

# \$1,895,000 - 2100 Edgewater Ln, Seguin

MLS® #1645105

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## \$1,895,000

6 Bedroom, 5.00 Bathroom, 5,165 sqft  
Residential on 1.23 Acres

NOT IN DEFINED SUBDIVISION, Seguin, TX

Beautiful custom estate on Lake Placid with 170 feet of amazing waterfront. This luxurious property is great for short term rentals and is available fully furnished. The layout is also perfect for a multi-generational retreat. The quality of construction and attention to detail are easily seen throughout the property. Too many features to list, so here are just a few highlights: whole house water purification, Murphy bed to convert bedroom into a study, screened in sun room connects two fully independent living areas (each with bedrooms, baths, kitchens, living and dining areas, etc.), heated/cooled office space above garage, tinted windows along back of house for privacy, inground pool, boat slip, space for boat or RV parking, and a private gated entrance. This is definitely the kind of home you'll want to see in person! Lake water levels are temporarily lower while they repair dam gate - expected completion in 2024-2025.



Built in 2015

## Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1645105
List Price	\$1,895,000
Sale Price	\$1,750,000
Sale Date	November 17th, 2023
Bedrooms	6
Bathrooms	5.00

Full Baths	5
Square Footage	5,165
Acres	1.23
Year Built	2015
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Ranch
Status	Sold

### **Community Information**

Address	2100 Edgewater Ln
Subdivision	NOT IN DEFINED SUBDIVISION
City	Seguin
County	Guadalupe
State	TX
Zip Code	78155

### **Amenities**

Amenities	Controlled Access, Waterfront Access
Parking	Attached, Oversized, Side Entry
Is Waterfront	Yes
Has Pool	Yes
Pool	In Ground Pool

### **Interior**

Interior	Two Living Area, Two Eating Areas, Island Kitchen, Study/Library, Game Room, Secondary Bedroom Down, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, Walk in Closets, 1st Floor Lvl/No Steps, All Bedrooms Downstairs, Attic - Pull Down Stairs, Attic - Storage Only, Auxillary Kitchen, Eat-In Kitchen, Laundry Main Level, Laundry Room, Separate Dining Room, Utility Area in Garage, Walk-In Pantry
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Gas Cooking, Disposal, Dishwasher, Smoke Alarm, Pre-Wired for Security, Plumb for Water Softener, Dryer, Refrigerator, Water Softener (owned), Solid Counter Tops, Security System (Owned), Stacked Washer/Dryer, 2+ Water Heater Units, Washer
Heating	Central, 2 Units
Cooling	Two Central, One Window/Wall

Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Glass/Enclosed Screen, Living Room, Stone/Rock/Brick, Two, Wood Burning
# of Stories	1
Stories	1

### **Exterior**

Exterior	Stone/Rock, Cement Fiber, Siding
Exterior Features	Covered Patio, Sprinkler System, Has Gutters, Additional Dwelling, Bar-B-Que Pit/Grill, Boat House, Chain Link Fence, Double Pane Windows, Deck/Balcony, Dock, Garage Apartment, Gas Grill, Outdoor Kitchen, Patio Slab, Screened Porch, Storage Building/Shed, Mature Trees, Water Front Improved
Lot Description	1 - 2 Acres, Cul-de-Sac/Dead End, Improved Water Front, Lake Placid, Lakefront, Mature Trees (ext feat), Partially Wooded, Riverfront, Secluded, Water View, On Waterfront
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

### **School Information**

District	Seguin ISD
Elementary	Rodriguez
High	Seguin