

23210
Inspirada
San Antonio, Texas 78261



Presented By:

MLS #1888131

Megan JJ Panah

Virtual



JB Goodwin
L U X U R Y

jjpanah.com



223210 Inspirada – Where Luxury Meets Lifestyle

Welcome to 23210 Inspirada, an exquisite model home by Sitterle Homes, nestled in the prestigious gated enclave of Campanas at Cibolo Canyons—a premier luxury garden home community.

This exceptional one-story residence features over \$165,000 in designer upgrades and offers 3 spacious bedrooms, 2.5 bathrooms, plus a detached private **CASITA** complete with its own full bath—ideal for guests or multi-generational living.

Elegant design elements include a generously sized primary suite with a spa-inspired bathroom, custom walk-in closet with built-in shelving, and a stunning floor-to-ceiling tiled shower. Premium Moen fixtures and hardware add a sophisticated touch throughout.

Entertain effortlessly with extended covered patios in both the front and back, complemented by a fully equipped outdoor kitchen and outdoor fireplace. The front entry is enclosed with a gated iron fence. The expansive living room is anchored by a striking oversized fireplace, while the custom wet bar elevates your hosting game. The chef's kitchen boasts high-end appliances, a gas range, and ample space for culinary creations—all framed by Benedettini Fine Custom Cabinetry, luxury quartz countertops, soaring ceilings ideal for displaying fine art, built-in china cabinet, and customized lighting.

Added favorites include a walk-in laundry/mud room with sink & cabinetry, bold accent walls and ceilings, custom tile flooring from Stone Solutions, Thermador kitchen appliances, walk-in kitchen pantry, natural lighting, corner-lot, and storage space.

Residents of Campanas enjoy **exclusive** access to a 10,000+ square foot private clubhouse featuring a 24-hour fitness center, game room, library, ballroom, professional catering kitchen, multiple swimming pools with outdoor kitchen, tennis courts, and more. HOA services include front and backyard landscaping, gated security, and home security system monitoring. Community amenities extend to a lazy river, soccer field, walking trails and unparalleled recreational options.

This home has never been occupied and remains under the builder's one-year warranty (valid through 2026), in addition to coverage under the original 10-year structural warranty. Ideally situated near the TPC San Antonio Golf Resort, JW Marriott Hill Country Resort, Stone Oak Medical Center, and major thoroughfares including Loop 1604, I-35, and US-281—this home offers seamless access to dining and shopping.

Virtual



JB Goodwin
L U X U R Y

23210
Inspirada



Virtual



JB Goodwin
LUXURY

jjpanah.com

23210
Inspirada



Virtual



JB Goodwin
LUXURY

jjpanah.com

Prestige Features

- Sitterle Model Home / Never Before Lived In
- Over \$165,000 In Builder Upgrades
- Casita with Full Bath, Private Entry, Coffee Bar and Custom Millwork
- 3 Car Garage
- Corner Lot with Partial Iron Gate
- Extended Covered Front Patio with Outdoor Fireplace
- Covered Back Patio with Outdoor Kitchen with Granite Countertops
- Benedettini Fine Custom Cabinetry Throughout
- Custom Luxury Lighting from Quorum International
- Custom Luxury Tile flooring from Stone Solutions
- Luxury Quartz Countertops Throughout from Stone Solutions
- Luxury Quartz Kitchen Island Waterfall
- Gourmet Chef's Kitchen with Thermador Appliances
- Primary Suite Brick Veneer Wall
- Primary Suite Customized Walk-In Closet
- Primary Suite Spa Bath Tile to Ceiling Shower
- Primary Suite Spa Bath Double Vanity
- Secondary Bedroom Ensuite
- Customized Fireplace with Cedar Mantel and Tile Accents
- Wet Bar with Floating Shelves and Mosaic Tile
- Brass Hardware on Doors
- Shiplap
- High ceilings
- Moen Bath and Kitchen Hardware
- Sherwin-Williams Paint
- Decorative Mirrors
- Single Bowl Kitchen Sink
- Kitchen Backsplash
- 30 Year, Dimensional, 240 lb. Class C Composition Shingles
- HOA Amenities (See List)

