

# \$309,990 - 312 Angus Drive, Seguin

MLS® #1917083

**\$309,990**

4 Bedroom, 3.00 Bathroom, 2,121 sqft

Residential on 0.13 Acres

Swenson Heights, Seguin, TX

Love where you live in Swenson Heights in Seguin, TX! The Wisteria floor plan is a spacious two-story home, with soaring ceilings in the foyer, and features 4 bedrooms, 2.5 baths, game room, and 3-car garage. The gourmet kitchen is sure to please with 42" cabinetry and granite countertops. Retreat to the Owner's Suite featuring a sizable shower and a walk-in closet. Enjoy the great outdoors with a covered patio! Don't miss your opportunity to call Swenson Heights home, schedule a visit today!

Built in 2025

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | 1917083                |
| Price          | \$309,990              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,121                  |
| Acres          | 0.13                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Single Family Detached |
| Style          | Two Story              |
| Status         | Price Change           |

## Community Information



|             |                 |
|-------------|-----------------|
| Address     | 312 Angus Drive |
| Area        | 2707            |
| Subdivision | Swenson Heights |
| City        | Seguin          |
| County      | Guadalupe       |
| State       | TX              |
| Zip Code    | 78155           |

### **Amenities**

|           |          |
|-----------|----------|
| Amenities | None     |
| Parking   | Attached |
| Pool      | None     |

### **Interior**

|              |                                                                                                                                                                                  |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior     | One Living Area, Island Kitchen, Game Room, Loft, Utility Room Inside, High Ceilings                                                                                             |
| Appliances   | Ceiling Fans, Washer Connection, Dryer Connection, Microwave Oven, Stove/Range, Dishwasher, Smoke Alarm, Pre-Wired for Security, Electric Water Heater, Plumb for Water Softener |
| Heating      | Central                                                                                                                                                                          |
| Cooling      | One Central                                                                                                                                                                      |
| Fireplaces   | Not Applicable                                                                                                                                                                   |
| # of Stories | 2.0                                                                                                                                                                              |
| Stories      | 2                                                                                                                                                                                |

### **Exterior**

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Exterior          | Siding                                                                           |
| Exterior Features | Covered Patio, Privacy Fence, Sprinkler System, Double Pane Windows, Has Gutters |
| Lot Description   | On Greenbelt                                                                     |
| Roof              | Composition                                                                      |
| Construction      | New                                                                              |
| Foundation        | Slab                                                                             |

### **School Information**

|            |                    |
|------------|--------------------|
| District   | Navarro Isd        |
| Elementary | Navarro Elementary |
| Middle     | Navarro            |
| High       | Navarro High       |

## **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 21st, 2025 |
| Days on Market | 14                 |
| HOA Fees       | 285.00             |
| HOA Fees Freq. | Annually           |

## **Listing Details**

|                |                |
|----------------|----------------|
| Listing Agent  | Bradley Tiffan |
| Listing Office | Legend Homes   |

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