

10 CONDOMINIUMS FOR SALE VILLA DIJON ALAMO HIEGHTS

Memo

From: David Kauffman ~ Keller Williams Realty - City View, Broker Associate

To: Investors, Wholesalers, Buyers

Re: MULTI-PROPERTY SALE - 10 CONDOMINIUMS - VILLA DIJON





SALE PRICE:

\$2,100,000

HIGHLIGHTS

FULLY RENOVATED IN 2018*
ALAMO HEIGHTS SCHOOL DISTRICT
7 Units Leased
Long Term Tenants
Selling for near BCAD Value

Attached are:
RECENT PHOTOS
CONDOMINIUM INFORMATION SHEET
SAMPLE MLS FLYERS
HOA PROFILE SHEET

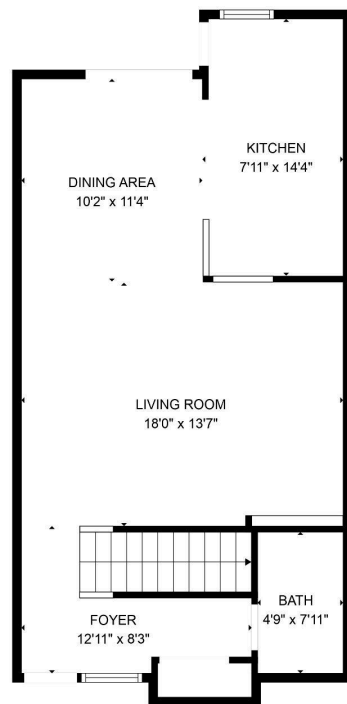
All information is deemed to be reliable. Please verify information.

For additional information, please contact David Kauffman at 210-254-2610.

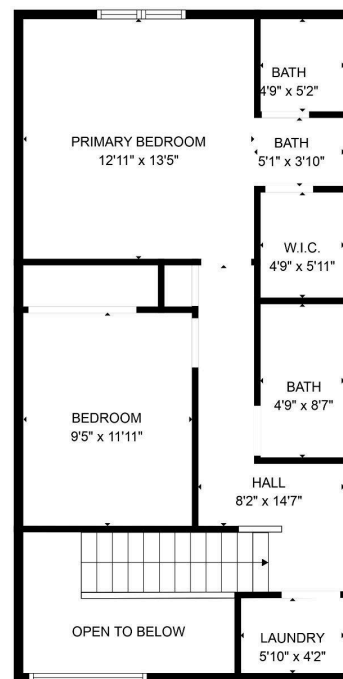
#1206 is currently under repair after a 35 Year Lease ended.







FLOOR 1



FLOOR 2













GALVAN CAPITAL INVESTMENTS LLC VILLA DIJON CONDOMINIUMS

VALUATION AND INFORMATION STUDY for BULK SALE	UNIT NUMBER	SQUARE FOOTAGE	BCAD VALUE	Rental Rate	Lease Renewal Date	COA MONTHLY DUES
100 Lorenz, SATX 78209	104	1282	\$200,474	\$1,400	01/01/2027	\$465
100 Lorenz, SATX 78209	1206	1187	\$182,000	\$1,600	Available 09/01/2026 (Was Leased for 35 years!)	\$356
100 Lorenz, SATX 78209	1402	1440	\$225,181	\$1,600	08/01/2027	\$625
100 Lorenz, SATX 78209	1403	1440	\$225,181	\$1,600	05/01/2027	\$625
100 Lorenz, SATX 78209	1501	1282	\$200,474	\$1,600	ON MARKET	\$465
100 Lorenz, SATX 78209	1502	1282	\$200,474	\$1,600	ON MARKET	\$465
100 Lorenz, SATX 78209	1503	1282	\$200,474	\$1,500	04/01/2027	\$465
100 Lorenz, SATX 78209	1504	1282	\$200,474	\$1,600	09/01/2027	\$465
100 Lorenz, SATX 78209	1602	1282	\$200,474	\$1,500	11/01/2026	\$465
100 Lorenz, SATX 78209	1603	1282	\$200,474	\$1,350	01/01/2027	\$465
		BCAD Value	\$2,035,680			
		SALE PRICE	\$2,100,000			
ALL INFORMATION DEEMED RELIABLE. PLEASE VERIFY ALL INFORMATION						

Agent Report



Addr: 100 Lorenz Rd #104

Status:

Area: 1300

Int.St./Dir: Broadway to Lorenz

Subdivision: Villa Dijon Condo

Condominium: Villa Dijon Condominium Association Inc.

