

\$799,900 - 169 Abrego Lake, Floresville

MLS® #1906473

\$799,900

5 Bedroom, 4.00 Bathroom, 3,696 sqft

Residential on 1.00 Acres

ABREGO LAKE, Floresville, TX

Absolutely Gorgeous Custom Home priced to give you INSTANT Equity of nearly \$50k according to the cad--This ONE-OF-A-KIND corner lot property blends simplistic functionality with some high-end comfort--Seller has made many UPGRADES getting this home ready for You!--Many of these UPGRADES are Featured in this Chef's Dream of a kitchen; Including New Double ovens, New 5-Burner Cooktop, New Dishwasher, and a massive, nearly 25 sqft custom granite island surrounded by a number of custom cabinets, granite countertops--Situated perfectly in-between the dining area and eat in kitchen, brightened by recessed and pendant lighting--The open concept layout flows right into the living area complete with high ceilings and fire place--The primary bedroom has it's own fireplace, two ceiling fans, large bathroom with double vanity, his & hers closets--The 5th bedroom can serve perfectly as an office with Beautiful Cherry Wood Cabinets & Shelving--One of the three Bedrooms upstairs can function as a secondary suite--All bedrooms have engineered hardwood flooring with a hand scraped finish--The back yard provides you a lakeview on the 20x21 patio & composite deck that is perfectly shaded by the ever growing Oak Trees!--The Meticulously Maintained Landscaping and Trees are easily kept going in this South Texas heat with the sprinkler system fed by the water well--And OH MY G.... Garage! Nearly 1400 sqft of additional



detached garage space for the car lover, craftsman, hobbyist, etc.--5 bays to use as you see fit with plenty of attic storage--Lower level bays have been utilized for years as a workout area, family/man cave hosting domino & card games and even an early location for some of the original HOA meetings--Easy access to 181, Floresville or San Antonio--So much to offer with this property, highlighted by the opportunity to grasp some Equitable Value!

Built in 2007

Essential Information

MLS® #	1906473
Price	\$799,900
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	3,696
Acres	1.00
Year Built	2007
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Traditional
Status	Active

Community Information

Address	169 Abrego Lake
Area	2800
Subdivision	ABREGO LAKE
City	Floresville
County	Wilson
State	TX
Zip Code	78114

Amenities

Amenities	Park/Playground, Jogging Trails, Lake/River Park, Fishing Pier
Parking	Detached, Attached, Converted Garage, Side Entry

Pool	None
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Interior

Interior	One Living Area, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Breakfast Bar, Study/Library, Utility Room Inside, High Ceilings, Open Floor Plan, Pull Down Storage, Cable TV Available, Laundry Main Level, Laundry Room, Walk in Closets, Attic - Partially Finished, Attic - Partially Floored, Attic - Pull Down Stairs
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Microwave Oven, Gas Cooking, Disposal, Dishwasher, Ice Maker Connection, Smoke Alarm, Electric Water Heater, Solid Counter Tops, Double Ovens, Custom Cabinets, Private Garbage Service
Heating	Central, 3+ Units
Cooling	Three+ Central
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Two, Living Room, Wood Burning, Stone/Rock/Brick, Master Bedroom
# of Stories	2.0
Stories	2

Exterior

Exterior	4 Sides Masonry, Stone/Rock, Stucco
Exterior Features	Patio Slab, Deck/Balcony, Wrought Iron Fence, Sprinkler System, Double Pane Windows, Mature Trees
Lot Description	Corner, 1/2-1 Acre, Mature Trees (ext feat), Gently Rolling, Water View
Roof	Heavy Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Floresville Isd
Middle	Floresville
High	Floresville

Additional Information

Date Listed	September 10th, 2025
Days on Market	50
HOA Fees	325.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent Coy Tackitt
Listing Office Malouff Realty, LLC

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