

\$274,000 - 480 Desert Willow, Seguin

MLS® #1858512

\$274,000

3 Bedroom, 2.00 Bathroom, 1,575 sqft
Residential on 0.14 Acres

ARROYO RANCH, Seguin, TX

NEW: Up to \$4,000 Lender Credit towards closing costs available exclusively from Cornerstone Home Lending. Must close with Team Cummins to receive credit for closing. Conditions apply. PLUS: Seller offering \$5,000 towards closing costs! Welcome to this stunning new single-story home featuring an open-concept design that seamlessly connects the kitchen, dining, and family areas-perfect for everyday living. The gorgeous kitchen boasts granite countertops, an oversized island, and a chic upgraded backsplash for a modern touch. The primary suite includes a luxurious walk-in shower and a spacious walk-in closet. Throughout the home, blinds provide added privacy, and upgrades include a water softener, a full alarm system, and a convenient two-car garage. Step outside to your private outdoor oasis-an extended patio with a brand-new pergola, ideal for outdoor dining, relaxing in the shade, or entertaining guests. There's also a practical shed for extra storage. Living in Seguin offers the charm of a close-knit community with easy access to outdoor recreation and nearby cities like Austin and San Antonio. Enjoy community amenities like a pool with a beach entry, a scenic lawn, BBQ grills, and a playground-perfect for year-round fun. This move-in-ready home combines modern comfort, stylish upgrades, and inviting outdoor spaces for effortless indoor-outdoor living.

Built in 2022



Essential Information

MLS® #	1858512
Price	\$274,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,575
Acres	0.14
Year Built	2022
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Active

Community Information

Address	480 Desert Willow
Area	2708
Subdivision	ARROYO RANCH
City	Seguin
County	Guadalupe
State	TX
Zip Code	78155

Amenities

Amenities	Pool, Park/Playground, Clubhouse, Other - See Remarks
Parking	Two Car Garage
Pool	None

Interior

Interior	Breakfast Bar, Walk in Closets, Laundry Room, Island Kitchen
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Microwave Oven, Stove/Range, Disposal, Dishwasher, Smoke Alarm, Security System (Owned), Water Softener (owned)
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	1.0
Stories	1

Exterior

Exterior	Brick, Stone/Rock, Masonry/Steel
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Seguin
Elementary	Vogel
High	Seguin

Additional Information

Date Listed	April 14th, 2025
Days on Market	196
HOA Fees	103.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Agent	Dana Phillips
Listing Office	Phillips & Associates Realty

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