

\$676,000 - 494 Flash Circle, Luling

MLS® #1861239

\$676,000

4 Bedroom, 4.00 Bathroom, 2,578 sqft

Farm Ranch on 3.31 Acres

N/A, Luling, TX

*****SELLER OFFERING \$7,000.00 IN CONCESSIONS & close to Buc-ee's in Luling! Spacious Home +/- 3.3 Ag-Valued Acres Ideal Country Living with City Convenience**

Discover the perfect blend of peaceful country living and easy city access with this beautifully designed property, set within a gated community that is protected by a Homeowners Association, approximately 3 miles from Interstate IH-10-offering a quick commute to San Antonio, Austin via tollway, and Houston. Property is in an agriculture-exempt area (part of over 1200 ag-valued acres) show casing - Red Stag, Black Buck, Whitetail, Turkeys, Cattle and more! This well-maintained single-story home is ideal for everyday living, multi-generational needs, or entertaining. The open-concept design connects the living and kitchen areas to a covered outdoor kitchen and refreshing in-ground pool, creating a welcoming space for gatherings year-round.

Main Home Features:

- * 4 Bedrooms | 3.5 Bathrooms, including a private guest suite
- * Elegant owner's suite with soaking tub, walk-in tiled shower, dual vanities, private toilet room, and a spacious walk-in closet
- * Jack & Jill bathroom shared by two secondary bedrooms
- * Oversized laundry room with built-in office desk area
- * Guest half-bath located near garage entry
- * Impressive Culligan Salt Water Filtration System for the entire home + additional drinking water filter at the kitchen sink.

The entire property is surrounded by nature, with wildlife in abundance-offering both



scenic views and a peaceful lifestyle. Thanks to the agricultural valuation, you'll also benefit from significantly reduced property taxes. Whether you're seeking room to roam, a flexible living setup, or the tranquility of the countryside without losing city proximity, this one-of-a-kind property truly has it all.

Built in 2018

Essential Information

MLS® #	1861239
Price	\$676,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,578
Acres	3.31
Year Built	2018
Type	Farm Ranch
Sub-Type	Farm/Ranch
Status	Active

Community Information

Address	494 Flash Circle
Area	3100
Subdivision	N/A
City	Luling
County	Gonzales
State	TX
Zip Code	78648

Amenities

Utilities	Electricity, Water, High Speed Internet
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Exterior

Exterior Features	Cabana, Exotic Game, Fenced, Garage, House, Pool/Deck
Lot Description	Ag Exempt

Construction Brick/Stone

School Information

District Luling
Elementary Luling
Middle Luling
High Luling

Additional Information

Days on Market 193

Listing Details

Listing Agent Teri Tate
Listing Office Tarpon Blue Real Estate

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