

# \$657,990 - 120 Erskine Ferry Rd, Seguin

MLS® #1124277

**\$657,990**

3 Bedroom, 3.00 Bathroom, 2,928 sqft

Residential on 0.26 Acres

Erskine Ferry, Seguin, TX

Welcome to 120 Erskine Ferry Road in beautiful Seguin, TX â€” your ideal lake house retreat right off the Guadalupe River!

Inside, the home features an open-concept floor plan filled with natural light, creating a bright and airy atmosphere throughout. The spacious kitchen provides ample room for cooking, gathering, and entertaining, serving as the heart of the home. A cozy screened porch offers peaceful views and additional living space to enjoy year-round.

Step outside onto the wrap-around deck to enjoy serene views of mature trees, the Guadalupe River, and the private boat rampâ€”perfect for launching into your next river adventure. The outdoor space is ideal for entertaining around the fire pit, with two sheds for gear and a large under-house storage room offering ample space for all storage needs. This charming property offers a rare combination of privacy, convenience, and recreational access, all with no HOA.

Come experience full-time river living and the peace, beauty, and adventure that comes with it!

Built in 1952

## Essential Information

MLS® # 1124277



Price	\$657,990
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,928
Acres	0.26
Year Built	1952
Type	Residential
Sub-Type	Single Family Residence
Status	Active

### Water Feature/View

View	Lake,River,Water,Guadalupe River
Is Waterfront	Yes
Water Body	Guadalupe River

### Community Information

Address	120 Erskine Ferry Rd
Area	GU
Subdivision	Erskine Ferry
City	Seguin
County	Guadalupe
State	TX
Zip Code	78155

### Amenities

Utilities	Electricity Connected, Sewer Connected, Water Connected
Features	None
Parking	Carport, Open, Outside, Paved, Private

### Interior

Interior	Carpet, Laminate, Tile
Appliances	Dishwasher, Electric Oven, Free-Standing Electric Range, Free-Standing Refrigerator, Disposal, Microwave
Heating	Central, Electric, Hot Water
# of Stories	1
Stories	One

### Exterior

Exterior Features	Boat Lift, Gas Grill, Boat Lock, Boat Ramp
Lot Description	Gentle Sloping, Views
Roof	Composition, Shingle
Construction	Brick Veneer
Foundation	Slab

**School Information**

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

**Additional Information**

Date Listed	August 27th, 2025
Days on Website	46
Days on Market	16

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