FEATURES OF THE HOME

2606 Rio Guadalupe

San Antonio, Texas 78259

INTERIOR

- New HVAC system installed in 2023, including two 2–3 ton A/C units, two gas furnaces, additional cold-air returns, and Nest thermostats for upstairs and downstairs; approximately 2 years remaining on warranty
- New pressure valve and whole-house shutoff added in 2026
- New kitchen faucet
- All new bathroom fixtures upstairs and downstairs
- New entryway light
- New primary bedroom ceiling fan
- New primary bath vanity light and chandelier
- New upstairs bath vanity light
- New ceiling fan in large upstairs bedroom
- New matching doorknobs throughout the home
- Fresh paint on stairway rails and bar
- New large-format tile in laundry room
- Upgraded fireplace surround
- Radiant barrier and additional attic insulation added to attic by previous owner
- Water softener system added by previous owner; not currently connected or in use
- Whole-home security system installed by previous owner; remains in place but is not currently in use

EXTERIOR

- Retaining wall added in front yard, with several loads of soil brought in to level the yard and address erosion
- New St. Augustine sod added to the leveled yard
- Privacy fence replaced with a new double gate to allow truck access
- New awning added over back door for protection from the elements
- Back door frame replaced/repaired
- Ring doorbell added
- Keypad front door lock added
- Roof replaced in 2011 and fully inspected in 2023 with no issues found

DISCLAIMER: *The information contained in this features sheet is provided for general informational and marketing purposes only and is believed to be accurate but is not guaranteed. All measurements, dimensions, square footage, room sizes, school information, property features, improvements, amenities, utilities, zoning, restrictions, and other property-related information should be independently verified by prospective buyers.*

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