

# \$254,990 - 820 Nodding Nixie, Seguin

MLS® #1517615

## \$254,990

4 Bedroom, 2.00 Bathroom, 1,796 sqft  
Residential on 0.14 Acres

ARROYO RANCH, Seguin, TX

This Irvine is a single story 1,796 sq ft home offering 4 bedrooms and 2 baths. This home features a long foyer leading into the kitchen. The open kitchen overlooks the living and dining area and features spacious granite countertops, stainless steel appliances, and walk in pantry. Enjoy the owner's suite located off the family room. Featuring a huge walk in closet and large walk in shower.

Built in 2021

## Essential Information

MLS® #	1517615
Price	\$254,990
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,796
Acres	0.14
Year Built	2021
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Pending

## Community Information

Address	820 Nodding Nixie
Subdivision	ARROYO RANCH
City	Seguin



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County	Guadalupe
State	TX
Zip Code	78155

### **Amenities**

Amenities	Pool, Park/Playground
Parking	Two Car Garage, Attached
Pool	None

### **Interior**

Interior	One Living Area, Walk-In Pantry, Utility Room Inside, Open Floor Plan, All Bedrooms Downstairs, Laundry Main Level, Walk in Closets, Attic - Radiant Barrier Decking, Eat-In Kitchen, Island Kitchen
Appliances	Washer Connection, Dryer Connection, Stove/Range, Disposal, Dishwasher, Smoke Alarm, Pre-Wired for Security, Carbon Monoxide Detector, City Garbage service, Built-In Oven, Cook Top
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	1
Stories	1

### **Exterior**

Exterior	Brick, 1 Side Masonry
Exterior Features	Covered Patio, Sprinkler System, Double Pane Windows, Has Gutters
Roof	Composition
Construction	New
Foundation	Slab

### **School Information**

District	Seguin ISD
Elementary	Vogel
High	Seguin

### **Listing Details**

Listing Office	D.R. Horton Austin
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