City: San Antonio

County: Bexar

Legal: CONDO NCB 11890 (VILLA DIJON CONDOMINIUMS), BLDG 1, UNIT 104

Sch Dist: Alamo Heights I.S.D.

Elem: Call District

Middle: Call District

High: Alamo Heights

Builder:

Type: Condominium

Class: Residential Rental

Grid:

MLS #: 1819813

List Price: \$1,350

AdSf: 1282

Lot Size:

Lot Dimensions:

Year Built: 1970

BR: 2

FBaths: 2

HBaths: 0

	Level		Level	Utility Suppliers	Date Available:	Monthly Lease:
Living Room	11X14 1	Primary Bedroom	14X11 2	Gas: Pay to HOA	Min/Max Months: 12 / 24	\$1,350
Dining Room	8X8 1	Primary Bedroom 2	---	Electric: Pay to HOA	Security Dep: \$1,000	Personal Checks: Yes
Family Room	---	Primary Bath	6X8 2	Garbage: Pay to HOA	Move-In Time: Currently Available	Cash Accepted: No
Kitchen	8X8 1	Bedroom 2	12X11 2	Water: Pay to HOA	Frame:	
Breakfast	---	Bedroom 3	---	Sewer: Pay to HOA	Cleaning Dep: \$0	App Fee: \$30
Utility	---	Bedroom 4	---	Other:	Application Form: ONLINE	Apply At: ONLINE
Entry Room	---	Bedroom 5	---			
Study/Office	---					

Level Key: 1-Main Level, 2-2nd Level, 3-3rd Level, W-Walkout Basement, B-Basement, U-Unknown

Owner: See Broker	SC/\$:	BC/\$:	Owner LREA/LREB: No
List Agent: Edward Trevino	500591	(210) 535-1355	Bonus: Sub Agency Allowed?:
List Office: Home Sweet Home Boerne, LLC	HMSH00	(210) 535-1355	
Ph to Show: 210-222-2227	Lockbox	Showing	Occupancy: Vacant
	Type: Combo	Contact: ShowingTime	

AgentRmrks:

Remarks:

Style: Two Story / # stories: 2	Roof: Composition	Wdw: Some Remain
Ext:	Fndtn: Slab	Floor: Carpeting, Ceramic Tile, Wood
Heating: Central	Ht Fuel: Electric	Air Cond: One Central
Pri BR: Upstairs		Frpl: Not Applicable
Pri Bth: Tub/Shower Combo		Pool/Spa: None
Garage Parking: None/Not Applicable		Wat/Swr: Water System
Additional/Other Parking:	Restrictions: Smoking Outside Only	
Lot Desc:		Security: Not Applicable
Accessible/Adaptive: No		Senior Community: No
Interior: One Living Area, Liv/Din Combo, Open Floor Plan, Laundry Main Level		Other Structures:
Exter Fea:		
Inclusions: Ceiling Fans, Washer Connection, Dryer Connection, Stove/Range, Refrigerator, Disposal		
Misc: Broker-Manager		
Rent Incl:		
Tenant Pay: Gas/Electric, Water/Sewer, Interior Maintenance, Garbage Pickup		
Common Area Amenities: Pool		
Green Features:	Energy Efficiency:	
All Animal Rent/Fees/Deposits: Per Pet		
Pet Rent:	Pet Deposit: \$250 (Refundable)	
Animal Monthly/Admin Fees Amount: / \$250	Animal Costs: Admin Fees	
Pet Deposit: \$250 (Refundable)		
Application Fees Per Adult:	Application Link:	
Animals Allowed/Type(s): Yes / Dogs OK, Cats OK	?	
Number Limit/Weight Guidelines: 2 /		Age Guidelines:
Animal Screening Required?: No	Animal Screening Link:	