Virtual



JB Goodwin
L U X U R Y

23210
Inspirada

Neighborhood Amenities

- 9,000+ sq. foot clubhouse
- 24/7 fitness center
- Lazy River
- 2 resort-style junior Olympic lap pools (upon completion of 2nd Amenity Center)
- Multiple playscapes & playgrounds with benches
- Kiddie splash/pool area with beach entry
- Shade structures
- Clubhouse with kitchen
- Fully-equipped fitness centers open 24/7
- Marathon/triathlon training groups
- Fitness classes including zumba, yoga, pilates and water aerobics
- Soccer field
- On-site Homeowner Association Office
- Resort-style pool
- Tennis/Pickleball courts
- Grand ballroom, perfect for weddings, reunions, parties and meetings
- Three kitchens: catering, teaching and outdoor
- Library
- Game room with poker tables, billiard games and bar
- Meeting spaces
- Indoor kitchen for catering needs and cooking demonstrations
- Outdoor fire pits

[Cibolo Canyons Website](#)

Virtual



JB Goodwin
L U X U R Y

jjpanah.com

23210
Inspirada



Virtual



JB Goodwin
LUXURY

jjpanah.com

Community Features

- Basic lawn maintenance and security alarm monitoring
- Full irrigation front & rear
- Gutters on front and zero lot line side of home
- Boracare termite treatment
- Broan ultra-silent & humidity sensing exhaust vents with timer switch in all baths and utility room
- All landscaping material per SAWS approved plan list
- Energy saving LED light bulbs in decorative fixtures

Insulation & Building Envelope

- Blown insulation
- Batt wall insulation
- Bronze vinyl double pane, insulated windows with Low-E title-in
- Radiant Barrier roof decking
- James Hardie fiber cement family of products
- Poly foam sealant at all exterior base plates, exterior penetrations, doors & windows

Heating & Air Conditioning

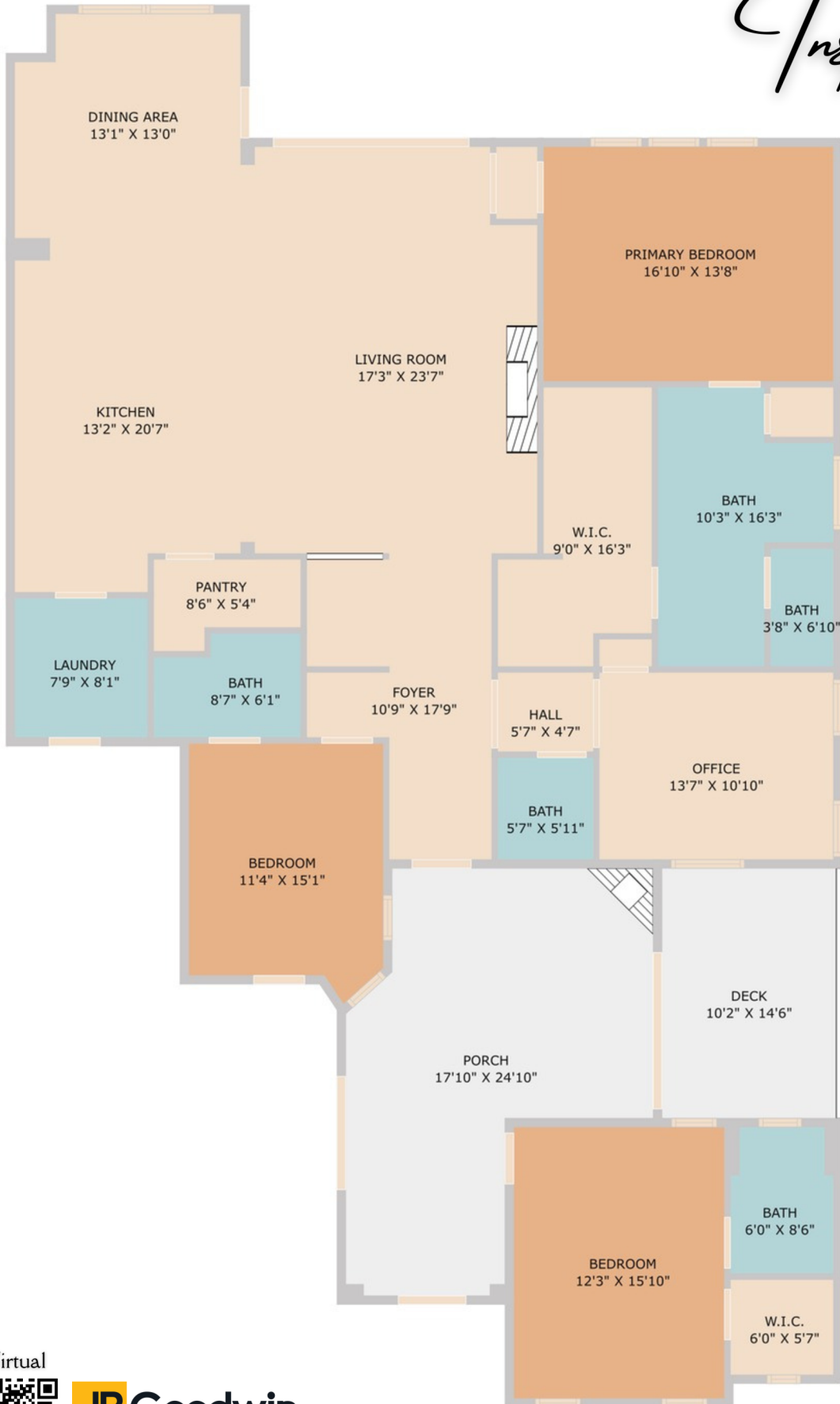
- Trane 16 Seer rated system AC, Climatuff Compressor, Spine Fin Coil & Full Coil Protection
- Trane 80% AFUE Gas Furnace with High Efficiency Motor
- Trane Touchscreen programmable thermostat
- Extended 10 year Equipment Warranty on HVAC System with registration
- Aprilaire Fresh Air Ventilation Control System
- Flexible R6 Foil backed duct work w/additional return airs at all bedrooms

