

Nicholas Kjos of Phyllis Browning Company Closes \$2.195 Million Terrell Hills Listing

The sale, citing continued resilience in the region's luxury segment, underscores demand for properties in one of San Antonio's most established neighborhoods

SAN ANTONIO, TX, UNITED STATES, August 6, 2026 /EINPresswire.com/ -- [Nicholas Kjos](#) of Phyllis Browning Company has closed the sale of 446 Canterbury Hill Street, a 3,729-square-foot residence in Terrell Hills built by acclaimed San Antonio builder Mike Scholl. The four-bedroom home, offered at \$2,195,000, sold in July 2026, with final terms held confidential under Texas' non-disclosure practices. Kjos represented the seller.



At dusk, the backyard at 446 Canterbury Hill Street in Terrell Hills reveals the resort-style pool and spa by Sharpe Pools, complete with a sheer descent water feature, covered patio lounge, and fire pit designed for entertaining.

Built in 2015 on a quarter-acre lot in the city of Terrell Hills, the residence pairs timeless architecture with integrated smart home technology. Interiors are organized around an open, light-filled floor plan, with expansive windows connecting the living, dining, and entertaining spaces. The kitchen is outfitted with a Thermador appliance package and custom cabinetry, while the primary suite includes direct outdoor access and a spa-style ensuite bath with dual vanities, an oversized walk-in shower, and a large custom closet. The grounds were developed into a resort-style retreat, anchored by a pool and spa from Sharpe Pools, along with a fire pit, water features, and an outdoor kitchen built for entertaining. A temperature-controlled, two-car garage completes the property.

"Even in a more measured market, this home achieved a premium price per square foot, which reflects the enduring value buyers place on truly distinguished properties," said Kjos. "Terrell Hills continues to benefit from a timeless appeal: architectural character, mature landscaping, and a location that has created lasting demand for decades. Exceptional homes in irreplaceable settings are still commanding serious attention, even as the broader market has become more

selective."

The sale comes as San Antonio continues to see sustained relocation from other states, driven by the region's economic growth, favorable tax environment, and quality of life. That growth has concentrated much of the market's attention on newer, fast expanding communities such as New Braunfels and Boerne. Kjos said the activity in those areas has made long established, centrally located neighborhoods like Terrell Hills increasingly distinct within the broader market.

"San Antonio is growing outward in every direction, and that is good for the region," Kjos said. "But it also means a limited number of established, close in neighborhoods like Terrell Hills only become more valuable. Buyers looking for that combination of history, craftsmanship, and location are working with a smaller and smaller pool of options."

Kjos, who [built his business](#) on a combination of hands on market research and long standing relationships with agents throughout the region, said that approach played a direct role in guiding this sale to a successful close.

"My approach is to know a market well enough to tell a seller the truth about value, even when it is not the easiest conversation," Kjos said. "That is what allows a listing like this one to be positioned correctly from day one, and it is what gives buyers the confidence to move forward."

About Nicholas Kjos

Nicholas Kjos is a [real estate agent](#) with Phyllis Browning Company, serving buyers and sellers throughout San Antonio and the surrounding communities, including New Braunfels and Boerne. Kjos works across both the luxury market and first time buyer transactions, with an approach centered on market expertise, transparency, and hands on client service.

About Phyllis Browning Company

Founded more than 30 years ago, Phyllis Browning Company is an independent luxury real estate brokerage serving San Antonio, Austin, Boerne, Fredericksburg, New Braunfels, and the greater Hill Country region. In 2025, the company closed more than \$1.35 billion in sales and represented a larger share of the region's \$800,000 and above properties than any competing firm. Phyllis Browning Company is affiliated with Luxury Portfolio International and Leading Real Estate Companies of the World, connecting its clients to a global network of luxury specialists.

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