Contingent Info:	DOM: 8	Rented Price:
Contract Date:	Sale Trms:	SqFt/Acre:
Closing Date:		
Sell Concess: Yes - \$400		

Offers of concessions in the MLS are non-binding amounts to be negotiated between the buyer and seller and may not communicate an offer or actual payment to any broker; post-closing concessions in the MLS reflect the amounts paid by the

Agent Report



Addr: 100 Lorenz Rd #1501
Status: ACT
Area: 1300
Int.St./Dir: Broadway to Lorenz Rd west to entrance of VILLA DIJON.
Subdivision: VILLA DIJON CONDO
Condominium: Villa Dijon Condominium Association Inc.
City: San Antonio
County: Bexar
Legal: NCB 11890 BLDG 15 UNIT 1501 VILLA DIJON CONDOMINIUM
Sch Dist: Alamo Heights I.S.D.
Elem: Cambridge
Middle: Alamo Heights
High: Alamo Heights
Builder: Unknown
Type: Condominium

Class: Residential Rental
Grid:
Zip: 78209
CAN#: 11890111112
Recent Rehab: Yes
Section 8 Qualified: No

MLS #: 1990596
List Price: \$1,600
AdSf: 1282
Lot Size:
Lot Dimensions:
Year Built: 1973
BR: 2
FBaths: 2
HBaths: 1

Copyright 2025
San Antonio Board of Realtors®

Level		Level		Utility Suppliers		Date Available:		Monthly Lease:	
Living Room	17X14 1	Primary Bedroom	13X10 2	Gas:	HOA	08/01/2017	12 / 12	\$1,600	
Dining Room	15X7 1	Primary Bedroom 2	---	Electric:	CPS	Min/Max Months:	Security Dep:	Personal Checks:	Yes
Family Room	---	Primary Bath	6X4 2	Garbage:	HOA	\$1,600	Move-In Time	Cash Accepted:	No
Kitchen	10X9 1	Bedroom 2	9X9 2	Water:	SAWS via HOA	Currently Available	Frame:		
Breakfast	---	Bedroom 3	---	Sewer:	SAWS via HOA		Cleaning Dep:	App Fee:	\$50
Utility	3X7 2	Bedroom 4	---	Other:	HOA		Application Form:	Apply At:	10999 IH
Entry Room	7X4 1	Bedroom 5	---						#175
Study/Office	---								

Level Key: 1-Main Level, 2-2nd Level, 3-3rd Level, W-Walkout Basement, B-Basement, U-Unknown

Owner: Galvan Capital Investments LLC
The compensation and bonus fields have been removed in accordance to the NAR Settlement, which requires compensation information to be excluded in the MLS.
Owner LREA/LREB: No

List Agent: David Kauffman 654998 (210) 254-2610 davidkauffman@kw.com
Sell Concess: No Offers of concessions in the MLS are non-binding amounts to be negotiated between the buyer and seller and may not communicate an offer or actual payment to any broker; post-closing concessions in the MLS reflect the amounts paid by the seller towards the buyer's closing costs.

Sub Agency Allowed?: Yes
List Office: Keller Williams City-View KLWM0002 (210) 696-9996 klrw91@kw.com
Ph to Show: 210-222-2227 Lockbox Showing Occupancy: Vacant
Type: Combo Contact: ShowingTime

AgentRmrks: 1.) Please call Listing Agent for Lease Application Instructions. 2.) All Forms necessary for Lease Application are in Additional Information. 3.) Pets are considered on a case by case basis.

Remarks: Completely renovated 2bed/2bath, 2-story, w/ Covered Patio. Newer kitchen & baths! New Plumbing and Electrical fixtures, Stainless appliances, Granite Counter tops, new Cabinets. New Bamboo Laminate Wood Floors in Living, Dining, & Master. New carpet, new ceramic tile in kitchen & baths! New HVAC. Walking distance to Quarry, Lincoln Heights, Shopping, Dining, Entertainment.