Virtual



JB Goodwin
L U X U R Y

23210
Inspirada



JB Goodwin
L U X U R Y



Campanas is luxury garden home living in the master planned community of Cibolo Canyons. Located in the Texas Hill Country, this gated community offers a spectacular 10,000 square-foot clubhouse with game room, library, ball room, professional catering kitchen, swimming pool with outdoor kitchen, tennis area and much more. Cibolo Canyons is convenient to the TPC golf resort, JW Marriot Hill Country Resort and Stone Oaks rapidly growing medical community.

Essential Services and Utilities

- Police Services provided by Bexar County Sheriff's Dept. Dial 911 for emergency services
- Fire Services provided by Bexar Co. Emergency Services District #3 Dial 911 for emergency services
- Electric and gas service supplied by CPSEnergy (210) 353-2222
- Water provided by San Antonio Water System (210) 704-7297
- Garbage and Recycling: Republic Services (210) 648-5222
- HOA Management Company, CCMC (210) 737-1033

Judson Independent School District

www.judsonisd.org

Rolling Meadows Elementary: K-5
17222 FM 2252
SA, TX 78266 (210) 945-5700

Kitty Hawk Middle School: 6-8
840 Old Cimarron Trail
Universal City, TX 78148 (210) 945-1220

Veterans Memorial 9-10
7618 Evans Rd
SA, TX 78216 (210) 619-0222

Judson High School: 11-12
9142 FM 78
Converse, TX 78109 (210) 945-1100

Private Schools

There are many private schools in the San Antonio area. For lists of some of these schools, contact the Greater San Antonio Chamber of Commerce through its website, www.sachamber.org

Community Assessment

An Annual Master's Association fee of \$1,090, billed in two equal installments of \$545. An Annual Special Common Area Assessment fee of \$948, billed in two equal installments of \$474. A annual Special Service Area Assessment fee of \$2196, billed in two equal installments of \$1098. A one-time Working Capital fee of \$700 will be due at closing and a Texas Resale Package & Homewise Docs Service/Delivery Fee of \$666 will also be due at closing. Total Assessments to be billed is \$5,182 but billed at \$2,591 bi-annually to be due in January and July. These fees include all amenities, including the clubhouse, security system monitoring, front and backyard maintenance and maintenance of gate and common areas. The current tax rate is \$2.736 per \$100 valuation (includes Judson ISD and Bexar County Taxes).



Offer Instructions

LISTING AGENT

Mojgan JJ Panah

License #673322

210.241.0681 cell

jj-panah@jbgoodwin.com

607 E. Sonterra #108, San Antonio, Texas 78258

LICENSED SUPERVISOR

Erin Cestero

License #618467

210.581.9050 office

erin@jbgoodwin.com

607 E. Sonterra #108, San Antonio, Texas 78258

TITLE COMPANY

Fontier Title

Heather Bourne - escrow officer

210.305.5600 office

HBourne@frontiertitletexas.com

4372 N Loop 1604 W #216, San Antonio, Texas 78249

Virtual



JB Goodwin
L U X U R Y