

\$477,500 - 2965 Grove Way, Seguin

MLS® #1866405

\$477,500

4 Bedroom, 4.00 Bathroom, 2,909 sqft

Residential on 0.21 Acres

THE VILLAGE OF MILL CREEK, Seguin, TX

****Possible Owner Financing**** w/20%
Down...4% INT RATE...30-yr Amort w/4-yr
Balloon..Monthly P&I Approx \$1,830 a Mo
PLUS Taxes/Insurance of Approx \$1,000 a
Mo.. ...Instant Equity as home Appraised for
Over \$500k.."Motivated Seller" Wants to
Down-Size...This is one of those
****Move-in,Unpack & Relax Type Home**** as
Nearly Everything's Done...To include
Fencing,Landscaping,Sprinkler Sys,Custom
Window Coverings,Water Softener..ETC....
"Very Clean" 4-Yr Old Nearly 3000sf "SINGLE
STORY" Perry Built Rock Faced Hm
w/Hardi-Plank Concrete Siding... 4-LG Bd's
PLUS a Study/Gm /or Media Rm w/French
Doors,3.5 BATHROOMS & Lots of Extras' on
a Fully Landscaped Nearly 1/4 Acre lot
w/Privacy Fenced Backyard that has an
Approx 42x10 L-Shaped Covered
Patio/Outdoor Living Area that faces East
(Thus very useable as Sun sits at the front of
the home) HM has 12' Tall Ceilings,8' Tall
Doors,Upper Transom Windows for Natural
Lighting....Natural Gas for the Tankless
Rheem Water Heater,Fireplace,Heat &
Cooking..Whole House Water Filter,Water
Softner,Insulated Garage Doors,Lots of
Storage closets,Art Niches,Wood looking
Plank style Ceramic Flooring...Lots of Ceiling
Fans & Recessed Lighting,Partial Rain
Gutters,Rain Bird Sprinkler Sys...Very Open
Floorplan w/Lots of Windows... Xtra Lg Quartz
Island Kit w/Sink,42" Tall Cabinets,Tiled
Backsplash,Frig & Walk in Corner



Pantry....Split BD Plan,Jack & Jill Ba between
2 of the BD's...Main Ba has 2-Sink Vantities,Lg
Soaking Tub,Walk in Shower & 2
Closets....Radiant Barrier Roof Decking & Roof
Ridge Vents,...Price includes SS Frig in Kit &
Washer/Dryer..Located in the Sought after
Navarro School Dist,Guadalupe County,Hoa
dues are \$250 a yr, CALL 4 DETAILED
PACKET OF INFO/FLOORPLAN/TAX
INFO..Again Very Clean Hm that Displays a
Ton of TLC Thru-Out & Pride of Ownership A
MUST SEE!!!

Built in 2021

Essential Information

MLS® #	1866405
Price	\$477,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,909
Acres	0.21
Year Built	2021
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Contemporary
Status	Price Change

Community Information

Address	2965 Grove Way
Area	2707
Subdivision	THE VILLAGE OF MILL CREEK
City	Seguin
County	Guadalupe
State	TX
Zip Code	78155

Amenities

Amenities	Park/Playground
Parking	Two Car Garage, Attached
Pool	None

Interior

Interior	One Living Area, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Utility Room Inside, High Ceilings, Open Floor Plan, Pull Down Storage, High Speed Internet, All Bedrooms Downstairs, Laundry Main Level, Walk in Closets, Attic - Partially Finished, Attic - Radiant Barrier Decking
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Microwave Oven, Stove/Range, Gas Cooking, Disposal, Dishwasher, Ice Maker Connection, Water Softener (owned), Vent Fan, Smoke Alarm, Gas Water Heater, Garage Door Opener, Plumb for Water Softener, Solid Counter Tops, Custom Cabinets, City Garbage service
Heating	Central, 1 Unit
Cooling	One Central, Heat Pump
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Living Room
# of Stories	1.0
Stories	1

Exterior

Exterior	4 Sides Masonry, Stone/Rock, Cement Fiber
Exterior Features	Covered Patio, Privacy Fence, Sprinkler System, Double Pane Windows, Has Gutters
Lot Description	City View
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Navarro Isd
Elementary	Navarro Elementary
Middle	Navarro
High	Navarro High

Additional Information

Date Listed	May 13th, 2025
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Days on Market	167
HOA Fees	250.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	John Foster
Listing Office	Foster Family Real Estate

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