Style: Two Story / # stories: 2
Ext: Wood, Siding, Rock/Stone Veneer
Heating: Central, 1 Unit
Pri BR: Walk-In Closet, Full Bath, Closet Size: 5 X 5
Pri Bth: Shower Only, Single Vanity
Garage Parking: None/Not Applicable
Additional/Other Parking: One Car Open Space
Lot Desc:
Accessible/Adaptive: No
Interior: One Living Area, Separate Dining Room, Breakfast Bar, All Bedrooms Upstairs, Laundry Lower Level
Exter Fea: Patio Slab, Covered Patio, Double Pane Windows, Mature Trees
Inclusions: Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Stove/Range, Refrigerator, Disposal, Dishwasher, Vent Fan, Solid Counter Tops, Custom Cabinets, Private Garbage Service
Misc: School Bus
Rent Incl: Condo/HOA Fees, Garbage Pickup, HOA Amenities, Parking, Property Tax
Tenant Pay: Gas/Electric, Water/Sewer
Common Area Amenities: Pool
Green Features: Low Flow Commode
All Animal Rent/Fees/Deposits: Total
Pet Rent: \$0
Animal Monthly/Admin Fees Amount: /
Pet Deposit: \$350 (No Refund)
Application Fees Per Adult:
Animals Allowed/Type(s): Negotiable / ?
Number Limit/Weight Guidelines: /
Animal Screening Required?: No

Roof: Composition
Fndtn: Slab
Ht Fuel: Electric
Restrictions: Not Applicable/None
Energy Efficiency: Energy Star Appliances, Ceiling Fans
Pet Deposit: \$350 (No Refund)
Animal Costs: Deposit
Application Link:

Wdw: Some Remain
Floor: Carpeting, Ceramic Tile, Wood
Air Cond: One Central
Frpl: Not Applicable
Pool/Spa: In Ground Pool
Wat/Swr: Water System, Sewer System, City
Security: Controlled Access
Senior Community:
Other Structures:

Age Guidelines:

Agent Report



Addr: 100 Lorenz Rd #1502
Status: **ACT**
Area: 1300
Int.St./Dir: Broadway to Lorenz
City: San Antonio
County: Bexar
Building: YES
Condominium: Villa Dijon Condominium Association Inc.
Entry Level: 1
Subdivision: VILLA DIJON CONDO
Sch Dist: Alamo Heights I.S.D.
Elem: Cambridge
Middle: Alamo Heights
High: Alamo Heights
Class: Condominium/Townhome
Grid:
Zip: 78209
CAN#: 118901151502
Unit Levels: Two Levels
Year Built: 1970
Sale/Rent: For Sale
MLS #: 1895640
List Price: \$225,000
Currently Leased: No
Lease Expiration:
AdSf: 1282
Total Units: 1
Stories in Bldg: 2
BR: 2
FBaths: 2
HBaths: 1
Recent Rehab:
Mo Lease:

Level			Level			Utility Suppliers	
Living Room	18 X 14	1	Primary Bedroom	14 X 13	2	Gas:	CPS
Dining Room	10 X 10	1	Primary Bedroom 2	---	---	Electric:	CPS
Family Room	---	---	Primary Bath	9 X 6	2	Garbage:	HOA
Kitchen	13 X 8	1	Bedroom 2	12 X 10	2	Water:	HOA
Breakfast	---	---	Bedroom 3	---	---	Sewer:	HOA
Utility	6 X 4	2	Bedroom 4	---	---	Other:	
Entry Room	13 X 7	1	Bedroom 5	---	---		
Study/Office	---	---					

Level Key: 1-Main Level, 2-2nd Level, 3-3rd Level, W-Walkout Basement, B-Basement, U-Unknown

