

# \$295,990 - 917 Nodding Nixie, Seguin

MLS® #1545470

## \$295,990

4 Bedroom, 3.00 Bathroom, 2,257 sqft  
Residential on 0.13 Acres

ARROYO RANCH, Seguin, TX

The Mitchell is a two-story floor plan offering 2,251 sq. ft. of living space across 4 bedrooms, 2 bathrooms, and gameroom. Walk through the long entry into the perfect kitchen. The kitchen features granite countertops, stainless steel appliances and a large kitchen island. The kitchen is overlooking the dining area and the family room. A secondary bedroom and bathroom are located downstairs along with the laundry room. The main bedroom, bedroom 1, is located off of the family room and offers a walk in shower and huge walk in closet. Upstairs you will find two secondary bedrooms featuring walk in closets, a full bathroom along with a gameroom. This home also includes a covered patio, professionally landscaped and irrigated yard complete with Bermuda sod. 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 2021

## Essential Information

MLS® #	1545470
Price	\$295,990
Bedrooms	4
Bathrooms	3.00
Full Baths	3

Square Footage	2,257
Acres	0.13
Year Built	2021
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story
Status	Pending

### Community Information

Address	917 Nodding Nixie
Subdivision	ARROYO RANCH
City	Seguin
County	Guadalupe
State	TX
Zip Code	78155

### Amenities

Amenities	Pool
Parking	Two Car Garage, Attached
Pool	None

### Interior

Interior	One Living Area, Eat-In Kitchen, Island Kitchen, Walk-In Pantry, Game Room, Utility Room Inside, Secondary Bedroom Down, High Ceilings, Open Floor Plan, High Speed Internet, Laundry Main Level, Walk in Closets, Attic - Partially Floored, Attic - Pull Down Stairs, Attic - Radiant Barrier Decking
Appliances	Washer Connection, Dryer Connection, Self-Cleaning 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	2
Stories	2

### Exterior

Exterior	Brick, 1 Side Masonry
Exterior Features	Covered Patio, Privacy Fence, 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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