

\$1,590,000 - 136 Paseo Del Rio, Seguin

MLS® #1229486

\$1,590,000

5 Bedroom, 6.00 Bathroom, 4,948 sqft
Residential on 0.41 Acres

Las Brisas #1, Seguin, TX

Welcome to this stunning custom waterfront home on Lake McQueeney! Nestled in the desirable gated community of Las Brisas, this one-of-a-kind property is a paradise for fun-lovers & lake-goers. Featuring a private dock with a boat lift & two jet ski lifts, this home is a dream come true for water enthusiasts. The open floor plan boasts two spacious living areas, perfect for entertaining. The kitchen is a culinary masterpiece with its oversized Electrolux refrigerator/freezer, central floor vacuum system, and top-of-the-line stainless steel Kitchenaid appliances. From the vegetable sink and pot filler to the under/over cabinet lighting, every detail has been carefully designed to enhance your cooking experience. The microwave, warming drawer, oven, and gas cooktop are all at your fingertips, making meal preparation a breeze. The primary bedroom is a sanctuary of relaxation with its natural stone wall and breathtaking lake view. Step into the spa-like bathroom, complete with a walk-in shower featuring a steamer, a dual vanity for added convenience, and a luxurious bathtub with jets. With one guest bedroom conveniently located downstairs near the primary & three additional bedrooms upstairs, there is ample space for everyone. The secondary living area upstairs offers endless possibilities-it can be transformed into a game room, playroom, theater, gym, yoga studio, or even a creative space. The choice is yours! Imagine spending your evenings on the deck, soaking in the mesmerizing views of Texas



sunsets reflecting off the tranquil lake. Or take a leisurely stroll through the peaceful neighborhood streets. You'll love the proximity to Schlitterbahn Waterpark and the vibrant Gruene historic district, offering unique shopping & dining experiences. You will appreciate the convenience of being minutes away from highly-ranked Navarro ISD schools. Plus, the fantastic location, halfway between New Braunfels & Seguin, means you're a short 15-minute drive from IH35 and IH10.

Built in 2008

Essential Information

ListingFeed	abor_vow
MLS® #	1229486
List Price	\$1,590,000
Sale Price	\$1,500,000
Sale Date	June 3rd, 2024
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	4,948
Acres	0.41
Year Built	2008
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	136 Paseo Del Rio
Subdivision	Las Brisas #1
City	Seguin
County	Guadalupe
State	TX
Zip Code	78155

Amenities

Utilities	Propane
Features	Barbecue, Common Grounds/Area, Dog Park, Gated, Lake, Street Lights
Parking	Concrete, Door-Multi, Driveway, Enclosed, Garage Faces Front, Garage, Lighted, Off Street, Paved, Private
# of Garages	2
View	Lake, Marina, River, Water
Is Waterfront	Yes
Waterfront	Lake Front, Lake Privileges, River Front, Waterfront, Boat Ramp/Lift Access

Interior

Interior	Stone
Appliances	Built-In Electric Oven, Bar Fridge, Built-In Oven, Built-In Refrigerator, Cooktop, Down Draft, Double Oven, Dryer, Dishwasher, Exhaust Fan, Electric Oven, Freezer, Disposal, Ice Maker, Microwave, Propane Cooktop, Plumbed For Ice Maker, Refrigerator, Range Hood, Water Softener Owned, Stainless Steel Appliance(s)
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Glass Doors, Great Room, Library, Living Room, Propane, Sealed Combustion
# of Stories	2
Stories	Two

Exterior

Exterior Features	Boat Lift, Barbecue, Boat Slip, Dock, Exterior Steps, Gas Grill, Lighting, Outdoor Grill, Private Entrance, Uncovered Courtyard
Lot Description	Back Yard, Sloped Down, Front Yard, Gentle Sloping, Sprinklers In Front, Landscaped, Private, Sprinklers Automatic, Sprinklers In Ground, Sprinklers On Side, Few Trees, Trees Large Size, Views
Windows	ENERGY STAR Qualified Windows, Insulated Windows, Screens, Vinyl
Roof	Composition, Shingle
Construction	Blown-In Insulation, Frame, Concrete, Stucco
Foundation	Slab

School Information

District	Navarro ISD
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Elementary

Navarro Intermediate

Middle

Navarro

High

Navarro