

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

MLS® #4277217

## \$1,150,000

5 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 breath away! 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. Space for pickleball court, a pool and more parking if needed. We are conveniently located right off of HWY 78 at the Seguin /46 exit.



Built in 1960

## Essential Information

ListingFeed	abor_vow
MLS® #	4277217
List Price	\$1,150,000
Sale Price	\$1,150,000
Sale Date	April 1st, 2024
Bedrooms	5

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 Residence
Status	Closed

### Community Information

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

### Amenities

Utilities	Cable Available, Electricity Connected, Phone Available, Water Connected
Features	None
Parking	Additional Parking, Electric Gate, Gravel, RV Access/Parking, Unpaved
# of Garages	1
View	Lake, Trees/Woods, Water
Is Waterfront	Yes
Waterfront	Lake Front, Waterfront, Boat Ramp/Lift Access

### Interior

Interior	Tile, Wood
Appliances	Dishwasher, Electric Range, Electric Water Heater, Microwave
Heating	Central
Cooling	Central Air, Wall/Window Unit(s)
Stories	Multi/Split

### Exterior

Exterior Features	Boat Lift, Balcony, Dock, Exterior Steps
Lot Description	Landscaped, Many Trees, Sprinklers Automatic, Trees Large Size, Views

Windows	Aluminum Frames, Wood Frames
Roof	Metal
Construction	Block, Frame, Metal Siding, Vinyl Siding
Foundation	Block, Pillar/Post/Pier, Slab

### **School Information**

District	Seguin ISD
Elementary	McQueeney
Middle	Briesemeister
High	Seguin