

# \$1,100,000 - 245 River Springs Dr, Seguin

MLS® #1710531

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## \$1,100,000

3 Bedroom, 2.00 Bathroom, 2,630 sqft  
Residential on 0.77 Acres

RIVER SPRINGS, Seguin, TX

Enjoy lake living at its finest with a 100' of lakefront property, complete with a private dock, tranquil patio area high on the terraced lawn and the incredible views throughout this beautiful home. Welcome to your waterfront oasis in the coveted River Springs subdivision, boasting no HOA, on beautiful Lake McQueeney. This exceptional property offers a perfect blend of comfort and natural beauty, situated on a stunning .77-acre lot with picturesque views of the lake. This charming 3-bedroom, 2-bathroom home spans across 2,630 square feet, providing ample space for relaxation and entertainment. The thoughtful layout includes an inviting living area with a huge stone fireplace to enjoy the rare chilly evening and an island kitchen, perfect for culinary endeavors and social gatherings. The home boasts elegant tile and laminate flooring throughout, ensuring easy maintenance and a modern aesthetic. As you step outside, a serene panorama of mature trees envelops the property, creating your own private sanctuary. A spacious patio beckons for alfresco dining and lounging, offering an idyllic setting for sunset-watching and star-gazing. Your dock and boat house over the tranquil waters of Lake McQueeney, inviting you to indulge in boating, fishing, and waterside recreation right from your doorstep. The advantages continue with a convenient 2-car attached garage, providing easy parking and additional large storage areas tucked into far wall. Experience the best of waterside living



with this remarkable home that seamlessly combines comfort, convenience, and natural splendor. With only a short drive, this truly exceptional retreat allows you to experience lake living along with both Seguin and New Braunfels. Embrace the unique opportunity to own this waterfront gem. Don't wait! Schedule your showing today!

Built in 1980

### Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1710531
List Price	\$1,100,000
Sale Price	\$975,000
Sale Date	September 28th, 2023
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,630
Acres	0.77
Year Built	1980
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Traditional
Status	Sold

### Community Information

Address	245 River Springs Dr
Subdivision	RIVER SPRINGS
City	Seguin
County	Guadalupe
State	TX
Zip Code	78155-1997

### Amenities

Amenities	None
Parking	Two Car Garage, Attached

Pool None

### **Interior**

Interior Two Eating Areas, Utility Room Inside, High Ceilings, Two Living Area  
Appliances Ceiling Fans, Washer Connection, Dryer Connection, Stove/Range,  
Dishwasher, Smoke Alarm  
Heating Central  
Cooling One Central  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Family Room, One  
# of Stories 1  
Stories 1

### **Exterior**

Exterior Wood, Brick  
Exterior Features Covered Patio, Dock, Patio Slab, Sprinkler System, Mature Trees, Water  
Front Improved  
Lot Description 1/2-1 Acre, Gently Rolling, Improved Water Front, Lake McQueeney,  
Lakefront, Mature Trees (ext feat), Water View  
Roof Composition  
Construction Pre-Owned  
Foundation Slab

### **School Information**

District Navarro ISD  
Elementary Navarro Elementary  
Middle Navarro  
High Navarro High