

\$1,200,000 - 22616 Fossil Ridge, San Antonio

MLS® #1761328

\$1,200,000

4 Bedroom, 4.00 Bathroom, 4,220 sqft
Residential on 1.97 Acres

FOSSIL RIDGE, San Antonio, TX

Step into luxury living with this exquisite 1.5-story Texas hill country residence situated on 1.97 acres in exclusive Fossil Ridge. This home offers a versatile floor plan with two living areas, a private study, a formal dining room, a gym/flex room, a main-level primary retreat as well as two bedrooms downstairs, and a private guest suite upstairs. The gourmet kitchen is the heart of the home. It features stainless steel appliances, gas cooking, double ovens, a prep sink, a wine fridge, an appliance garage, and an abundance of cabinet and countertop space. The seamless flow to the family room and breakfast bar creates the perfect setting for making unforgettable memories. Indulge in luxury living within the primary retreat featuring tray ceilings, exterior access, and a huge high-end custom closet by California Closets. The elegant and spacious primary bath offers an island with pull-out trash, a separate garden tub, and a walk-in shower. This home exudes exceptional quality and upgrades, including Jack & Jill bedrooms with custom closet shelving, a metal roof, two new and upgraded HVAC systems (2024), plantation shutters, stunning wood and tile flooring, indoor and outdoor surround sound, and ample built-in storage space throughout. The spacious 3-car side entry garage has epoxy flooring, ceiling and closet storage as well as a full suite of built in cabinetry and a convenient utility sink. Outside, the serene outdoor living space is ideal for entertainment or relaxation,



with a sparkling pool with beach entry and side seating, oversized spa with waterfall, outdoor fireplace under the pergola, Texas Hill country landscaping, an enclosed rustic fence to keep pets within the property, and an expansive multi-level composite deck to enjoy the breathtaking views of Mother Nature in your own backyard. Fossil Ridge is a gated community located minutes from the JW Marriott and its TPC golf course, Stone Oak shopping & dining, Bulverde Rd, Loop 1604, & HWY 281. The award-winning NEISD schools are Roan Forest Elementary, Tex Hill Middle School, & Johnson High School. WELCOME HOME!

Built in 2005

Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1761328
List Price	\$1,200,000
Sale Price	\$1,200,000
Sale Date	May 30th, 2024
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	4,220
Acres	1.97
Year Built	2005
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Ranch, Texas Hill Country
Status	Sold

Community Information

Address	22616 Fossil Ridge
Subdivision	FOSSIL RIDGE
City	San Antonio
County	Bexar

State TX
Zip Code 78261

Amenities

Amenities Controlled Access
Parking Attached, Side Entry
Has Pool Yes
Pool AdjoiningPool/Spa, Hot Tub, In Ground Pool, Pool is Heated

Interior

Interior Two Living Area, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Breakfast Bar, Study/Library, Utility Room Inside, Secondary Bedroom Down, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Pull Down Storage, Cable TV Available, Laundry Main Level, Laundry Room, Walk in Closets, Attic - Access only, Game Room, High Speed Internet, Maid's Quarters, Walk-In Pantry

Appliances Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Stove/Range, Gas Cooking, Disposal, Dishwasher, Smoke Alarm, Security System (Owned), Garage Door Opener, Solid Counter Tops, Carbon Monoxide Detector, Custom Cabinets, Double Ovens, Plumb for Water Softener, Water Softener (owned)

Heating Central

Cooling Two Central

Fireplace Yes

of Fireplaces 1

Fireplaces One, Living Room

of Stories 1

Stories 1

Exterior

Exterior Stone/Rock

Exterior Features Patio Slab, Covered Patio, Sprinkler System, Double Pane Windows, Gazebo, Mature Trees, Wire Fence, Deck/Balcony, Special Yard Lighting

Lot Description 1 - 2 Acres, Bluff View, County Vlew

Roof Composition

Construction Pre-Owned

Foundation Slab

School Information

District	North East ISD
Elementary	Roan Forest
Middle	Tex Hill
High	Johnson