

\$1,599,900 - 351 River Springs Dr, Seguin

MLS® #1708038

\$1,599,900

6 Bedroom, 7.00 Bathroom, 3,676 sqft
Residential on 1.32 Acres

RIVER SPRINGS, Seguin, TX

Lake McQueeney property with 134' of lakefront, creating the ultimate waterfront living experience. The primary residence offers 2,595 sqft with 3 bedrooms and 4 baths, while the guest house has 1,081 sqft with 3 bedrooms and 3 baths. Enjoy endless fun as the personal boat ramp provides easy lake access, along with the 3-bay boat house ensuring you have everything you need for a day of fun on the water. Though the water level may be temporarily lowered due to dam construction, the Guadalupe River continues to flow, offering plenty of water activities to enjoy. Enjoy al fresco dining beneath the covered patio with a fully equipped outdoor kitchen. Inside, your gaze is directed to the living room's stone accent wall and vaulted beamed ceilings. Cozy up by the wood-burning fireplace, all while savoring picturesque lake views or step outside through the back patio for easy access to the lake. The gourmet kitchen offers gas cooking and expansive granite countertops with bar seating. Also on the main level is the Owner's Suite, offering a true haven of comfort with a luxurious en suite with dual vanities and a thoughtfully designed walk-in stall shower. Upstairs, two secondary bedrooms feature attached en suites and private access to the covered balcony, for endless lake views. Invite guests to stay in the detached guest house where each bedroom has an en-suite bathroom. Embrace the serene lakefront lifestyle and create unforgettable memories with loved ones on



Lake McQueeney.

Built in 1993

Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1708038
List Price	\$1,599,900
Sale Price	\$1,375,000
Sale Date	December 8th, 2023
Bedrooms	6
Bathrooms	7.00
Full Baths	7
Square Footage	3,676
Acres	1.32
Year Built	1993
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Traditional
Status	Sold

Community Information

Address	351 River Springs Dr
Subdivision	RIVER SPRINGS
City	Seguin
County	Guadalupe
State	TX
Zip Code	78155

Amenities

Amenities	None
Parking	Detached, One Car Garage, Oversized
Is Waterfront	Yes
Pool	None

Interior

Interior One Living Area, Eat-In Kitchen, 1st Floor Lvl/No Steps, Breakfast Bar, High Ceilings, Liv/Din Combo, Laundry Main Level, Laundry Room, Open Floor Plan, Telephone, Utility Room Inside, Walk in Closets,

	Walk-In Pantry
Appliances	Ceiling Fans, Custom Cabinets, Dryer Connection, Dishwasher, Electric Water Heater, Gas Cooking, Microwave Oven, Solid Counter Tops, Smoke Alarm, Stove/Range, Vent Fan, Washer Connection
Heating	3+ Units, Central, Zoned
Cooling	Three+ Central, Zoned
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Glass/Enclosed Screen, One, Stone/Rock/Brick, Wood Burning
# of Stories	2
Stories	2

Exterior

Exterior	4 Sides Masonry, Siding, Stone/Rock
Exterior Features	Additional Dwelling, Bar-B-Que Pit/Grill, Boat House, Covered Patio, Deck/Balcony, Dock, Detached Quarters, Has Gutters, Outdoor Kitchen, Patio Slab, Special Yard Lighting, Sprinkler System, Storage Building/Shed, Mature Trees, Water Front Improved, Wrought Iron Fence
Lot Description	1 - 2 Acres, Guadalupe River, Improved Water Front, Lake McQueeney, Lakefront, Level, Mature Trees (ext feat), Riverfront, Sloping, Water View, Water Access, On Waterfront
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Navarro ISD
Elementary	Navarro Elementary
Middle	Navarro
High	Navarro High