Taxed by Mltpl Counties: No	Assessments	Mand/Mult HOA: Mandatory/No	Financials
Total Tax (Without Exemptions): \$4,512.74	HOA Name: VILLA DIJON CONDOMINUM ASSOCIATION	PrTerms: Conventional, FHA, VA, 1st Seller Carry, Cash	
Tax Year: 2024	HOA Fee / Freq / Trans Fee: \$465 / Monthly / \$250	Loan Info:	
Type: Low-Rise (1-3 Stories)	Click here for additional details		
Preferred Title Co.: Independence Title	Fee Includes: None		
Builder: Unknown			

Owner: Galvan Capital Investments LLC	The compensation and bonus fields have been removed in accordance to the NAR Settlement, which requires compensation information to be excluded in the MLS.		Owner LREA/LREB: No
List Agent: David Kauffman	654998	(210) 254-2610	Occupancy: Vacant
List Office: Keller Williams City-View	KLWM0002	(210) 696-9996	Possession: Closing/Funding
Ph to Show: 210-222-2227	Lockbox	Showing	
	Type: Combo	Contact: ShowingTime	
Sell	Offers of concessions in the MLS are non-binding amounts to be negotiated between the buyer and seller and may not communicate an offer or actual payment to any broker; post-closing concessions in the MLS reflect the amounts paid by the seller towards the buyer's closing costs.		
Concess:			
Sub Agency			
Allowed?:			
Yes			

AgentRmrks: Please see offer instructions. Send offers to davidkauffman@kw.com Please use Laurel Stuckey, Independence Title Co., lstuckey@independencetitle.com. Please verify measurements and schools.

Remarks: JUST REFURBISHED! Excellent 2 Bedroom 2.5 Bath Condo for sale in Alamo Heights! A SHORT WALK to the Alamo Quarry Market, Quarry Golf Course, Lincoln Heights, the Broadway Corridor, and many more food and entertainment options. A Quiet, Gated community with some of the best schools in San Antonio. UPDATES INCLUDE: New Paint, New Carpet, Many repairs, small and large. Professionally cleaned and sanitized floors throughout! You will not want to pass this one up! The value of this home goes way beyond the p... (text truncated for print)

Ext: Brick	Garage Parking: None/Not Applicable	Additional/Other Parking: One Car Open Space
Security: Controlled Access	Wdw: Some Remain	Floor: Carpeting, Ceramic Tile
Heating: Central	Pri BR: Upstairs	
Ht Fuel: Electric	Pri Bth: Tub/Shower Combo, Single Vanity	
Air Cond: One Central	Frpl: Not Applicable	
Accessible/Adaptive: No		Other Structures:
Inclusions: Ceiling Fans, Washer Connection, Dryer Connection, Stove/Range, Disposal, Dishwasher		Senior Community: No
Interior: One Living Area, Living/Dining Combo, Breakfast Bar, Utility Area Inside, All Bedrooms Upstairs,		New Constr. Est. Completion:
Open Floor Plan, Laundry in Closet, Laundry Upper Level		
Misc:		
Unit Ext Fea: Ground Floor Unit, Covered Patio, Privacy Fence, Mature Trees		
Condo Mgmt: Other		
Common Area Amenities: Pool		
Green: Features - none / Certification - none / Energy Efficiency - none		

Contingent Info:	Sale Trms:	DOM/CDOM: 328/ 328	Sold Price:
Contract Date:	Price per SqFt: \$175.50	Sell Points:	SqFt/Acre:
Closing Date:	Selling Agent:		Source SqFt Acre:
Sell Ofc:			

Agent Report



Addr: 100 Lorenz Rd #1504
Status: ACT
Area: 1300
Int.St./Dir: Broadway to Lorenz Rd, west to the entrance of VILLA DIJON
Subdivision: VILLA DIJON CONDO
Condominium: Villa Dijon Condominium Association Inc.
City: San Antonio
County: Bexar
Legal: NCB 11890 BLDG 15 UNIT 1504 VILLA DIJON CONDOMINIUM
Sch Dist: Alamo Heights I.S.D.
Elem: Cambridge
Middle: Alamo Heights
High: Alamo Heights
Builder: Unknown
Type: Condominium

Class: Residential Rental
Grid:
MLS #: 1990600
List Price: \$1,600
AdSf: 1440
Recent Rehab: Yes
Section 8 Qualified: No
Lot Size:
Lot Dimensions:
Year Built: 1970
BR: 2
FBaths: 2
HBaths: 1

