

# \$454,951 - 808 Blue Oak Boulevard, San Marcos

MLS® #3721044

**\$454,951**

3 Bedroom, 2.00 Bathroom, 2,552 sqft  
Residential on 0.14 Acres

Blanco Vista, San Marcos, TX

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	2.00
Full Baths	2
Square Footage	2,552
Acres	0.14
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Status	Active

### Community Information

Address	808 Blue Oak Boulevard
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
Garage Spaces	3
View	Park/Greenbelt
Waterfront	None

### 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
Days on Market	692

Property Listed by: RE/MAX Fine PropertiesThe information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Based on information from the Austin Board of REALTORS® (alternatively, from ACTRIS) from May 12th, 2024 at 10:15pm CDT. Neither the Board nor ACTRIS guarantees or is in any way responsible for its accuracy. The Austin Board of REALTORS®, ACTRIS and their affiliates provide the MLS and all content therein "AS IS" and without any warranty, express or implied. Data maintained by the Board or ACTRIS may not reflect all real estate activity in the market. All information provided is deemed reliable but is not guaranteed and should be independently verified.