

\$1,190,000 - 617 N Guadalupe Street, Seguin

MLS® #6693742

\$1,190,000

5 Bedroom, 5.00 Bathroom, 4,507 sqft
Residential on 0.97 Acres

Farm, Seguin, TX

Located within walking distance to Downtown Seguin, Sonka Estate is an exquisite French Country Estate built in 1893 by Joseph Sonka, a local entrepreneur, as his personal residence.

The main house consists of 5 bedrooms, 3 full and 2 half baths as well as a formal library, drawing room and living and dining spaces.

The multi-room kitchen recently went through a complete renovation and has an original fireplace and sitting area, Jenn Air and Bosch appliances and a custom-made local Pecan Kitchen Island. Connected to the kitchen is an enclosed steel framed glass breakfast or reading porch overlooking the expansive back yard and gardens. High ceilings, hard wood floors and natural light run throughout the house with a relaxing covered balcony on the second level.

Downstairs, below street level, is a lockable walk-in Wine Cellar and separate Dining Space with a catering room for storage and prep-space.

The detached late 1800's Carriage House, upon finish out, could provide for additional duplex living space or act as an artist studio or workshop. A small outdoor bar and garden greenhouse as well as a large seated area with outdoor brick fireplace provide for full outdoor living amenities.



The property rests on almost two acres which includes a separate commercial lot adjacent the main estate. Zoned Residential and Commercial, the House would make an incredible small hotel or B&B or event space as it's been formerly, or simply continuing as a beautiful country home, just an hour from Austin and half an hour from San Antonio.

Built in 1893

Essential Information

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|----------------|-------------------------|
| ListingFeed | abor_vow |
| MLS® # | 6693742 |
| List Price | \$1,190,000 |
| Sale Price | \$1,000,000 |
| Sale Date | May 1st, 2023 |
| Bedrooms | 5 |
| Bathrooms | 5.00 |
| Full Baths | 3 |
| Half Baths | 2 |
| Square Footage | 4,507 |
| Acres | 0.97 |
| Year Built | 1893 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Status | Closed |

Community Information

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|-------------|------------------------|
| Address | 617 N Guadalupe Street |
| Subdivision | Farm |
| City | Seguin |
| County | Guadalupe |
| State | TX |
| Zip Code | 78155 |

Amenities

Utilities Cable Available, Electricity Connected, Natural Gas Connected, High

| | |
|------------|--|
| | Speed Internet Available, Sewer Connected, Water Connected |
| Features | None |
| Parking | Circular Driveway |
| View | Neighborhood, Garden |
| Waterfront | None |

Interior

| | |
|-----------------|---|
| Interior | Tile, Wood |
| Appliances | Built-In Gas Range, Dishwasher, Exhaust Fan, Electric Water Heater, Disposal, Gas Range, Microwave, Refrigerator, Stainless Steel Appliance(s), Wine Refrigerator, Bar Fridge, Free-Standing Refrigerator, Washer/Dryer Stacked |
| Heating | Central |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 3 |
| Fireplaces | Family Room, Bedroom, Decorative, Kitchen, Stone |
| Stories | Three Or More |

Exterior

| | |
|-------------------|---|
| Exterior Features | Balcony, Garden, Private Yard |
| Lot Description | Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Garden, Trees Large Size, Trees Medium Size, Alley |
| Windows | Shutters, Wood Frames |
| Roof | Metal |
| Construction | Brick |
| Foundation | Brick/Mortar |

School Information

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|------------|-------------------|
| District | Seguin ISD |
| Elementary | Juan Seguin Pre-K |
| Middle | Jim Barnes |
| High | Seguin |