

\$265,000 - 805 Margay, Seguin

MLS® #1880347

\$265,000

3 Bedroom, 2.00 Bathroom, 1,568 sqft
Residential on 0.15 Acres

ARROYO RANCH, Seguin, TX

Charming 3-Bedroom Home with Private Backyard Oasis in Desirable Community. Welcome to this beautifully maintained 3-bedroom, 2-bathroom home nestled in a friendly neighborhood offering fantastic amenities, including a community pool with BBQ grills and a playground-perfect for relaxation and entertaining. Step inside to discover an inviting open floor plan with a modern kitchen featuring granite countertops and stainless steel appliances, including a refrigerator, dishwasher, and a gas stove-ideal for everyday cooking and gatherings. The spacious primary bedroom suite is a true retreat with a large walk-in shower and a massive closet providing ample storage. Enjoy the convenience of a walk-in laundry room, making household chores easier and more organized. This home is equipped with a smart home system that allows you to control the lights, thermostat, and locks right from your phone, bringing comfort and peace of mind. This home features an extra large and covered front porch. The private backyard is designed for year-round enjoyment, complete with a covered dining area, a lush garden space, and a sprinkler system to keep the lawn looking its best with minimal effort. This is truly a must-see property-while the photos are beautiful, it looks even better in person. Don't miss the opportunity to own this wonderful home.

Built in 2020



Essential Information

MLS® #	1880347
Price	\$265,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,568
Acres	0.15
Year Built	2020
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Active

Community Information

Address	805 Margay
Area	2708
Subdivision	ARROYO RANCH
City	Seguin
County	Guadalupe
State	TX
Zip Code	78155

Amenities

Amenities	Pool, Park/Playground, Jogging Trails, BBQ/Grill
Parking	Two Car Garage
Pool	None

Interior

Interior	Liv/Din Combo, Eat-In Kitchen, Island Kitchen, Open Floor Plan, All Bedrooms Downstairs, Laundry Main Level, Laundry Room, Walk in Closets, Attic - Partially Floored
Appliances	Ceiling Fans, Chandelier, Washer, Dryer, Built-In Oven, Gas Cooking, Refrigerator, Disposal, Dishwasher, Smoke Alarm, Security System (Owned), Gas Water Heater, Garage Door Opener
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	1.0

Stories 1

Exterior

Exterior 1 Side Masonry
Roof Composition
Construction Pre-Owned
Foundation Slab

School Information

District Seguin
Elementary Vogel Elementary
Middle Briesemiester
High Seguin

Additional Information

Date Listed July 1st, 2025
Days on Market 118
HOA Fees 150.00
HOA Fees Freq. Quarterly

Listing Details

Listing Agent Nathan Docter
Listing Office United Realty Group of Texas, LLC

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