

For Sale on Market

**\$482,500**

Call 7133771022 Today!

## 70 NINE PATCH, POTEET, TX 78065

4 BEDS, 2 FULL & 1 HALF BATH(S)

Discover Modern Luxury and Timeless Charm Near San Antonio Nestled just a short drive from vibrant downtown San Antonio, Texas, or an even closer trip to quaint Poteet, Texas, this breathtaking residence by NuBuilt Homes combines craftsmanship with comfort on a sprawling 1-acre (+/-) oak-studded homesite. From the moment you arrive, the oversized driveway and attention to detail set this home apart. Step through the custom 42" entry door into a thoughtfully designed open floor plan that radiates elegance and functionality. The heart of the home is the gourmet kitchen, a chef's dream featuring: A central island with seating for four Luxurious granite countertops A premium stainless steel appliance package, including a 30" oven-microwave combo, six-burner cooktop, and dishwasher A spacious walk-in pantry for effortless organization Flowing seamlessly from the kitchen, the family room invites gatherings around the stunning wood-burning fireplace and under the impressive 72" ceil

### GENERAL DESCRIPTION

**Subdivision:** ALANNA HEIGHTS  
**Property Type:** Single-Family  
**Bedrooms:** 4  
**Baths:** 2 Full & 1 Half  
**Stories:** 1  
**Garage:** 2  
**Year Built:** 2024  
**Building Sqft:** 2,466 / Appraisal District  
**Lotsize:** 1  
**MLS# / Area:** SA1826418



Presented By  
**Chad Sayles**

Walzel Properties - Spring

7133771022

Listing Broker  
eXp Realty

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Visit <https://www.har.com/SA1826418> for more information