

\$293,990 - 901 Nodding Nixie, Seguin

MLS® #443802

\$293,990

4 Bedroom, 3.00 Bathroom, 2,175 sqft
Residential on 0.14 Acres

ARROYO RANCH, Seguin, Texas

The Midland is a two-story floor plan offering 2,175 sq. ft. of living space across 4 bedrooms, 3 bathrooms and a loft. Walk through the foyer into a spacious open kitchen.

The kitchen is open to the dining area and family room, perfect for entertaining. The kitchen features granite countertops, stainless steel appliances and a large kitchen island. One secondary bedroom is downstairs along with the main bedroom, bedroom 1. The main bedroom, bedroom 1, offers a walk in shower and large walk in closet. The laundry room is also located downstairs. Upstairs you will find two secondary bedrooms, a full bathroom along with a loft. This home also includes a covered patio, professionally landscaped and irrigated yard complete with Bermuda sod. This home includes our HOME IS CONNECTED base package which includes the Alexa Voice control, Front Door Bell, Front Door Deadbolt Lock, Home Hub, Light Switch, and Thermostat.

Built in 2021

Essential Information

MLS® #	443802
Price	\$293,990
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,175



THE TECHNOLOGY BEHIND AMERICA'S SMART HOME®

INTRODUCING HOME IS CONNECTED®

You will never be too far from home with Home Is Connected.® Your new home is built with an industry-leading suite of smart home products that keep you connected with the people and place you value most. Talk to a new home sales representative today.



Qolsys IQ Panel

The Qolsys panel is the central hub that talks to all the devices of your smart home. This award-winning panel bridges the entire suite of products with Bluetooth capability, Wi-Fi integration, Z-Wave access, and cellular connectivity.



Alarm.com App

Alarm.com is the heartbeat of the entire smart home system. This simple, one app solution brings the Home Is Connected® system together, so no matter where you are, your home is at your fingertips.



Amazon Echo Dot

Control your home with your voice and experience hands-free convenience with the Amazon Echo Dot. Just ask Alexa to play music, change your home's temperature, read the news, share the weather, and more.



SkyBell

Greet your guests from your smart phone with SkyBell, the smart video doorbell that allows you to see, hear and talk to whoever comes to your door.



Kwikset SmartCode888

Control your door even if you're not home. Lock and unlock your front door by entering your key code, or from your smart device.



Honeywell T6 Pro Z-Wave Thermostat

Set the perfect temperature before you get home. The Honeywell thermostat lets you cool or heat your home using your smartphone, Qolsys panel, voice, or the thermostat itself.



Smart Switch

Bring your home to life in the evenings. If you're on the go or on the couch, the Smart Switch can be turned on with your voice or smartphone.



Acres	0.14
Year Built	2021
Type	Residential
Sub-Type	Single Family
Style	Other
Status	Pending

Community Information

Address	901 Nodding Nixie
Subdivision	ARROYO RANCH
City	Seguin
County	Guadalupe
State	Texas
Zip Code	78155

Amenities

Utilities	Cable Available, Electricity Available, High Speed Internet Available
Features	Playground, Community Pool, Curbs, Sidewalks, Street Lights
Parking	Attached, Garage
# of Garages	2
View	None

Interior

Interior	Carpet, Vinyl
Interior Features	Attic, Game Room, Separate Shower, Pantry, Carbon Monoxide Detector, Kitchen Island, Pull Down Attic Stairs, Smart Home, Tub Shower
Appliances	Dishwasher, Disposal, Microwave, Range, Electric Range, Electric Water Heater, Oven, Plumbed For Ice Maker, Some Electric Appliances
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	2
Stories	Two

Exterior

Exterior Features	Covered Patio, Porch, Rain Gutters
Windows	Double Pane Windows
Roof	Composition, Shingle

Construction	Masonry, Brick, Stone Veneer
Foundation	Slab

School Information

District	Seguin ISD
Elementary	Vogel Elementary
Middle	A.J. Briesemeister Middle School
High	Seguin High School

Additional Information

Date Listed	June 29th, 2021
Days on Market	7
HOA Fees	103.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Dr Horton-Austin
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