

# \$260,425 - 809 Nodding Nixie, Seguin

MLS® #1523967

## \$260,425

3 Bedroom, 2.00 Bathroom, 1,409 sqft  
Residential on 0.14 Acres

ARROYO RANCH, Seguin, TX

The Baxtor is a thoughtfully designed 1,409 sq. ft. 3 bedroom, 2 bath home perfect for any family. This beautiful home features a spacious kitchen featuring Granite countertops, a large kitchen island and stainless steel appliances. The kitchen overlooks the dining area and large family room. Enjoy the open space perfect for entertaining. The Owner's suite is located off the dining area and includes a huge walk in closet. The Baxtor also offers a large covered patio with full yard irrigation and sod.

Built in 2021

## Essential Information

MLS® #	1523967
Price	\$260,425
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,409
Acres	0.14
Year Built	2021
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Pending

## Community Information

Address 809 Nodding Nixie



Subdivision	ARROYO RANCH
City	Seguin
County	Guadalupe
State	TX
Zip Code	78155

### **Amenities**

Amenities	Pool, Jogging Trails
Parking	Two Car Garage, Attached
Pool	None

### **Interior**

Interior	One Living Area, All Bedrooms Downstairs, Attic - Partially Floored, Attic - Pull Down Stairs, Attic - Radiant Barrier Decking, Eat-In Kitchen, High Speed Internet, Island Kitchen, Laundry Main Level, Laundry Room, Open Floor Plan, Utility Room Inside, Walk in Closets, Walk-In Pantry
Appliances	City Garbage service, Carbon Monoxide Detector, Disposal, Dryer Connection, Dishwasher, Electric Water Heater, Microwave Oven, Pre-Wired for Security, Self-Cleaning Oven, Solid Counter Tops, Smoke Alarm, Stove/Range, Washer Connection
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	1
Stories	1

### **Exterior**

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

### **School Information**

District	Seguin ISD
Elementary	Vogel Elementary
High	Seguin

### **Listing Details**

Listing Office	D.R. Horton Austin
----------------	--------------------

The data relating to real estate on this web site comes in part from the Internet Data Exchange program of the MLS of the San Antonio Board of Realtors®, and is updated as of September 11th, 2021 at 7:00pm CDT (date/time). IDX information is provided exclusively for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.