

\$1,649,900 - 109 Treasure Point, McQueeney

MLS® #5812854

\$1,649,900

4 Bedroom, 4.00 Bathroom, 3,499 sqft
Residential on 0.21 Acres

Treasure Point, McQueeney, TX

Breathtaking Lake McQueeney waterfront property with 73' of improved shoreline to include a single electric boat lift covered by an entertainment deck to enjoy the South-Western Lake views. There is also a wood dock and two-slip jet ski ramp paired with dual closet lake accessory storage allowing for endless aqua-fun! Indoors, recently remodeled in 2019, you are immediately greeted by the warm atmosphere created by the beamed ceiling in the living and dining room, as well as the wood burning fireplace surrounded by built-in shelving and cabinetry. The spacious kitchen is a chef's dream as the center island has expansive quartz countertops and a smooth cooktop to easily prepare meals. The custom cabinetry features a wine rack as well as an ice machine accompanied by built-in appliances and a walk-in pantry with additional storage space. All the bedrooms are upstairs, accompanied by a family room featuring a built-in entertainment area with cabinetry and shelving. The Owner's Suite is placed to allow lake views from the privately accessed covered balcony. It also features an attached en suite and fully equipped walk-in closet. Departing from the dining or living area you arrive in a screened-in patio, perfect to unwind after a long day as it is complete with wiring for sound, ceiling fans and a built-in kitchen with gas grill to encourage outdoor lakeside dining. The extended open patio features a wood burning fireplace, providing the ideal spot for



cozy gatherings while overlooking Lake McQueeney.

Built in 2001

Essential Information

ListingFeed	abor_vow
MLS® #	5812854
List Price	\$1,649,900
Sale Price	\$1,645,900
Sale Date	June 14th, 2023
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,499
Acres	0.21
Year Built	2001
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	109 Treasure Point
Subdivision	Treasure Point
City	McQueeney
County	Guadalupe
State	TX
Zip Code	78123

Amenities

Utilities	Electricity Available, Propane, Water Available
Features	None
Parking	Attached, Driveway, Garage Faces Front, Garage, Open, Off Street, Door-Multi, Enclosed, Parking Pad
# of Garages	3
View	Lake, River, Water
Is Waterfront	Yes

Waterfront Boat Ramp/Lift Access, Lake Front, River Front, Waterfront

Interior

Interior Carpet, Concrete, Tile

Appliances Built-In Electric Oven, Cooktop, Dishwasher, Electric Water Heater, Disposal, Ice Maker, Microwave, Water Softener Owned, Electric Cooktop

Heating Central, Electric, Zoned

Cooling Central Air, Electric, Zoned

Fireplace Yes

of Fireplaces 1

Fireplaces Living Room, Gas, Gas Log, Masonry

of Stories 2

Stories Two

Exterior

Exterior Features Balcony, Rain Gutters, Boat Lift

Lot Description Sloped Down, Landscaped, Level, Sprinklers In Ground, Trees Large Size

Windows Double Pane Windows

Roof Metal

Construction Stone, Stucco

Foundation Slab

School Information

District Seguin ISD

Elementary Rodriguez (Seguin ISD)

Middle Briesemeister

High Seguin