

Under Contract - Option Pending on Market

**\$260,000**

Call 7133771022 Today!

## RESIDENTIAL SINGLE FAMILY, 3 BEDS, 2 FULL & 1 HALF BATH(S)

Welcome to this inviting home that perfectly blends comfort and style. Step inside to find luxury vinyl plank flooring and tile flooring throughout the main level, creating a modern flow. The open kitchen is a standout, featuring stainless steel appliances, generous counter space, and a seamless connection to the living and dining area ideal for both everyday living and entertaining. Upstairs, the spacious primary suite offers a peaceful retreat with plenty of room to relax. Outside, you'll love the large backyard backing to a greenbelt lot, offering both privacy and a picturesque view. A scenic walking trail just beyond your fence leads directly to Lake Kyle, perfect for outdoor adventures and weekend strolls. This home is a true gem with its thoughtful layout, modern updates, and unbeatable location.

### GENERAL DESCRIPTION

**Subdivision:** Waterleaf Ph B Sec 1

**Property Type:** Residential Single Family

**Bedrooms:** 3

**Baths:** 2 Full & 1 Half

**Stories:** 2

**Garage:** 2 / Attached

**Year Built:** 2005

**Building Sqft:** 1,796 / Public Records

**Lotsize:** 7,457

**Maintenance Fee:** \$378 / Annually

**MLS# / Area:** ABORTX-4835152



**Presented By**  
**Chad Sayles**

Walzel Properties - Spring

7133771022

**Listing Broker**  
**Keller Williams Realty**

110 Beech Dr, Kyle, TX 78640

Visit <https://www.har.com/ABORTX-4835152> for more information