

# \$549,000 - 116 Ella Dr, Floresville

MLS® #1554690

## \$549,000

3 Bedroom, 4.00 Bathroom, 2,820 sqft  
Residential on 1.05 Acres

ABREGO LAKE, Floresville, TX

Brand New Under Construction Est Comp 30 Sept 2021, Over 2800sf Ranch Style Rock Hm w/Lots of Extras' on a 1.05 Acres w/Lots of Mature Trees on a Cul-De-Sac Rd in Abrego Lake Subd, 3-Lg Bedrooms (2-Possible Master Bd suites) 3.5 Bathrooms & A Study/Possible 4th Bd w/French doors, Very Open & Bright Floorplan w/Lots of Low E Vinyl tilt out windows, 8' Tall Doors, Arched Openings, Huge Approx 20x16 Island Kit w/2-Walk in Pantries, Pendant Lighting, Pot Filler, Under Cabinet lighting, SS Appliance Pkg to include Side x Side frig, DBL Ovens & Cooktop, Level 2 "White Ice" Granite Countertops "Thru-Out" Knotty Alder Cabinets & Ceramic Plank Style flooring "Thru-Out" Some Crown Molding & Over Sized Baseboards, 10x10 Foyer w/20' Tall ceiling, Rocked Corner Fireplace w/Electric Log Type Insert (Not Wood Burning) Approx 36x12 Covered Backyard Patio w/Raised Deco Ceiling, 2-Ceiling fans, Rocked Columns, Recessed lighting & Wet-bar, Split Bd Plan, Master Ba has 8x6 Tiled shower w/2-Shower heads, Free Standing Tub, 2-Sink Vanities & Approx 22x8 L-Shaped closet that connects to the 10x6 Utility Rm, Approx 26x24 Finished out side entry gar w/Ice Maker Connection, Carriage style Gar door & Pulldown attic staircase, Landscape Pkg w/15-Pallets of sod, 4-Zone sprinkler sys & Plants, Google Abrego Lake Subd in Floresville Tx 78114 for More Details on what the Subd has to offer, Yearly HOA dues are only \$325, No City taxes & Low 2% tax rate..TAKE



A LOOK...For directions to the New Unit 9  
google 304 Abrego Lake Dr,then turn right at  
Clarence Dr,Then right at Ella Dr

Built in 2021

### Essential Information

MLS® #	1554690
Price	\$549,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,820
Acres	1.05
Year Built	2021
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Ranch
Status	Active Option

### Community Information

Address	116 Ella Dr
Subdivision	ABREGO LAKE
City	Floresville
County	Wilson
State	TX
Zip Code	78114

### Amenities

Amenities	Park/Playground, Jogging Trails, Lake/River Park, Fishing Pier, Waterfront Access
Parking	Two Car Garage, Attached, Oversized
Pool	None

### Interior

Interior	One Living Area, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Utility Room Inside, High Ceilings, Open Floor Plan, Pull Down Storage,
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	Laundry Main Level, Walk in Closets, Attic - Pull Down Stairs, Attic - Radiant Barrier Decking
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Refrigerator, Dishwasher, Ice Maker Connection, Vent Fan, Electric Water Heater, Garage Door Opener, Smooth Cooktop, Solid Counter Tops, Custom Cabinets, Private Garbage Service, Double Ovens, Down Draft
Heating	Central
Cooling	One Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Living Room, Mock Fireplace, Other, Prefab
# of Stories	1
Stories	1

## Exterior

Exterior	4 Sides Masonry, Stone/Rock, Stucco
Exterior Features	Covered Patio, Sprinkler System, Double Pane Windows, Mature Trees
Lot Description	Cul-de-Sac/Dead End, 1 - 2 Acres, Mature Trees (ext feat), Wooded
Roof	Composition
Construction	New
Foundation	Slab

## School Information

District	Floresville ISD
Elementary	Floresville
Middle	Floresville
High	Floresville

## Listing Details

Listing Office	Foster Family Real Estate
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