

\$899,000 - 7901 Fm 775, Seguin

MLS® #530003

\$899,000

3 Bedroom, 3.00 Bathroom, 3,550 sqft
Residential on 6.00 Acres

William H Smith Surv A-291, Seguin, Texas

Charming Custom-Built Rock Home on 6 Acres in Seguin, TX Nestled at 7901 FM 775 in Guadalupe County, in the small community of New Berlin, this exquisite property offers the perfect blend of luxury, comfort, and tranquility. Boasting 6 acres of sprawling land, this 2975 sq ft custom-built rock home is a testament to meticulous craftsmanship and thoughtful design. Key Features: Bedrooms & Office: This residence features 3 spacious bedrooms, an inviting office space, and 2 1/2 baths, providing ample room for both relaxation and productivity. Formal Dining: Entertain in style in the formal dining area, an elegant space that adds a touch of sophistication to your gatherings. Warm Ambiance: Unwind by the fireplace in the cozy living area, creating an atmosphere of warmth and relaxation. Outdoor Delight: Enjoy picturesque views from the windows that frame the beautiful back yard, adorned with mature live oak trees, offering a serene escape. Additional Structures: A 45x55 shop with a concrete floor, perfect for various uses, complements the property. Additionally, a 15x20 storage shed adds convenience and functionality. Landscaped Beauty: The property is adorned with an electric gate, enhancing security and privacy. A fenced garden area adds a touch of nature, and meticulous landscaping adds to the overall appeal. Utilities: Benefit from city water and a septic tank, providing practical and efficient utility solutions. Location: Conveniently located in Seguin, TX, this property offers a



harmonious blend of rural tranquility and proximity to urban amenities. This is more than just a home; it's a lifestyle. Seize the opportunity to own this slice of paradise with a perfect blend of space, luxury, and natural beauty. Contact us today to schedule a private viewing and experience the magic of 7901 FM 775.

Built in 2001

Essential Information

MLS® #	530003
Price	\$899,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,550
Acres	6.00
Year Built	2001
Type	Residential
Sub-Type	Single Family
Style	Hill Country
Status	Active

Community Information

Address	7901 Fm 775
Subdivision	William H Smith Surv A-291
City	Seguin
County	Guadalupe
State	Texas
Zip Code	78155

Amenities

Utilities	None
Features	None
# of Garages	2
View	None

Interior

Interior	Carpet, Ceramic Tile, Wood
Appliances	Dishwasher, Electric Cooktop, Disposal, Microwave, Oven, Refrigerator
Heating	Central, Electric
Cooling	Central Air, Electric, 1 Unit
Fireplace	Yes
Fireplaces	Living Room, Stone, Wood Burning
# of Stories	1
Stories	One

Exterior

Exterior Features	Dog Run, Porch, Storage
Roof	Metal
Construction	Stone Veneer
Foundation	Slab

School Information

District	Marion ISD
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Additional Information

Date Listed	January 30th, 2024
Days on Market	153

Listing Details

Listing Office	UC 1836 Realty and Auction
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