

\$676,000 - 494 Flash Circle, Luling

MLS® #1861278

\$676,000

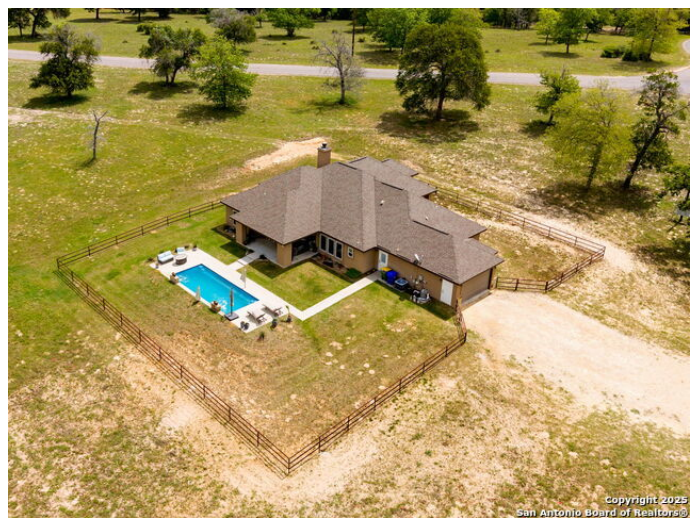
4 Bedroom, 4.00 Bathroom, 2,578 sqft

Residential on 3.31 Acres

The Settlement, Luling, TX

SELLER OFFERING \$7,000.00 IN CONCESSIONS & close to Buc-ee's in Luling! Spacious Home on +/- 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. 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 * Shared well for dependable water access. 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® #	1861278
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	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Active

Community Information

Address	494 Flash Circle
Area	3100
Subdivision	The Settlement
City	Luling
County	Gonzales
State	TX
Zip Code	78648

Amenities

Amenities	Other - See Remarks, Fishing Pier, Lake/River Park
Parking	Two Car Garage
Has Pool	Yes

Pool	In Ground Pool
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Interior

Interior	One Living Area, Island Kitchen, Walk-In Pantry, Study/Library, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Laundry Main Level, Laundry Room, Walk in Closets
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Microwave Oven, Disposal, Dishwasher, Ice Maker Connection, Water Softener (owned), Smoke Alarm, Electric Water Heater, Garage Door Opener, Smooth Cooktop, Solid Counter Tops
Heating	Central
Cooling	One Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Living Room
# of Stories	1.0
Stories	1

Exterior

Exterior	4 Sides Masonry
Lot Description	Corner, County Vlew, Horses Allowed, 2 - 5 Acres, Ag Exempt, Pond /Stock Tank
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Luling
Elementary	Luling
Middle	Luling
High	Luling

Additional Information

Date Listed	April 25th, 2025
Days on Market	193
HOA Fees	478.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Teri Tate
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Listing Office

Tarpon Blue Real Estate

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