

MLS® #3721044

3 Bedroom, 2.0 Bathroom, 2,552 sqft  
Single-Family on 0 Acres

The gorgeous Seminole II floor plan offers something for each member of the family to enjoy. The formal dining space and two-story family room make this home a must-see. Entering the home, you are greeted by the welcoming formal dining room attached to your expansive kitchen that holds all the space you could want with a combined breakfast area for optimal convenience. Your kitchen boasts exquisite included features such as sleek granite countertops with a ceramic tile backsplash, industry-leading appliances, and a huge pantry. You are even given the option to include a kitchen island for more counterspace! Just beside your kitchen is the stairway to the second floor, as well as the entry to your walk-in utility room and 2.5 car garage. Back inside past the kitchen area is your massive family room which boasts entry to your optional covered patio - perfect for backyard barbecues and spending time with friends and family. This unique floor plan showcases a layout that is ideal for any size of gathering. Completing the downstairs is your convenient downstairs powder bathroom, and a private primary bedroom with bathroom featuring cultured marble countertops with dual vanities, a bathtub with a stand-alone shower, and a sizable walk-in closet. Head up the stairs where you will discover a large game room - a sanctuary that the kids will love, a full, jack-and-Jill secondary bathroom, and three additional bedrooms, two bedrooms containing walk-in closets. This home is on a greenbelt



lot!

Built in 2022

**Essential Information**

MLS® #	3721044
Price	\$454,951
Bedrooms	3
Bathrooms	2.0
Square Footage	2,552
Acres	0.14
Year Built	2022
Type	Single-Family
Sub-Type	Single Family Residence
Status	Active
Days on Market	669

**Water Feature/View**

View	ParkGreenbelt
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**Community Information**

Address	808 Blue Oak Blvd
Area	HH
Subdivision	Blanco Vista
City	San Marcos
County	Hays
State	TX
Zip Code	78666

**Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected
Features	Community Mailbox, Playground, Pool, Sidewalks, Street Lights
Parking	Attached, Door-Single, Garage, Garage Faces Front
# of Garages	3

**Interior**

Interior	Carpet, Tile
Appliances	Convection Oven, Dishwasher, Disposal, Free-Standing Range,

	Microwave, Self Cleaning Oven, Stainless Steel Appliance(s)
Heating	Central, Natural Gas
Fireplaces	None
# of Stories	2
Stories	Two

## Exterior

Exterior Features	None
Lot Description	Backs to Greenbelt/Park, Level, Sprinklers Automatic
Roof	Composition
Construction	Brick Veneer, Masonry
Foundation	Slab

## School Information

District	Hays CISD
Elementary	Blanco Vista Elem
Middle	Laura B Wallace
High	Jack C Hays

## Additional Information

Date Listed	June 20th, 2022
HOA Fees	420
HOA Fees Freq.	Annually

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