Level		Level		Utility Suppliers		Date Available:		Monthly Lease:	
Living Room	16X12 1	Primary Bedroom	14X12 2	Gas:	HOA	02/01/2025	12 / 12	\$1,600	Personal Checks: Yes
Dining Room	8X9 1	Primary Bedroom 2	---	Electric:	HOA	Min/Max Months:	Security Dep:	Cash Accepted:	Yes
Family Room	16X12 1	Primary Bath	8X5 2	Garbage:	HOA	Move-In Time	Within 30 Days		
Kitchen	9X8 1	Bedroom 2	11X9 2	Water:	HOA	Frame:			
Breakfast	---	Bedroom 3	---	Sewer:	HOA	Cleaning Dep:	\$0	App Fee:	\$35
Utility	---	Bedroom 4	---	Other:	HOA	Application Form:	TAR	Apply At:	SEE AGENT
Entry Room	7X4 1	Bedroom 5	---						
Study/Office	---								

Level Key: 1-Main Level, 2-2nd Level, 3-3rd Level, W-Walkout Basement, B-Basement, U-Unknown

Owner: Galvan Capital Investments LLC
List Agent: David Kauffman 654998
Sell Concess: No Offers of concessions in the MLS are non-binding amounts to be negotiated between the buyer and seller and may not communicate an offer or actual payment to any broker; post-closing concessions in the MLS reflect the amounts paid by the seller towards the buyer's closing costs.

The compensation and bonus fields have been removed in accordance to the NAR Settlement, which requires compensation information to be excluded in the MLS.
 (210) 254-2610 davidkauffman@kw.com
Owner LREA/LREB: No

Sub Agency Allowed?: No
List Office: Keller Williams City-View
Ph to Show: 210-222-2227
KLWM0002 Lockbox Type: Combo
(210) 696-9996 Showing Contact: ShowingTime
klrw91@kw.com Occupy: Tenant

AgentRmrks: 1.) Please call Listing Agent for Lease Application Instructions. 2.) All Forms necessary for Lease Application are in Additional Information. 3.) Pets are considered on a case by case basis.

Remarks: Quiet, Clean, and Convenient Condo! 2 Bdrm, 2.5 Bath, Open Living, Dining, Kitchen. Granite and Stainless Kitchen includes Refrigerator. Extra storage in Foyer closet. Utility room upstairs. Great nook in Living Rm for bookshelves or built in reading space. Cute little yard in back! VILLA DIJON is a sweet little gated community with a mix of families and retirees who love living here! The perimeter driveway makes a great walking path. It's in the ALAMO HEIGHTS SCHOOL DISTRICT and it's RENT READY!

Style: Two Story / # stories: 2
Ext: Brick
Heating: Central, 1 Unit
Pri BR: Split, Walk-In Closet, Full Bath, Closet Size: 5 X 5
Pri Bth: Tub/Shower Combo
Garage Parking: None/Not Applicable
Additional/Other Parking: One Car Carport
Lot Desc:
Accessible/Adaptive: No
Interior: One Living Area
Exter Fea: Patio Slab, Covered Patio, Double Pane Windows, Mature Trees
Inclusions: Ceiling Fans, Cook Top, Refrigerator
Misc: School Bus
Rent Incl: Condo/HOA Fees, Garbage Pickup, HOA Amenities, Parking, Property Tax
Tenant Pay: Gas/Electric, Water/Sewer
Common Area Amenities: Pool
Green Features: Low Flow Commode
All Animal Rent/Fees/Deposits: Total
Pet Rent: No
Animal Monthly/Admin Fees Amount: /
Pet Deposit: \$350 (No Refund)
Application Fees Per Adult:
Animals Allowed/Type(s): Negotiable / ?
Number Limit/Weight Guidelines: /
Animal Screening Required?: No

Roof: Composition
Fndtn: Slab
Ht Fuel: Electric
Restrictions: Not Applicable/None
Energy Efficiency: Energy Star Appliances, Ceiling Fans
Pet Deposit: \$350 (No Refund)
Animal Costs: Deposit
Application Link:
Animal Screening Link:

