

# The Montedoro

San Miguel at Canyon Springs



**1135 Via Se Villa**  
**San Antonio, TX 78260**

**4 BDR / 3.5 BTH / 2-Car Garage**  
Available Now / 3224 SqFt

- "Entertainer kitchen" features wood flooring, upgraded granite countertops, 42 inch upper cabinets, stainless appliances with double ovens, microwave, gas cooktop and a feature island of rustic alder. Home backs to beautiful Canyon Springs golf course!
- Tuscan-style architecture features stucco and stone with tile roof.
- High Performance Home Energy package includes Trane 15 SEER HVAC, Vinyl-clad Low E3 windows, touch screen programmable thermostat, Aprilaire fresh air ventilation system, and cell foam insulation system.
- Four bedrooms with master downstairs. Master suite has bay window overlooking golf course.
- Study downstairs. Game room with double Juliet balconies and media room upstairs.
- Three full baths plus powder room.
- Corner gas fireplace with cast stone mantel in family room.
- Wood flooring in family room, kitchen, and breakfast area.
- Tile flooring in dining room.
- Lovely gated community nestled into Canyon Springs golf course.
- Preferred North East Schools include Tuscan Heights Elementary, Bush Middle and Reagan High School. No city taxes!

**\$478,000**

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**Sales Office**

1110 Via Belcanto  
San Antonio, TX 78260  
Phone: 210-497-6080  
Mon. - Sat. 10 AM to 7 PM.  
Sun. 12 Noon to 7 PM.

