

# \$449,900 - 208 Canyon Live Oak, Seguin

MLS® #546646

## \$449,900

4 Bedroom, 3.00 Bathroom, 2,217 sqft  
Residential on 0.17 Acres

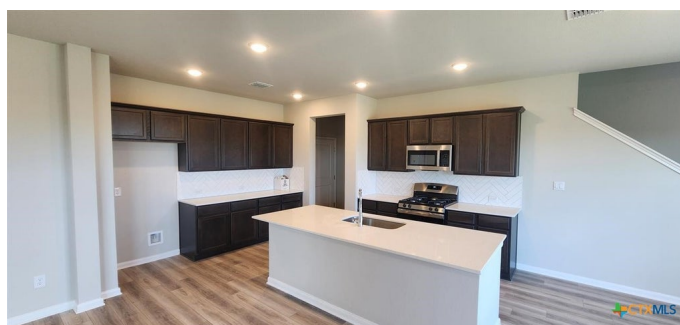
Village at Three Oaks, Seguin, Texas

MLS 546646 - Built by Pacesetter Homes - Ready Now! ~ Welcome to your dream home in a serene neighborhood, offering 2217 square feet of living space, including 4 bedrooms and 2 full bathrooms and a half bath. This charming residence also boasts a spacious 3-car garage, providing ample storage and parking options. Nestled in a quiet community, you'll enjoy the tranquility of suburban living while being just a short 10-minute drive from the bustling downtown areas of Seguin and New Braunfels. Whether you're unwinding in the comfort of your new home or exploring the nearby amenities, this property offers the perfect blend of convenience and relaxation for you and your family!

Built in 2024

## Essential Information

MLS® #	546646
Price	\$449,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,217
Acres	0.17
Year Built	2024
Type	Residential



Sub-Type	Single Family
Style	Traditional
Status	Active

### **Community Information**

Address	208 Canyon Live Oak
Subdivision	Village at Three Oaks
City	Seguin
County	Guadalupe
State	Texas
Zip Code	78155

### **Amenities**

Features	Other, See Remarks
# of Garages	3
View	None

### **Interior**

Interior	Vinyl
Appliances	Disposal, Microwave
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	None
Lot Description	60x120
Roof	Composition, Shingle
Construction	Masonry
Foundation	Slab

### **School Information**

District	Navarro ISD
High	Navarro High School

### **Additional Information**

Date Listed	June 6th, 2024
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Days on Market	32
HOA Fees	225
HOA Fees Freq.	Quarterly

### **Listing Details**

Listing Office	Dennis Ciani
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