

\$244,900 - 1111 Willis Way, San Marcos

MLS® #1919198

\$244,900

3 Bedroom, 2.00 Bathroom, 1,920 sqft
Residential on 1.01 Acres

MORNINGWOOD, San Marcos, TX

Welcome Home! Experience affordable hill country living in this beautifully maintained 3-bedroom, 2-bath manufactured home, situated on just over an acre and backing up to 1,000 acres of scenic landscape. The spacious primary suite features a large walk-in closet and a private ensuite bath. New sliding glass doors in the dining area open to expansive backyard views, bringing the outdoors in. The open-concept kitchen offers generous cabinet space, a walk-in pantry, and flows effortlessly into the living room-perfect for gatherings and everyday living. Comfort is key with a brand-new A/C unit for year-round climate control. The laundry room adds convenience with extra cabinetry and direct outdoor access. Recent upgrades include NEW heavy composition roof, new vinyl siding, crawl space skirting, and new double pane windows! Outdoors, you'll find a fenced front yard, a new covered porch, a storage shed, and daily visits from friendly deer and local wildlife. Located just outside city limits, this peaceful property is only 15 minutes from I-35 and Texas State University, and within 30-45 minutes of both Austin and San Antonio. With a low tax rate, nearby playground access, and move-in-ready condition, this is hill country living at its best!

Built in 2002

Essential Information



MLS® #	1919198
Price	\$244,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,920
Acres	1.01
Year Built	2002
Type	Residential
Sub-Type	Manufactured
Style	One Story, Ranch
Status	New

Community Information

Address	1111 Willis Way
Area	3100
Subdivision	MORNINGWOOD
City	San Marcos
County	Hays
State	TX
Zip Code	78666

Amenities

Amenities	Park/Playground
Parking	None/Not Applicable
Pool	None

Interior

Interior	One Living Area, Separate Dining Room, Eat-In Kitchen, Breakfast Bar, Walk-In Pantry, Utility Room Inside, Open Floor Plan, Cable TV Available, High Speed Internet, Laundry in Closet, Laundry Main Level, Laundry Room, Telephone, Walk in Closets
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Self-Cleaning Oven, Microwave Oven, Stove/Range, Disposal, Dishwasher, Ice Maker Connection, Smoke Alarm, Electric Water Heater, Smooth Cooktop, Solid Counter Tops
Heating	Central, Heat Pump
Cooling	One Central
Fireplace	Yes

# of Fireplaces	1
Fireplaces	One, Living Room
# of Stories	1.0
Stories	1

Exterior

Exterior	Vinyl
Exterior Features	Partial Fence, Double Pane Windows, Storage Building/Shed, Mature Trees, Wire Fence, Storm Doors
Lot Description	County Vlew, 1 - 2 Acres
Roof	Heavy Composition
Construction	Pre-Owned

School Information

District	Hays I.S.D.
Elementary	Call District
Middle	Call District
High	Call District

Additional Information

Date Listed	October 30th, 2025
Days on Market	5
HOA Fees	50.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Keith Campbell
Listing Office	LPT Realty, LLC

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