Features List

1535 W Magnolia Ave

Interior & Architectural Details

- Character-filled bungalow with eclectic, one-of-a-kind design details
- Exposed shiplap ceilings
- Living room fireplace flanked by built-in bookcases
- Oversized dining room with corner built-in, ideal for a bar setup
- Flexible floor plan with multiple work-from-home options
- Dedicated office in a converted breakfast nook
- Double-pane windows throughout
- Abundant storage throughout the home

Kitchen

- Combination of granite and custom concrete countertops
- Exposed chimney adding architectural interest
- Generous cabinetry and storage + open shelving

Primary Suite & Bonus Spaces

- Primary bedroom with multiple closets
- Custom bookshelf door with a hidden-door design
- Red-light sauna off the primary bedroom
- Attached bonus space ideal for an art studio, hobby room, home gym, or plant room
- Living roof with vegetation above the bonus space

Outdoor Living & Additional Structures

- Spacious front porch with decorative trellis and gabion-style feature
- Beautifully xeriscaped front yard
- Screened-in back patio
- Spacious outdoor fire pit area
- Mature trees and established vegetation
- Large enclosed workshop and storage shed

Location

- Located in Woodlawn Terrace, adjacent to historic Monticello Park
- Convenient to Woodlawn Lake Park and its walking trails
- Close to neighborhood coffee shops, restaurants, and local businesses
- Easy access to downtown San Antonio and surrounding historic neighborhoods

SA TX ROWAN PROPERTIES