

\$1,325,000 - 368 Riverview Road, McQueeney

MLS® #9919939

\$1,325,000

4 Bedroom, 5.00 Bathroom, 3,213 sqft
Residential on 0.53 Acres

Paris Smith Surv, McQueeney, TX

Incredible custom-built new construction opportunity on over 70 feet of prime improved Lake Placid waterfront! Enjoy the private boat and jet ski ramp, universal boat lift, and concrete docks. We are getting our dam back! At this time, water level has been lowered but only a few feet at this location. The construction of the new dam is expected to start soon however the Guadalupe River still runs through so there is still plenty of water activities/fun to be had. Entertain your guest on the 57-foot-wide tiled back porch while the mature trees shade the lush lawn as it gradually slopes down to the water's edge. Move the party over to the 2500 sq ft of entertainment space on the first level, that is not included in the 3015 sqft of living space. This entertainment area is perfect for a pool table, shuffleboard and more! Once inside the main living area, you'll be greeted with panoramic Lake Placid views, 12-foot ceilings, an open floor plan, and high end vinyl flooring. Enjoy cooking with a breathtaking lake view in this gourmet kitchen, which includes an island, stainless steel appliances, gas cooktop, built in oven, quartz countertops, and a large walk in pantry. The main owner's suite offers panoramic lake views, private lakefront balcony access, and a full bath that includes a walk-in shower, double vanity, and multiple closets with built in organizational systems. The second owner's suite, includes a walk in closet with built in storage, and en suite bath. This short-term rental friendly home sits



on over half an acre where endless fun in the sun awaits!

Built in 2022

Essential Information

ListingFeed	abor_vow
MLS® #	9919939
List Price	\$1,325,000
Sale Price	\$1,325,000
Sale Date	April 21st, 2022
Bedrooms	4
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	3,213
Acres	0.53
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	368 Riverview Road
Subdivision	Paris Smith Surv
City	McQueeney
County	Guadalupe
State	TX
Zip Code	78123

Amenities

Utilities	Cable Available, Electricity Available, Electricity Connected, High Speed Internet Available, Propane, Phone Available, Water Available, Water Connected
Features	None
Parking	Additional Parking, Attached, Concrete, Covered, Door-Multi, Direct Access, Driveway, Enclosed, Garage, Inside Entrance, Lighted, Oversized, Private, RV Garage, Garage Faces Rear, RV Access/Parking, Secured, See Remarks, Workshop in Garage

# of Garages	4
Garages	Garage Door Opener
View	Panoramic, River, Water
Is Waterfront	Yes
Waterfront	Lake Front, Lake Privileges, River Front, See Remarks, Waterfront, Boat Ramp/Lift Access

Interior

Interior	Vinyl
Appliances	Built-In Electric Oven, Built-In Range, Built-In Gas Range, Built-In Oven, Dishwasher, Electric Oven, Disposal, Gas Range, Microwave, Range, Range Hood, Self Cleaning Oven
Heating	Central, Electric
Cooling	Central Air, Electric
Fireplaces	None
# of Stories	2
Stories	Two

Exterior

Exterior Features	Boat Lift, Balcony, Boat Slip, Boat Ramp, Dock, Rain Gutters, RV Hookup, See Remarks, Uncovered Courtyard
Lot Description	Back Yard, Sloped Down, Front Yard, Gentle Sloping, Sprinklers In Rear, Sprinklers In Front, Landscaped, Level, Many Trees, Sprinklers Automatic, Sprinklers On Side, See Remarks, Trees Large Size, Views
Windows	Double Pane Windows
Roof	Shingle
Construction	Stone, Wood Siding
Foundation	Slab

School Information

District	Seguin ISD
Elementary	Rodriguez
Middle	Briesemeister
High	Seguin