Wdw: All Remain
Floor: Carpeting
Air Cond: One Central
Frpl: Not Applicable
Pool/Spa: In Ground Pool
Wat/Swr: Water System, Sewer System, City
Security: Controlled Access
Senior Community:
Other Structures:

Contingent Info:
Contract Date:
Sale Trms:
DOM: 40
Sell Points:
Rented Price:
SqFt/Acre:

Agent Report



Addr: 100 Lorenz Rd #1604
Status: **SLD**
Area: 1300
Int.St./Dir: Broadway and 410
City: San Antonio
County: Bexar
Building: YES
Condominium: Villa Dijon Condominium Association Inc.
Entry Level: 1
Subdivision: VILLA DIJON CONDO
Sch Dist: Alamo Heights I.S.D.
Elem: Cambridge
Middle: Alamo Heights
High: Alamo Heights

Class: Condominium/Townhome
Grid:
Zip: 78209
CAN#: 118901161604
Unit Levels: Two Levels
Year Built: 1970
Sale/Rent: For Sale

MLS #: 1857534
List Price: \$225,000
Currently Leased: No
Lease Expiration:
AdSf: 1440
Total Units: 1
Stories in Bldg: 2
BR: 2
FBaths: 2
HBaths: 1
Recent Rehab:
Mo Lease:

		Level			Level	Utility Suppliers
Living Room	18 X 15	1	Primary Bedroom	13 X 13	2	Gas: CPS
Dining Room	10 X 10	1	Primary Bedroom 2	---		Electric: CPS
Family Room	---		Primary Bath	8 X 5	2	Garbage: HOA
Kitchen	8 X 13	1	Bedroom 2	12 X 9	2	Water: HOA
Breakfast	---		Bedroom 3	---		Sewer: HOA
Utility	6 X 4	2	Bedroom 4	---		Other:
Entry Room	13 X 7	1	Bedroom 5	---		
Study/Office	---					

Level Key: 1-Main Level, 2-2nd Level, 3-3rd Level, W-Walkout Basement, B-Basement, U-Unknown

Taxed by Mltpl Counties: No Total Tax (Without Exemptions): \$4,865.41 Tax Year: 2024 Type: Low-Rise (1-3 Stories) Preferred Title Co.: Independence Title Builder: Unknown	Assessments Mand/Mult HOA: Mandatory/No HOA Name: VILLA DIJON CONDOMINUM ASSOCIATION HOA Fee / Freq / Trans Fee: \$465 / Monthly / \$250 Click here for additional details Fee Includes: None	Financials PrTerms: Conventional, FHA, VA, 1st Seller Carry, Cash Loan Info:
--	---	---

Owner: Galvan Capital Investments LLC List Agent: David Kauffman List Office: Keller Williams City-View Ph to Show: 210-222-2227	SC\$: 654998 BC\$: (210) 254-2610 Owner LREA/LREB: No davidkauffman@kw.com klrw91@kw.com Bonus: Showing Contact: ShowingTime	Occupancy: Vacant Possession: Closing/Funding Sub Agency Allowed?: Yes
---	---	---

AgentRmrks:

Remarks: Excellent 2 Bedroom 2.5 Bath Condo for sale in Alamo Heights! Recently renovated including a new master bathroom, laminate flooring, and new granite counter tops in the kitchen and bathrooms. A SHORT WALK to the Alamo Quarry Market, Quarry Golf Course, Lincoln Heights, the Broadway Corridor, and many more food and entertainment options. A Quiet, Gated community with some of the best schools in San Antonio. You will not want to pass this one up! The value of this home goes way beyond the price!

