

\$264,444 - 759 Ocelot Court, Seguin

MLS® #1910010

\$264,444

4 Bedroom, 2.00 Bathroom, 2,034 sqft
Residential on 0.14 Acres

ARROYO RANCH, Seguin, TX

Welcome to 759 Ocelot Ct...Your Oasis Awaits. Nestled in the highly sought-after Arroyo Ranch neighborhood, this beautifully maintained 4-bedroom, 2-bath home perfectly blends comfort, convenience, and outdoor living. Inside, you'll find a chef's kitchen designed for both everyday cooking and entertaining, opening seamlessly into the spacious living and dining areas, making this home an entertainer's dream. Step into your private backyard retreat, complete with multiple seating areas, a storage shed, relaxing pergola, full yard sprinkler system and fresh landscaping-all with no rear neighbors. A brand-new roof provides added peace of mind, making this home truly move-in ready. Centrally located with quick access to I-10 and the toll road, you'll enjoy effortless commutes to New Braunfels, San Marcos, Lockhart, Austin, and San Antonio. Outdoor enthusiasts will appreciate being just minutes from the Guadalupe River, Lake McQueeney, and Lake Placid, along with the scenic trails in Downtown Seguin. When it's time to dine or unwind, A-Tan Sushi, Burnt Bean BBQ, Seguin Coffee Co., and more are close by-or spend an evening at Historic Gruene Hall, only 19 miles away. The home is also conveniently located less than four miles from TLU, making it an excellent option for faculty, staff, or students, and just 22 miles from Randolph Air Force Base. With local schools nearby, Arroyo Ranch offers fantastic HOA amenities, including a community pool, playground, and



gathering spaces. To top it off, a free interest rate buy-down makes this home even more affordable. Your oasis is waiting...schedule your showing today.

Built in 2021

Essential Information

MLS® #	1910010
Price	\$264,444
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,034
Acres	0.14
Year Built	2021
Type	Residential
Sub-Type	Single Family Detached
Style	Traditional, Texas Hill Country
Status	Active

Community Information

Address	759 Ocelot Court
Area	2708
Subdivision	ARROYO RANCH
City	Seguin
County	Guadalupe
State	TX
Zip Code	78155

Amenities

Amenities	Pool, Clubhouse, Park/Playground, Jogging Trails, Bike Trails, BBQ/Grill, Other - See Remarks
Parking	Two Car Garage
Pool	Other

Interior

Interior	One Living Area, Liv/Din Combo, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Breakfast Bar, Utility Room Inside, 1st Floor Lvl/No
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Steps, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, Laundry Main Level, Laundry Room, Walk in Closets, Attic - Partially Floored, Attic - Pull Down Stairs

Appliances Ceiling Fans, Washer Connection, Dryer Connection, Built-In Oven, Microwave Oven, Stove/Range, Disposal, Dishwasher, Ice Maker Connection, Vent Fan, Smoke Alarm, Pre-Wired for Security, Attic Fan, Electric Water Heater, Garage Door Opener, Plumb for Water Softener, Solid Counter Tops, Central Distribution Plumbing System, City Garbage service

Heating Central, 1 Unit

Cooling One Central

Fireplaces Not Applicable

of Stories 1.0

Stories 1

Exterior

Exterior Siding, Cement Fiber, 1 Side Masonry

Exterior Features Covered Patio, Privacy Fence, Sprinkler System, Double Pane Windows, Storage Building/Shed, Has Gutters, Special Yard Lighting, Mature Trees

Lot Description Mature Trees (ext feat), Level

Roof Composition

Construction Pre-Owned

Foundation Slab

School Information

District Seguin

Elementary Vogel Elementary

High Seguin

Additional Information

Date Listed September 23rd, 2025

Days on Market 34

HOA Fees 103.00

HOA Fees Freq. Quarterly

Listing Details

Listing Agent Katie Foerster

Listing Office Keller Williams Heritage

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