

The distinguished *details.*



7718 Ramble Ridge, San Antonio, TX 78266

4 beds | 3 full & 2 half baths | 4,643 ± SF | 1.43 ± acres

Exterior Features

- Full masonry construction with stucco and limestone detailing
- Black standing seam metal roof
- Custom 38 x 16-foot swimming pool and spa
- Travertine pool coping with integrated lighting
- Outdoor fire pit and seating area
- Expansive covered patio with outdoor kitchen
- 40-inch Blaze 5-burner grill with ventilation hood
- Upper-level balcony with composite decking and steel railings
- Exterior Sonos audio and architectural soffit lighting
- Oversized 3-car garage with custom epoxy flooring

Interior Features

- Floor-to-ceiling limestone fireplace with 48-inch linear gas insert
- Oversized sliding glass doors opening to covered patio
- Expansive dining room windows and statement chandeliers
- Custom light oak shaker cabinetry with soft-close drawers
- Contrasting light and black quartz countertops
- Thermador appliances with 48-inch gas range and dual ovens
- Separate 30-inch integrated refrigerator and freezer columns
- Butler's pantry with beverage refrigerator and ice maker
- Climate-controlled wine cellar with approximately 450-bottle capacity
- Primary suite with separate custom-fitted closets
- Primary bath with 66-inch freestanding tub and glass-enclosed wet room
- Exterior rock garden adjoining primary shower
- Upstairs Jack-and-Jill bathroom
- Concrete-constructed secure room with concealed Champion safe
- Custom utility room with dog wash and integrated kennels
- Detached fitness studio with sauna, steam shower, separate shower, and half bath

Technology & Mechanical

- Control4 home automation for lighting, HVAC, and audio
- Integrated Sonos surround sound
- 6 hardwired exterior security cameras
- 6 hardwired wireless access points
- 8 tons of variable-speed HVAC across 3 units
- 19 SEER HVAC equipment with air sanitization and ionization
- Spray foam insulation with additional second-floor sound insulation
- Generac 24kW whole-home standby generator
- Dual LP tankless water heaters
- Buried 1,000-gallon propane tank



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