

# \$415,000 - 330 Broken Arrow, Floresville

MLS® #1547516

## \$415,000

3 Bedroom, 3.00 Bathroom, 2,136 sqft  
Residential on 5.03 Acres

ARROWHEAD, Floresville, TX

Fall in love with this beautiful 3 bedroom, 2.5 bath home located in the Floresville Hill Country! The home sits on 5 acres with no traffic, is very quiet and peaceful, and has lots of wildlife. The home features two living areas, a wood-burning fireplace, and a separate dining room that can be used as an office. The carpet and hardwood floors were recently installed about a week ago. All the cabinets in the home are wood. The master bedroom has cathedral ceilings, and the whole house has 9-foot ceilings. The exterior of the home features a covered porch on each side, a detached 3 car garage with a 12 x 24 unfinished room, great for storage space! All exterior walls are 2X6, not 2X4, with additional insulation. The septic was recently cleaned out and has septic access. The HVAC was replaced a little over 5 years ago. The age of the roof is approximately 8 years old. There is also a water softener. Horses, livestock, and chickens are allowed.

Built in 1998

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | 1547516   |
| Price      | \$415,000 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                               |
|----------------|-------------------------------|
| Square Footage | 2,136                         |
| Acres          | 5.03                          |
| Year Built     | 1998                          |
| Type           | Residential                   |
| Sub-Type       | Single Family Detached        |
| Style          | Two Story, Texas Hill Country |
| Status         | Active Option                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 330 Broken Arrow |
| Subdivision | ARROWHEAD        |
| City        | Floresville      |
| County      | Wilson           |
| State       | TX               |
| Zip Code    | 78114-4868       |

### **Amenities**

|           |          |
|-----------|----------|
| Amenities | None     |
| Parking   | Detached |
| Pool      | None     |

### **Interior**

|                 |   |
|-----------------|---|
| Interior        | Two Living Area, Eat-In Kitchen, Two Eating Areas, Breakfast Bar, Study/Library, Utility Room Inside, Laundry Main Level, Laundry Room, Walk in Closets, All Bedrooms Upstairs, Liv/Din Combo |
| Appliances      | Ceiling Fans, Washer Connection, Dryer Connection, Disposal, Dishwasher, Electric Water Heater, Cook Top  |
| Heating         | Central   |
| Cooling         | Two Central   |
| Fireplace       | Yes   |
| # of Fireplaces | 1   |
| Fireplaces      | One, Living Room  |
| # of Stories    | 2   |
| Stories         | 2   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Siding   |
| Exterior Features | Covered Patio, Double Pane Windows, Mature Trees |
| Lot Description   | 5 - 14 Acres, County Vlew                        |

|              |             |
|--------------|-------------|
| Roof         | Composition |
| Construction | Pre-Owned   |
| Foundation   | Slab        |

### **School Information**

|          |                 |
|----------|-----------------|
| District | Floresville ISD |
| Middle   | Floresville     |
| High     | Floresville     |

### **Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | Fraire Realty Group, INC. |
|----------------|---------------------------|

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