

\$259,000 - 9149 Honey Mesquite, Seguin

MLS® #1878605

\$259,000

4 Bedroom, 2.00 Bathroom, 1,910 sqft
Residential on 0.18 Acres

NAVARRO RANCH, Seguin, TX

Seller says "bring me all offers!" so we slashed our list price to 259k and now we are offering our upgraded home with the yard already established for UNDER what the builder has available--same Siesta floor plan home with less features at their price of \$299k!! AND AN INCREDIBLE OPPORTUNITY, as the current loan is ASSUMABLE interest rate at 4.375% AND Sellers are willing to pay up to \$6k in closing costs!! We are listed \$30k less than the sellers paid, way below Market Value, priced below the Builder with incentives to make our upgraded home to be the better value! With our assumable low rate, the Buyer will save hundreds monthly compared to the current national interest rate options. Welcome home to this pristine and updated single story home with builder warranty and with all of the upgrades already done for you! Inviting spacious entry leads to the generous secondary bedrooms and large office or media room with double doors. The smart open floor plan makes a great entertainment home boasting a large family area open to the designated dining area and island kitchen where everyone congregates. Gas cooktop/oven range, 42 inch cabinetry, and plenty of meal preparation space on the gorgeous Corian countertops, and a walk-in pantry any cook would adore. The primary suite is privately nestled in the back of the home with a gorgeous ensuite with upgraded mega-sized shower and an even bigger walk-in closet. BBQ or relax on your eastern



exposure covered patio where you will have shady afternoons to enjoy. This fine home has been recently professionally painted throughout. The neighborhood amenities include a water park, splash pad, clubhouse with gym, walking trails, bbq areas to enjoy the lifestyle if you choose. Garage is equipped with an overhead heavy duty permanent storage rack for additional storage. Water softener, blinds, sprinkler system, fans all on a Navarro Ranch premium oversized lot. A must see in person!

Built in 2023

Essential Information

MLS® #	1878605
Price	\$259,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,910
Acres	0.18
Year Built	2023
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Traditional
Status	Active

Community Information

Address	9149 Honey Mesquite
Area	2704
Subdivision	NAVARRO RANCH
City	Seguin
County	Guadalupe
State	TX
Zip Code	78155

Amenities

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

Interior

Interior	One Living Area, Separate Dining Room, Two Eating Areas, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Utility Room Inside
Appliances	Ceiling Fans, Washer, Dryer, Cook Top, Built-In Oven, Gas Cooking, Disposal, Dishwasher, Ice Maker Connection, Water Softener (owned), Smoke Alarm, Security System (Owned), Gas Water Heater, Garage Door Opener, Solid Counter Tops, Private Garbage Service
Heating	Central, 1 Unit
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	1.0
Stories	1

Exterior

Exterior	Brick, Cement Fiber
Exterior Features	Patio Slab, Covered Patio, Privacy Fence, Sprinkler System, Double Pane Windows
Lot Description	Corner, Level
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Navarro Isd
Elementary	Call District
Middle	Call District
High	Call District

Additional Information

Date Listed	June 25th, 2025
Days on Market	124
HOA Fees	75.00
HOA Fees Freq.	Monthly

Listing Details

Listing Agent	Autumn Martens
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Listing Office

RE/MAX GO - NB

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