

# **\$1,374,900 - 525 Lake Placid Drive, Seguin**

MLS® #4393406

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## **\$1,374,900**

5 Bedroom, 4.00 Bathroom, 3,871 sqft  
Residential on 0.48 Acres

Lake Placid, Seguin, TX

Endless aqua-fun on Lake Placid at this pristine residence that was designed to entertain with a variety of outdoor amenities! Featuring an in-ground pool with a waterfall feature that brings your eye to the emerald waters of the Lake. We are getting our dam back! At this time, water level has been lowered. The construction of the new dam is expected to start any day, however the Guadalupe River still runs through. While the lake is down, you can still enjoy kayaking, swimming, jon boating, jet skiing, and even full-sized boating on certain sections of the lake. Adjoining this is an expansive covered patio equipped with wiring for sound to listen to some tunes. Nearby at the cabana is an outdoor kitchen with bar seating accompanied by an open patio with a built-in fire pit to gather around. At the waters edge you have a studio style water bungalow that is fully equipped for a private retreat and features an above entertainment deck for uninterrupted lake views. There is also another detached bunk room to accommodate additional guests at the front of the property. Inside the main home, you'll find towering vaulted, beamed ceilings over the open kitchen and living room. The gourmet kitchen features a built-in oven and 6 gas burner cooktop, and ample seating at the expansive granite center island for adjoining dining area. The living room offers a cozy stone masonry wood-burning fireplace and stunning views of the outdoors. The main level also includes the Owner's Suite which is



complete with a luxurious en suite and private outdoor access to the back covered patio. Upstairs, you'll find two large secondary bedrooms that are finished with walk-in closets. With 100â€™ of improved water frontage, fun on the lake is endless as you can easily access it via the single electric boat lift or adjoining dock.

Built in 2009

**Essential Information**

ListingFeed	abor_vow
MLS® #	4393406
List Price	\$1,374,900
Sale Price	\$1,301,900
Sale Date	June 27th, 2023
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	3,871
Acres	0.48
Year Built	2009
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

**Community Information**

Address	525 Lake Placid Drive
Subdivision	Lake Placid
City	Seguin
County	Guadalupe
State	TX
Zip Code	78155

**Amenities**

Utilities	Electricity Available, Propane, Phone Available, Water Available
Features	None
Parking	Attached, Covered, Door-Single, Driveway, Detached, Garage Faces

	Front, Garage, Open, Off Street, Paved, Parking Pad, Carport
# of Garages	1
View	Lake, Water, River
Is Waterfront	Yes
Waterfront	Boat Ramp/Lift Access, Lake Front, River Front, Waterfront
Has Pool	Yes

### **Interior**

Interior	Concrete, Tile, Vinyl, Wood
Appliances	Built-In Electric Oven, Cooktop, Dishwasher, Gas Cooktop, Disposal, Microwave, Oven
Heating	Central, Electric, Wood Stove, Zoned
Cooling	Central Air, Ceiling Fan(s), Electric, Wall/Window Unit(s)
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Stone, Wood Burning
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Gas Grill, Outdoor Grill, Rain Gutters, Boat Lift, Fire Pit
Lot Description	Sloped Down, Landscaped, Level, Sprinklers In Ground, Trees Large Size, Views, Gentle Sloping
Windows	Double Pane Windows, Display Window(s)
Roof	Metal
Construction	Masonry, Stucco
Foundation	Slab

### **School Information**

District	Seguin ISD
Elementary	Rodriguez (Seguin ISD)
Middle	Briesemeister
High	Seguin