

# \$284,990 - 821 Adler Way, San Marcos

MLS® #447569

## \$284,990

3 Bedroom, 2.00 Bathroom, 1,297 sqft  
Residential on 0.14 Acres

Cottonwood Creek, San Marcos, Texas

The builder will be accepting offers between Saturday August 7- Sunday August 8 on this property. All offers to purchase requested by 3:00pm Sunday. We anticipate receiving multiple offers & are advising customers to put forth their highest & best offer for consideration. See Supplement for how to submit offer. We are scheduling appointments through Friday. We are not accepting investor purchases at this time. Designed with you in mind, the Abbot is a spacious 1,297 sq. ft. 3 bed, 2 bath home with an open concept layout. The dining room is located at the front of the home and connects to the kitchen. The kitchen features Granite countertops, black appliances, and large breakfast bar. The kitchen looks out to the spacious family room. The oversized main bedroom, bedroom 1, features a large shower and spacious walk in closet. The rear covered patio, sod and full irrigation are a must see.

Built in 2021

## Essential Information

MLS® #	447569
Price	\$284,990
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,297
Acres	0.14



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Year Built	2021
Type	Residential
Sub-Type	Single Family
Style	None
Status	Pending

### **Community Information**

Address	821 Adler Way
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, Pull Down Attic Stairs, Eat-in Kitchen, 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	1
Stories	One

### **Exterior**

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

Foundation	Slab
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### **School Information**

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

### **Additional Information**

Date Listed	August 3rd, 2021
Days on Market	6
HOA Fees	112.00
HOA Fees Freq.	Semi-Annually

### **Listing Details**

Listing Office	Dr Horton-Austin
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