

# \$402,990 - 228 Millbrook Blvd, San Marcos

MLS® #464058

## \$402,990

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

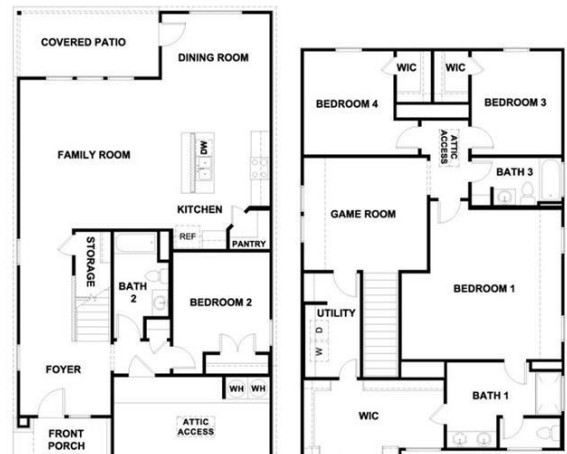
Millbrook Park, San Marcos, Texas

The Nicole II is a two-story floorplan offering 2,468 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 quartz countertops, decorative tile backsplash, stainless steel 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 game room and the main bedroom, bedroom 1. The oversized main bedroom, bedroom 1, features a massive walk in closet, and a large walk in shower. The Nicole also features a covered patio, full sod and irrigation and gutters on the front, sides and back of the house. 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 2022

## Essential Information

MLS® #	464058
Price	\$402,990
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,473



## 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	0.11
Year Built	2022
Type	Residential
Sub-Type	Single Family
Style	Contemporary/Modern
Status	Pending

### **Community Information**

Address	228 Millbrook Blvd
Subdivision	Millbrook Park
City	San Marcos
County	Hays
State	Texas
Zip Code	78666

### **Amenities**

Utilities	Electricity Available
Features	Playground, Trails/Paths, Curbs, Street Lights, Sidewalks
Parking	Attached, Garage
# of Garages	2
View	None

### **Interior**

Interior	Carpet, Vinyl
Interior Features	Attic, Double Vanity, Game Room, Living/Dining Room, Pull Down Attic Stairs, Smart Home, Separate Shower, Tub Shower, Kitchen Island
Appliances	Dishwasher, Disposal, Gas Range, Gas Water Heater, Microwave, Some Gas Appliances, Range
Heating	Central, Natural Gas
Fireplaces	None
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Covered Patio, Rain Gutters
Roof	Composition, Shingle
Construction	Fiber Cement, Masonry
Foundation	Slab

### **School Information**

District San Marcos Cisd

### **Additional Information**

Date Listed February 23rd, 2022

Days on Market 5

HOA Fees 80.00

HOA Fees Freq. Quarterly

### **Listing Details**

Listing Office Dr Horton-Austin

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