

\$439,849 - 948 Nolte Bend, Seguin

MLS® #1777374

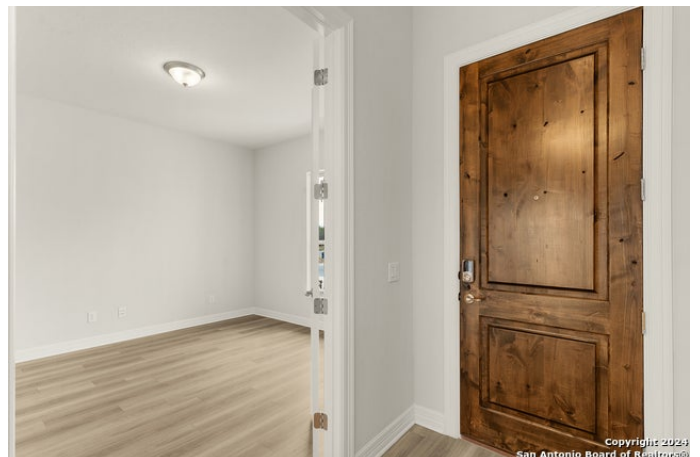
\$439,849

3 Bedroom, 3.00 Bathroom, 2,226 sqft
Residential on 0.13 Acres

NOLTE FARMS, Seguin, TX

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 & laid-back living at Nolte Farms, a new perspective on community where neighbors become friends & home is paradise. This humble abode offers a picturesque atmosphere near the Guadalupe River where you can enjoy peaceful strolls, remarkable sunsets & timeless memories. With it's sleek, modern exterior, this home brings curb appeal to a new level. The foyer welcomes you in with it's tray ceiling feature, leading you into the entertainer's dream kitchen. A chimney hood and double ovens are but a few of the perks this kitchen features. Cabinetry is nestled into every nook and cranny in this home, giving generous storage opportunity without the eye sore. Rest easy if you have visitors, pets or little ones roaming this home, without a fiber of carpet in it - cleanliness is a breeze! The Great Room presents a gas fireplace with sophisticated ledgerstone surround and a cedar mantel, as well as large slider doors that bring you out into the serenity of the large covered patio. No expense was spared in this home's design, from it's quartz countertops in the Master Bathroom and Kitchen, to it's keyless entry front door - there's something in this home for everyone to love.

Built in 2024



Essential Information

MLS® #	1777374
Price	\$439,849
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,226
Acres	0.13
Year Built	2024
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Traditional
Status	Active

Community Information

Address	948 Nolte Bend
Area	2709
Subdivision	NOLTE FARMS
City	Seguin
County	Guadalupe
State	TX
Zip Code	78155

Amenities

Amenities	Waterfront Access, Park/Playground, Lake/River Park
Parking	Two Car Garage, Attached
Pool	None

Interior

Interior	One Living Area, 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, All Bedrooms Downstairs, Laundry Room, Telephone, Walk in Closets, Attic - Partially Floored, Attic - Pull Down Stairs, Separate Dining Room, Study/Library
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Self-Cleaning Oven, Gas Cooking, Dishwasher, Smoke Alarm, Pre-Wired for Security, Gas Water Heater, Plumb for Water Softener, Solid Counter Tops, Double Ovens, City Garbage service, Disposal, Garage Door Opener, Microwave Oven
Heating	Central

Cooling	One Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Living Room, Gas
# of Stories	1.0
Stories	1

Exterior

Exterior	Stucco, Siding, Stone/Rock
Exterior Features	Covered Patio, Privacy Fence, Sprinkler System, Double Pane Windows
Lot Description	Sloping
Roof	Composition
Construction	New
Foundation	Slab

School Information

District	Seguin
Elementary	Koennecke
Middle	Jim Barnes
High	Seguin

Additional Information

Date Listed	May 22nd, 2024
Days on Market	523
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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