

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

MLS® #1768117

\$1,590,000

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

LAS BRISAS, 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 an absolute paradise for fun-lovers and lake-goers. Prepare to be amazed as you step into a world of luxury and relaxation! Featuring soaring 12-ft ceilings, a private dock with a boat lift and not one, but two jet ski lifts, this home is a dream come true for water enthusiasts. The open floor plan boasts not just one, but two spacious living areas, perfect for entertaining. And let's not forget about the wine grotto-a must-have for wine connoisseurs! 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-a perfect retreat after a long day. With one guest bedroom conveniently located downstairs near the primary bedroom and three additional bedrooms upstairs, there is ample space for everyone. The spacious



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, surrounded by the beauty of nature. And when you're in the mood for adventure, you'll love the proximity to Schlitterbahn Waterpark and the vibrant Gruene historic district, offering unique shopping and 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 and Seguin, means you're just a short 15-minute drive from IH 35 and IH 10-talk about easy access! Please note that there is no discount for unrepresented buyers, and personal letters to the seller will not be presented. Don't miss out on this incredible opportunity-schedule your showing today and start living the lakefront lifestyle you've always dreamed of!

Built in 2007

Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1768117
List Price	\$1,590,000
Sale Price	\$1,500,000
Sale Date	June 4th, 2024
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	4,948
Acres	0.41

Year Built	2007
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story
Status	Sold

Community Information

Address	136 Paseo Del Rio
Subdivision	LAS BRISAS
City	Seguin
County	Guadalupe
State	TX
Zip Code	78155

Amenities

Amenities	Controlled Access, BBQ/Grill, Boat Dock, Waterfront Access
Parking	Two Car Garage
Is Waterfront	Yes
Pool	Hot Tub

Interior

Interior	Two Living Area, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, High Ceilings, Open Floor Plan, High Speed Internet, Laundry Main Level, Laundry Room, Walk in Closets, Game Room
Appliances	Washer Connection, Dryer Connection, Built-In Oven, Refrigerator, Dishwasher, Ice Maker Connection, Water Softener (owned), Security System (Owned), Central Vacuum
Heating	Central
Cooling	Three+ Central
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Other
# of Stories	2
Stories	2

Exterior

Exterior	Stucco
Lot Description	1/4 - 1/2 Acre, Lake McQueeney, Water View, Water Access, On Waterfront

Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Navarro ISD
Elementary	Navarro Elementary
Middle	Navarro
High	Navarro High