2218 W Magnolia Ave

San Antonio, TX — Property Feature Sheet

MLS #2014333 | Monticello Park | Prepared by Angela Barcenas, Vortex Realty

PROPERTY HIGHLIGHTS

✓ Front-row seat to the 4th of July fireworks — enjoy the show from your own backyard in Historic Monticello Park.

✓ One of the neighborhood's most walkable, bike-friendly streets — quiet, tranquil, and safe.

PROPERTY UPGRADES

- Commercial-grade electric gate for easy, secure in-and-out parking
- Large rear sliding gate with paved alley access for RV and vehicle parking
- 100% updated electrical wiring throughout
- 100% updated plumbing and sewage lines throughout
- Strategically placed water shutoffs for fast emergency response, plus continuous flow monitoring via a Moen Smart Water Monitor
- Owned water softener (not leased)
- Exterior hose faucets intentionally bypass the softener — ideal for yard watering and lawn care
- 6 Wyze security cameras
- Wyze Smart Home thermostat
- Both roofs — main home and casita — are only 4 years old
- Insulated interior walls and insulated underfloor for added energy efficiency
- Quality kitchen cabinetry, just 5 years old
- New kitchen and dining room flooring
- Commercial-grade Speed Queen washer and dryer
- Modern LG stainless steel gas range
- LG stainless steel refrigerator with a large glass-door window
- Updated GE stainless steel dishwasher
- The casita includes its own Jenn-Air range and a standard refrigerator

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