

\$195,000 - 9024 James Bowie, Seguin

MLS® #1890835

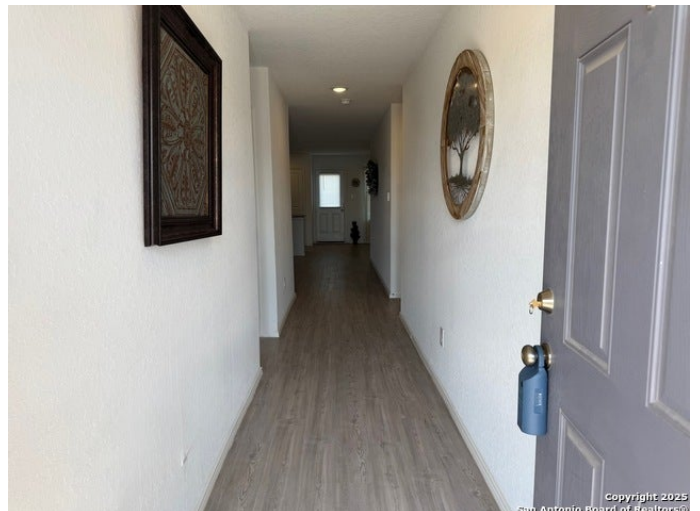
\$195,000

3 Bedroom, 2.00 Bathroom, 1,217 sqft

Residential on 0.12 Acres

NAVARRO RANCH, Seguin, TX

Short Sale! Investor Opportunity! Charming One-Story Gem in Navarro Ranch - Gently Lived In & Move-In Ready! Welcome to this adorable one-story home nestled in the highly desirable Navarro Ranch community! Impeccably maintained by its original owner, this 3-bedroom, 2-bathroom home offers a smart layout, stylish finishes, and access to resort-style amenities that make every day feel like a vacation. Step inside to find an inviting, open-concept living area with durable and attractive vinyl plank flooring throughout the main spaces. The kitchen is the heart of the home, featuring gorgeous granite countertops, ample cabinetry, and a breakfast bar perfect for morning coffee or casual meals. The in-home laundry room includes washer and dryer connections for added convenience. The split-bedroom floor plan provides privacy and functionality, with three spacious bedrooms, generous closet space, and two well-appointed bathrooms offering tub/shower combos. Whether you're a first-time buyer, downsizing, or investing, this home checks all the boxes. The level lot and open, fenced backyard make outdoor living and entertaining a breeze-perfect for kids, pets, or backyard barbecues. And let's talk about the unbeatable amenities at Navarro Ranch! Residents enjoy: * The Ranch House Community Center * A 24/7 Fitness Center * A Community Park & Playground * An Outdoor Amphitheater for live music and movie nights * A Back Porch Area with BBQ



grills and cozy outdoor fireplace * A
Resort-style Pool with water slides * An
Olympic-sized Lap Pool This home truly offers
comfort, convenience, and community-all in
one fantastic package. Don't miss your chance
to live in one of the fastest-growing areas near
New Braunfels with easy access to schools,
shopping, and I-35. Ready to schedule a
showing? Act now!

Built in 2023

Essential Information

MLS® #	1890835
Price	\$195,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,217
Acres	0.12
Year Built	2023
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Active

Community Information

Address	9024 James Bowie
Area	2704
Subdivision	NAVARRO RANCH
City	Seguin
County	Guadalupe
State	TX
Zip Code	78155

Amenities

Amenities	Pool, Clubhouse, Park/Playground, BBQ/Grill, Other - See Remarks
Parking	Two Car Garage
Pool	None

Interior

Interior	One Living Area, Breakfast Bar, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, High Speed Internet, All Bedrooms Downstairs, Laundry in Closet, Laundry Main Level, Walk in Closets
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Microwave Oven, Stove/Range, Disposal, Dishwasher, Smoke Alarm, Electric Water Heater, Solid Counter Tops
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	1.0
Stories	1

Exterior

Exterior	4 Sides Masonry, Cement Fiber
Exterior Features	Privacy Fence, Double Pane Windows
Lot Description	Level
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Navarro Isd
Elementary	Navarro Elementary
Middle	Navarro
High	Navarro High

Additional Information

Date Listed	August 7th, 2025
Days on Market	80
Short Sale	Yes
HOA Fees	752.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Robyn Scharlach
Listing Office	Compass RE Texas, LLC - SA

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