suite boasts 2 full baths & 2 walk in closets. The main home also features an office, an attached 2 car garage, attached car port, and a detached 290 SQFT fully finished workshop and a 145 SQFT greenhouse. The workshop & greenhouse are part of the same structure, only separated by a dividing wall that could easily be removed to convert it into a game room, she-shed, or art studio. Then there is the spacious 572 SQFT guest quarters with 1 bedroom, its own full bath, and easy access to the pool. The home has been lovingly maintained by an older couple over the past 36 years. Don't miss this opportunity to make this rare gem your own.

Built in 1986

## Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1740671
List Price	\$1,495,000
Sale Price	\$1,410,000
Sale Date	March 19th, 2024
Bedrooms	4
Bathrooms	6.00



Full Baths	5
Half Baths	1
Square Footage	3,936
Acres	2.02
Year Built	1986
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Sold

### Community Information

Address	107 Rock Squirrel
Subdivision	SHAVANO PARK
City	Shavano Park
County	Bexar
State	TX
Zip Code	78231-1426

### Amenities

Amenities	None
Parking	Two Car Garage, Attached, Oversized
Has Pool	Yes
Pool	AdjoiningPool/Spa

### Interior

Interior	Two Eating Areas, Three Living Area, Attic - Access only, Attic - Pull Down Stairs, Attic - Storage Only, Breakfast Bar, Cable TV Available, High Ceilings, High Speed Internet, Island Kitchen, Laundry Room, Open Floor Plan, Pull Down Storage, Shop, Skylights, Separate Dining Room, Study/Library, Telephone, Utility Area in Garage, Walk in Closets, Walk-In Pantry
Appliances	Built-In Oven, Chandelier, City Garbage service, Cook Top, Ceiling Fans, Double Ovens, Disposal, Dryer Connection, Dishwasher, Garage Door Opener, Microwave Oven, Refrigerator, Solid Counter Tops, Smooth Cooktop, Smoke Alarm, Security System (Owned), Wet Bar, Washer Connection
Heating	3+ Units, Central, Heat Pump
Cooling	Three+ Central
Fireplace	Yes
# of Fireplaces	1

Fireplaces Family Room, Living Room, Wood Burning

# of Stories 1

Stories 1

### **Exterior**

Exterior Stucco

Exterior Features Covered Patio, Double Pane Windows, Has Gutters, Patio Slab, Privacy Fence, Special Yard Lighting, Sprinkler System, Stone/Masonry Fence, Storage Building/Shed, Mature Trees, Workshop, Wrought Iron Fence

Lot Description 1 - 2 Acres, Cul-de-Sac/Dead End

Roof Tile

Construction Pre-Owned

Foundation Slab

### **School Information**

District Northside ISD

Elementary Blattman

Middle Hobby William P.

High Clark