

# \$274,990 - 908 Nodding Nixie, Seguin

MLS® #445303

## \$274,990

4 Bedroom, 2.00 Bathroom, 1,832 sqft  
Residential on 0.14 Acres

### ARROYO RANCH, Seguin, Texas

The Justin offers 1,831 sq. ft., 4 bedrooms, and 2 bathrooms . The large kitchen overlooks the family room and is perfect for entertaining. The kitchen features granite countertops, stainless steel appliances and a large kitchen island. The main bedroom, bedroom 1, offers a large walk in shower and huge walk in closet. The secondary bedrooms are on the opposite side of bedroom 1. This home is complete with a large covered patio, professionally landscaped and irrigated yard complete with full 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® #	445303
Price	\$274,990
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,832
Acres	0.14
Year Built	2021
Type	Residential
Sub-Type	Single Family



Style	Traditional
Status	Pending

### **Community Information**

Address	908 Nodding Nixie
Subdivision	ARROYO RANCH
City	Seguin
County	Guadalupe
State	Texas
Zip Code	78155

### **Amenities**

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

### **Interior**

Interior	Carpet, Vinyl
Interior Features	Attic, Carbon Monoxide Detector, Pantry, Pull Down Attic Stairs, Separate Shower, Eat-in Kitchen, Kitchen Island
Appliances	Dishwasher, Electric Water Heater, Disposal, Microwave, Some Electric Appliances, Built-In Oven, Cooktop, Range
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

### **Exterior**

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

### **School Information**

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

### **Additional Information**

Date Listed	July 13th, 2021
Days on Market	6
HOA Fees	103.00
HOA Fees Freq.	Quarterly

### **Listing Details**

Listing Office	Dr Horton-Austin
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