

# \$264,990 - 805 Nodding Nixie, Seguin

MLS® #1541363

## \$264,990

3 Bedroom, 2.00 Bathroom, 1,575 sqft  
Residential on 0.15 Acres

ARROYO RANCH, Seguin, TX

The Denton is a thoughtfully designed 1,575 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 Denton also offers a large covered patio with full yard irrigation and sod.

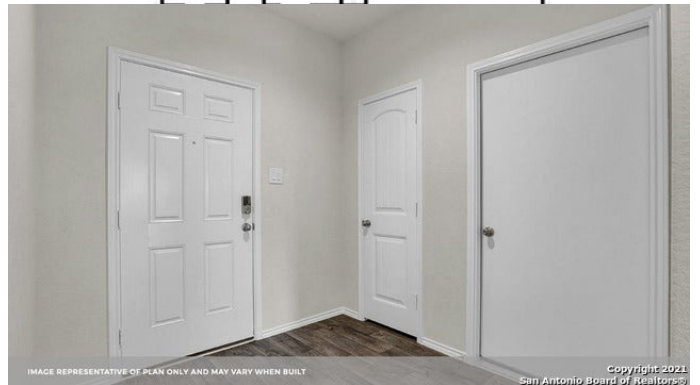
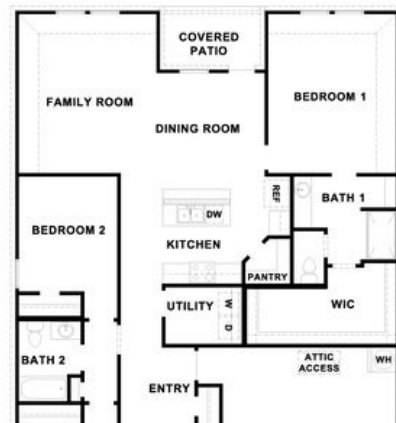
Built in 2021

## Essential Information

MLS® #	1541363
Price	\$264,990
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,575
Acres	0.15
Year Built	2021
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Pending

## Community Information

Address 805 Nodding Nixie



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

### **Amenities**

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

### **Interior**

Interior	One Living Area, Eat-In Kitchen, Island Kitchen, Walk-In Pantry, Utility Room Inside, Open Floor Plan, All Bedrooms Downstairs, Laundry Main Level, Walk in Closets, Attic - Radiant Barrier Decking
Appliances	Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Stove/Range, Disposal, Dishwasher, Smoke Alarm, Pre-Wired for Security, Electric Water Heater, Solid Counter Tops, Carbon Monoxide Detector, City Garbage service
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 Elementary
High	Seguin

### **Listing Details**

Listing Office	D.R. Horton Austin
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