

# \$306,990 - 205 Calgary Lane, San Marcos

MLS® #445206

**\$306,990**

4 Bedroom, 3.00 Bathroom, 2,473 sqft  
Residential on 0.11 Acres

Cottonwood Creek, San Marcos, Texas

The builder will be accepting offers between Saturday July 17 -Sunday July 18 on this property. All offers to purchase requested by 3:00pm Sunday. We anticipate receiving multiple offers and are advising customers to put forth their highest & best offer for consideration. See Supplement on how to submit offer. We are scheduling appointments through Friday. We are not accepting investor purchases at this time. The Nicole is a two-story floorplan offering 2,473 square feet, 4-bedrooms, and 3-bathrooms. Walk into the long foyer straight into the large family room overlooking the spacious kitchen and dining area. The kitchen features granite countertops, black appliances, recessed lighting and a kitchen island. A secondary bedroom next to a full bathroom is located off the foyer. Upstairs you will find 2 secondary bedrooms, full bathroom, laundry room, large gameroom and the main bedroom. The oversized main bedroom, features a massive walk in closet, and a large walk in shower



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Built in 2021

## Essential Information

MLS® #	445206
Price	\$306,990
Bedrooms	4
Bathrooms	3.00
Full Baths	2

Half Baths	1
Square Footage	2,473
Acres	0.11
Year Built	2021
Type	Residential
Sub-Type	Single Family
Style	None
Status	Pending

### Community Information

Address	205 Calgary Lane
Subdivision	Cottonwood Creek
City	San Marcos
County	Hays
State	Texas
Zip Code	78666

### Amenities

Utilities	Cable Available, Electricity Available, Natural Gas Available, High Speed Internet Available, Phone Available
Features	Playground, Trails/Paths, Curbs, Sidewalks
Parking	Attached, Garage
# of Garages	2
View	None

### Interior

Interior	Carpet, Vinyl
Interior Features	Attic, Carbon Monoxide Detector, Double Vanity, Game Room, Pull Down Attic Stairs, Separate Shower, Eat-in Kitchen, Kitchen Island, Pantry
Appliances	Dishwasher, Disposal, Gas Water Heater, Microwave, Plumbed For Ice Maker, Some Gas Appliances, Built-In Oven, Range
Heating	Central, Natural Gas
Cooling	Central Air
Fireplaces	None
# of Stories	2
Stories	Two

### Exterior

Exterior Features	Covered Patio, Rain Gutters
Windows	Double Pane Windows
Roof	Composition, Shingle
Construction	Brick, Masonry, Stone Veneer
Foundation	Slab

### **School Information**

District	San Marcos Cisd
Elementary	Bowie Elementary
Middle	Owen Goodnight Middle School
High	San Marcos High School

### **Additional Information**

Date Listed	July 12th, 2021
Days on Market	7
HOA Fees	112.00
HOA Fees Freq.	Semi-Annually

### **Listing Details**

Listing Office	Dr Horton-Austin
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