Ext: Stone/Rock, Siding Security: Controlled Access Heating: Central Ht Fuel: Electric Air Cond: One Central Accessible/Adaptive: No Inclusions: Ceiling Fans, Washer Connection, Dryer Connection, Stove/Range, Disposal, Dishwasher Interior: One Living Area, Living/Dining Combo, Breakfast Bar, Utility Area Inside, All Bedrooms Upstairs, Open Floor Plan, Laundry in Closet, Laundry Upper Level Misc: Unit Ext Fea: Ground Floor Unit, Covered Patio, Privacy Fence, Mature Trees Condo Mgmt: Other Common Area Amenities: Pool Green: Features - none / Certification - none / Energy Efficiency - none	Garage Parking: None/Not Applicable Wdw: Some Remain Pri BR: Upstairs, Closet Size: 5 X 6 Pri Bth: Tub/Shower Combo, Single Vanity Frpl: Not Applicable	Additional/Other Parking: One Car Open Space Floor: Carpeting, Ceramic Tile Other Structures: Senior Community: New Constr. Est. Completion:
--	--	---

Contingent Info: Contract Date: 06/25/2025 Closing Date: 07/18/2025 Sell Concess: Yes - \$7000 - CLOSINGCOSTS	Sale Trms: FHA	DOM/CDOM: 76/ 76 Sold Price: \$227,000 Sell Points: SqFt/Acre:
--	-----------------------	---

Offers of concessions in the MLS are non-binding amounts to be negotiated between the buyer and seller and may not communicate an offer or actual payment to any broker; post-closing concessions in the MLS reflect the amounts paid by the seller towards the buyer's closing costs.

Sold Price per SqFt: \$157.63
Sell Ofc: Keller Williams Legacy

Selling Agent: Gloria Contreras

Source SqFt Acre:



HOMEOWNERS/PROPERTY OWNERS ASSOCIATION PROFILE SHEET

DATE UPDATED 07/29/2026

Are there multiple Associations concerning the same Condo/Subdivision? ☐ Yes ☒ No
(If yes attach a separate form for each HOA/POA)

Recorded name of HOA/POA: Villa Dijon Condominium Association, Inc.

Type of HOA/POA: ☒ Condominium ☐ Subdivision ☐ Other _____
☐ Includes Planned Unit Development Ownership

Membership mandatory? ☒ Yes ☐ No

Is Condominium/Subdivision located in Municipal Utility District? ☐ Yes ☒ No

If yes, list name of MUD: _____

If this is a condominium community, is it: ☐ Original Development ☒ Apartment conversion ☐ Other

Is Condominium: ☐ VA Approved ☐ FHA Approved

If Condominium - Is a "Right of First Refusal" required by the association? ☐ Yes ☐ No

Association Fee \$ VARIOUS AMOUNTS PAID MONTHLY...SEE ATTACHED

Transfer Fee \$ 250.00 Mandatory Deposits of any kind due at closing? ☐ Yes ☒ No

Resale Certificate Neighborhood Docs Fee \$ 250.00

Payable by: ☐ Buyer ☐ Seller

Are there any fees/assessments/special assessments of any kind? ☐ Yes ☐ No

If yes, what are they? _____

Name of HOA/POA Management Co.: HOME SWEET HOME BOERNE

Physical Address: 103 E Kronkosky St, Boerne, TX 78006 Website: _____

Contact Person: Ed Trevino Phone: 210-535-1355 Email: villadijonmanager@gmail.com

Amenities/Services provided by the HOA/POA

Check all that apply:

☒ Swimming Pool	☐ Basketball Court	☐ Party/Meeting Rm.	☐ Fire Protection	☐ Other: _____
☐ Hot Tub	☐ Baseball Court	☐ Gas	☒ Pest Control	_____
☐ Sauna	☐ Volleyball Court	☐ Electricity	☐ Garbage Pickup	_____
☐ Club House	☐ Soccer Field	☐ Water	☐ Electronic Gate	_____
☐ BBQ/Picnic Area	☐ Jogging Trail	☒ Grounds Maint.	☐ Guarded Gate	_____
☐ Playground	☐ Park	☐ Street Maint.	☐ Guard/Patrol	_____
☐ Tennis Court	☐ Exercise Rm.	☐ Ext. Home Maint.	☐ Security	_____

Information is deemed reliable but not guaranteed. Buyer should independently verify before relying there on.