

# \$399,782 - 925 Nolte Bend, Seguin

MLS® #1754991

**\$399,782**

3 Bedroom, 2.00 Bathroom, 2,043 sqft  
Residential on 0.14 Acres

NOLTE FARMS, Seguin, TX

This home located in Nolte Farms, a new vision of "community" where small town charm meets modern luxury comforts. Located in Seguin, Tx, 35 miles east of San Antonio. Explore the seamless blend of historic legacy and laid-back living where neighbors become friends and home is paradise. This home offers a picturesque atmosphere near the Guadalupe River where you can enjoy peaceful strolls, remarkable sunsets and timeless memories. With it's sleek, modern exterior, this home brings curb appeal to a new level. The foyer welcomes you in with its tray ceiling feature, leading you to the entertainer's dream kitchen. A chimney hood and double ovens are but a few of the perks in the kitchen features. Cabinetry is nestled into every nook and cranny in this home, giving generous storage opportunity without the eye sore. The great room presents a gas fireplace with floor to ceiling ceramic tile and cedar mantel as well as large slider doors that bring in the serenity of the large covered patio. No expenses were spared in this home's design, from luxury vinyl plank flooring in the Primary Retreat to keyless entry at the front door. There is something in this home for everyone to love.

Built in 2024

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | 1754991   |
| Price  | \$399,782 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 2,043                  |
| Acres          | 0.14                   |
| Year Built     | 2024                   |
| Type           | Residential            |
| Sub-Type       | Single Family Detached |
| Style          | One Story, Traditional |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 925 Nolte Bend |
| Area        | 2709           |
| Subdivision | NOLTE FARMS    |
| City        | Seguin         |
| County      | Guadalupe      |
| State       | TX             |
| Zip Code    | 78155          |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Park/Playground, Waterfront Access |
| Parking   | Two Car Garage, Attached           |
| Pool      | None                               |

### Interior

|                 |                                                                                                                                                                                                                                                                                                                              |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior        | One Living Area, Liv/Din Combo, Eat-In Kitchen, Island Kitchen, Walk-In Pantry, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, Laundry Room, Telephone, Walk in Closets, Attic - Pull Down Stairs, All Bedrooms Downstairs, Attic - Partially Floored |
| Appliances      | Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Built-In Oven, Self-Cleaning Oven, Gas Cooking, Dishwasher, Smoke Alarm, Gas Water Heater, Plumb for Water Softener, Solid Counter Tops, Double Ovens, City Garbage service, Cook Top, Pre-Wired for Security                                                 |
| Heating         | Central                                                                                                                                                                                                                                                                                                                      |
| Cooling         | One Central                                                                                                                                                                                                                                                                                                                  |
| Fireplace       | Yes                                                                                                                                                                                                                                                                                                                          |
| # of Fireplaces | 1                                                                                                                                                                                                                                                                                                                            |

|              |                                          |
|--------------|------------------------------------------|
| Fireplaces   | Gas, Gas Logs Included, Living Room, One |
| # of Stories | 1.0                                      |
| Stories      | 1                                        |

### **Exterior**

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior          | Stucco, Cement Fiber                                                |
| Exterior Features | Covered Patio, Sprinkler System, Double Pane Windows, Privacy Fence |
| Lot Description   | Level                                                               |
| Roof              | Composition                                                         |
| Construction      | New                                                                 |
| Foundation        | Slab                                                                |

### **School Information**

|            |            |
|------------|------------|
| District   | Seguin     |
| Elementary | Koennecke  |
| Middle     | Jim Barnes |
| High       | Seguin     |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 29th, 2024 |
| Days on Market | 606                 |
| HOA Fees       | 600.00              |
| HOA Fees Freq. | Semi-Annually       |

### **Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Agent  | Frank Sitterle          |
| Listing Office | The Sitterle Homes, LTC |

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