

\$344,000 - 964 Nolte Bend, Seguin

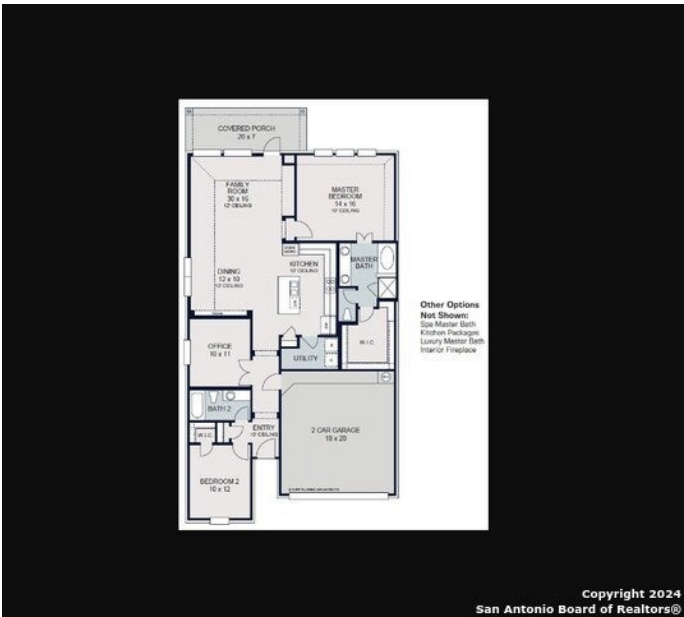
MLS® #1824337

\$344,000

3 Bedroom, 2.00 Bathroom, 1,564 sqft
Residential on 0.14 Acres

NOLTE FARMS, Seguin, TX

To Be Built Home under construction. The Salerno floor plan is the smallest floor plan in Nolte Farms. However, it feels larger with open concept flow and 12' ceilings in the kitchen, dining and family room making it a great choice for those looking to downsize. Whirlpool appliances in the kitchen with gas cooktop and built-in oven and microwave. Solid countertops in kitchen, primary bath and secondary bath. The covered patio is great for relaxing and enjoying the fully landscaped yard with sprinkler system and privacy fence. The Nolte Farms community will have exclusive access to the Guadalupe River with park and pavilion! Please verify schools. All room sizes are approximate.



Built in 2024

Essential Information

MLS® #	1824337
Price	\$344,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,564
Acres	0.14
Year Built	2024
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Traditional, Texas Hill Country



Status	Active
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Community Information

Address	964 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, Separate Dining Room, 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, Walk in Closets, Attic - Pull Down Stairs
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Self-Cleaning Oven, Gas Cooking, Dishwasher, Smoke Alarm, Solid Counter Tops, Double Ovens, Carbon Monoxide Detector, Security System (Owned)
Heating	Central
Cooling	One Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Living Room, Gas, Gas Logs Included
# of Stories	1.0
Stories	1

Exterior

Exterior	Stone/Rock, Stucco, Siding, 4 Sides Masonry
Exterior Features	Patio Slab, Privacy Fence, 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	November 19th, 2024
Days on Market	342
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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