



For Sale on Market

# \$296,339

Call 7138840322 Today!

## RESIDENTIAL - SINGLE FAMILY, 3 BEDS, 2 FULL BATH(S)

Beautiful new construction in Coleman's first subdivision—The Triangle! Located on the east side of town off Hwy 84 Bypass, this community offers fiber-optic internet, perfect for remote work. Entrance at Guadalupe & Third St. Built by Friday Building Corporation of Midland. This well-designed 3 bedroom, 2 bathroom brick home with an attached 2-car garage offers 1,491 sq ft of functional living space. The open layout includes a spacious living room, dining area, and a kitchen with granite countertops, ample cabinetry, eating bar, and stainless appliances. The sequestered master suite features a vanity, tub shower enclosure, and a huge walk-in closet. Two guest bedrooms, an inside utility room, and a covered back patio complete the home. Homes include a builder's warranty, with upgrade options available during construction. Standard features include central HVAC, gas water heater, gas oven, combination smoke CO detectors, faux wood vinyl shutters in bedrooms, smart-home prewiring, LED lighting, designer mirrors, and luxury vinyl flooring throughout. Excellent location just minutes from downtown Coleman. Coleman is centrally located in the heart of Texas with easy three-hour access to DFW, Austin, San Antonio, Midland-Odessa, and Lubbock—perfect for families, retirees, or investors in this growing, thriving community. Builder Incentive for the first 9 homes: front-yard sod with tree and shrubs, grass seed in the backyard, plus automatic sprinkler systems in both front and back

### GENERAL DESCRIPTION

- Subdivision:** The Triangle Addition, Section 1
- Property Type:** Residential - Single Family
- Bedrooms:** 3
- Baths:** 2 Full
- Stories:** 1
- Garage:** 2 / Attached
- Style:** Traditional
- Year Built:** 2025
- Building Sqft:** 1,491 /
- Lotsize:** 10,585 / PLANS
- MLS# / Area:** NTREIS-21164506



Presented By  
**Alyssa Lienau**

Century 21 Lucky Money

7138840322

913 E 3RD St, Coleman, TX 76834

Visit <https://www.har.com/NTREIS-21164506> for more information

Listing Broker