

# \$1,150,000 - 254 Rosewood Trail, McQueeney

MLS® #1745852

## \$1,150,000

3 Bedroom, 4.00 Bathroom, 2,005 sqft  
Residential on 2.15 Acres

Esnaurizar, McQueeney, TX

Have you been watching and waiting for your lake house to hit the market? Well here it is! Expansion to a 2 property compound is possible as the property is greater than 2 acres. Located at the end of a private country road your home awaits! That feeling of always on vacation can be your homestead! The photos tell the story. That breezeway though! Amazing park like view of Lake Placid, the Guadalupe will take your break away! Space for pickle ball court, a pool and more parking if needed. Gated entry. Pavilion possibilities, Garage possibilities. Short Term Rental, no restrictions on property. Lake pump for irrigation. Just because the sun goes down does not mean your day has to end. The well-lit deck off the main house, the lit dock, and deck at the lake with access. Don't miss the fire pit down by the Lake with 6 Adirondack Chairs to enjoy the water. We are conveniently located right off of HWY 78 at the Seguin/46 exit.



Built in 1960

## Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1745852
List Price	\$1,150,000
Sale Price	\$1,150,000
Sale Date	April 1st, 2024
Bedrooms	3

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,005
Acres	2.15
Year Built	1960
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Split Level
Status	Sold

### **Community Information**

Address	254 Rosewood Trail
Subdivision	Esnaurizar
City	McQueeney
County	Guadalupe
State	TX
Zip Code	78123

### **Amenities**

Amenities	Boat Dock, Boat Ramp, Fishing Pier, Lake/River Park, Waterfront Access
Parking	Two Car Garage, Detached, Oversized
Is Waterfront	Yes
Pool	None

### **Interior**

Interior	One Living Area, Eat-In Kitchen, Two Eating Areas, Breakfast Bar, Utility Room Inside, Secondary Bedroom Down, Open Floor Plan, Shop, Utility Area in Garage
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Stove/Range, Refrigerator, Disposal
Heating	Central
Cooling	Two Central, Other
Fireplaces	Not Applicable
# of Stories	1
Stories	1

### **Exterior**

Exterior	Siding, Vinyl
Exterior Features	Patio Slab, Covered Patio, Storage Building/Shed, Dock, Special Yard Lighting, Water Front Improved
Lot Description	1 - 2 Acres, 2 - 5 Acres, Cul-de-Sac/Dead End, Gently Rolling, Improved Water Front, Lake Placid, Lakefront, Mature Trees (ext feat), Riverfront, Water View, Water Access, On Waterfront
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

### **School Information**

District	Seguin ISD
Elementary	Mcqueeney
Middle	Seguin
High	Seguin