

**8513 Merlin CV**  
SAN ANTONIO, TX 78222

Priced At  
**\$374,254**

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## PLAN

Matagorda

## HOME FEATURES

- 2,084 Sq. Ft.
- 4 Bedrooms
- 3 Full Baths
- 2 Stories
- 2 Garages

The Matagorda is a four-bedroom, three-bath floorplan that offers 2,084 square feet. The large living area with soaring ceilings offering plenty of room for relaxation and entertaining. The owner's retreat is a private sanctuary, featuring a spacious bathroom and a generous walk-in closet. A second bedroom downstairs offers flexibility as a nursery, study or guest space, while an upstairs gameroom provides an additional space to enjoy. With all these options, the Matagorda floorplan allows you to create a space that fits your entire family's needs.

# MATAGORDA FLOORPLAN

1st Floor



2nd Floor

