

# \$600,000 - 1276 River Trl, Seguin

MLS® #1814689S

## \$600,000

3 Bedroom, 2.00 Bathroom, 2,200 sqft  
Residential on 0.50 Acres

N/A, Seguin, TX

Newly remodeled 3BR, 2 full baths, 2 story house located on the Guadalupe River w/130' of water frontage. Double lot. Detached garage. Large screened deck off living area with balcony overhead off master BR. Lower deck overlooking the River. Steps down to water. Bulkhead with opening in center for easy access to the water or launching boat or kayak. Yard totally fenced with 2 wide gates. Well with water softener, septic tank. New A/C. Newly remodeled kitchen. Includes washer, dryer, refrigerator, microwave, toaster oven, Keurig coffee maker. Only 7 miles east of Seguin and shopping. Quiet area. Trash pick up available.



Built in 2000

## Essential Information

MLS® #	1814689S
Price	\$600,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,200
Acres	0.50
Year Built	2000
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story
Status	Active

Pool Description     None

**Water Feature/View**

View                    Guadalupe River

Is Waterfront        Yes

Water Body            Guadalupe River

**Community Information**

Address                1276 River Trl

Area                    2709

Subdivision           N/A

City                    Seguin

County                Guadalupe

State                   TX

Zip Code              78155

**Amenities**

Amenities             None

Parking                One Car Garage

# of Garages          1

**Interior**

Interior                Eat-In Kitchen, High Ceilings

Appliances            Dryer, Electric Water Heater, Dishwasher, Softener (owned), Stove/Ran

Heating                Central, Heat Pump

Cooling                One Central

Fireplaces            Not Applicable

# of Stories            2

Stories                 2

**Exterior**

Exterior                Brick

Exterior Features    Chain Link Fence, Deck, Shed, Building/Shed, Water Front Ir

Lot Description        Guadalupe River, Improved Waterfront

Roof                    Metal

Construction          Pre-Owned

Foundation            Slab



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**School Information**

District	Seguin
Elementary	Seguin
Middle	Seguin
High	Seguin

**Additional Information**

Date Listed	October 8th, 2024
Days on Market	342