

# \$478,772 - 972 Nolte Bend, Seguin

MLS® #1806813

**\$478,772**

4 Bedroom, 3.00 Bathroom, 2,658 sqft

Residential on 0.14 Acres

NOLTE FARMS, Seguin, TX

This stunning 2 story offers plenty of living space with an upstairs game room and mini home office! In addition, there's a study that also be used as 4th bedroom downstairs. 2 full baths downstairs. Secondary bath downstairs features a walk-in shower. Open concept floor plan with 12' ceilings at great room, 10' ceilings at kitchen and dining and 8' doors throughout first floor. Beautiful interior fireplace at great room with ledge stone surround to the ceiling. Upgraded kitchen package featuring Kitchen Aid appliances, double ovens, 6 burner gas cook top, quartz counter tops and under cabinet lighting. Master bath features quartz counter tops, free standing rectangular bathtub with 18x30 master shower with bench seat. Enjoy the backyard on the 20'x12' covered patio! All room sizes are approximate. Please verify schools. Thank you for showing.



Built in 2024

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | 1806813   |
| Price          | \$478,772 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 2,658     |
| Acres          | 0.14      |
| Year Built     | 2024      |

|          |                        |
|----------|------------------------|
| Type     | Residential            |
| Sub-Type | Single Family Detached |
| Style    | Two Story              |
| Status   | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 972 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                                      |
| Pool      | None                                                |

### Interior

|                 |                                                                                                                                                                                                                                                          |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior        | Two Living Area, Island Kitchen, Game Room                                                                                                                                                                                                               |
| Appliances      | Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Disposal, Dishwasher, Pre-Wired for Security, Garage Door Opener, Plumb for Water Softener, Solid Counter Tops, Double Ovens, Carbon Monoxide Detector, City Garbage service |
| Heating         | Central                                                                                                                                                                                                                                                  |
| Cooling         | One Central, Zoned                                                                                                                                                                                                                                       |
| Fireplace       | Yes                                                                                                                                                                                                                                                      |
| # of Fireplaces | 1                                                                                                                                                                                                                                                        |
| Fireplaces      | One, Family Room, Gas Logs Included, Gas                                                                                                                                                                                                                 |
| # of Stories    | 2.0                                                                                                                                                                                                                                                      |
| Stories         | 2                                                                                                                                                                                                                                                        |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior          | 4 Sides Masonry, Stone/Rock, Stucco, Siding                         |
| 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                      September 6th, 2024  
Days on Market                      381  
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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