

\$1,150,000 - 46 E Hampton, Seguin

MLS® #1855798S

\$1,150,000

3 Bedroom, 3.00 Bathroom, 2,801 sqft

Residential on 0.36 Acres

Glen Cove, Seguin, TX

Completely renovated waterfront retreat in the quiet, serene Glen Cove neighborhood on Meadow Lake in Seguin. Nestled on the beautiful Guadalupe River, this elevated lakefront home features a sprawling 900 SF deck that runs the full length of the home and offers panoramic water views-perfect for entertaining or relaxing. Located just minutes from town, you'll enjoy the peaceful charm of lake living with urban convenience. The home has been thoughtfully updated with a brand-new roof, new AC system, water-resistant flooring, and fresh interior and exterior paint. A water softener has also been added for comfort and improved water quality. Energy-efficient windows allow for year-round comfort and utility savings and a tankless water heater ensures endless hot water whenever you need it. The open-concept floor plan centers around a stunning double-sided gas fireplace and flows into a beautifully designed kitchen featuring a ZLINE 48" dual-fuel gas range with pot filler, KitchenAid stainless steel dishwasher, double refrigerators, quartz countertops, a deep farmhouse sink overlooking mature pecan trees, and a walk-in pantry with built-in electrical outlets. The primary suite is a true retreat with automatic blinds and serene lake views. The spa-like ensuite bathroom features a luxurious wet room with double showers and soaking tub, recessed electric fireplace, dual vanities, towel warmer, and a convenient hideaway laundry chute. The upgraded



breakaway room adds charm and flexibility with rustic tin accents, added insulation, a half bath, and multiple outlets-ideal for a game room, studio, or future outdoor kitchen. The oversized two-car garage is complemented by a 700 SF workshop, offering space for hobbies, storage, or additional vehicles. Outdoors, the home features a private dock, retaining wall, and is plumbed for a gas grill. The lush backyard is fully fenced and low-maintenance, featuring carpet grass, updated landscaping, and a new sprinkler pump. The yard is irrigated directly from river water for eco-friendly upkeep. Dam improvements are in progress on Meadow Lake, with engineering completed and permitting underway. In the meantime, water levels remain high enough to enjoy jet skis and small boats from your private dock. A neighborhood boat launch is also available for added convenience. This is a rare opportunity to own a turnkey lakefront home on the Guadalupe River with exceptional updates, thoughtful design, and year-round enjoyment. Schedule your showing today!

Built in 1984

Essential Information

MLS® #	1855798S
Price	\$1,150,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,801
Acres	0.36
Year Built	1984
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Ranch

Status	Active
Pool Description	None

Water Feature/View

View	Guadalupe River
Is Waterfront	Yes
Water Body	Guadalupe River

Community Information

Address	46 E Hampton
Area	2704
Subdivision	Glen Cove
City	Seguin
County	Guadalupe
State	TX
Zip Code	78155

Amenities

Amenities	Boat Ramp, Waterfront Access
Parking	Two Car Garage
# of Garages	2

Interior

Interior	One Living Area, Liv/Din Combo, Utility Room Inside, Open Floor Plan, Cable TV Available, High Speed Internet, Laundry Main Level, Walk in Closets, Island Kitchen, Laundry Room, Telephone, Walk-In Pantry
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Stove/Range, Dishwasher, Garage Door Opener, City Garbage service, Custom Cabinets, Double Ovens, Disposal, Electric Water Heater, Gas Cooking, Plumb for Water Softener, Pre-Wired for Security, Water Softener (owned), Solid Counter Tops
Heating	Central
Cooling	One Central
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Glass/Enclosed Screen, Gas Logs Included, Living Room, Master Bedroom, Two
# of Stories	2
Stories	2

Exterior

Exterior	Brick, Wood
Exterior Features	Chain Link Fence, Covered Patio, Double Pane Windows, Deck/Balcony, Dock, Has Gutters, Sprinkler System, Mature Trees, Water Front Improved, Workshop
Lot Description	Guadalupe River, Improved Water Front, Riverfront, Water View, On Waterfront
Roof	Composition
Construction	Pre-Owned

School Information

District	Seguin
Elementary	Jefferson
Middle	Jim Barnes
High	Seguin

Additional Information

Date Listed	April 4th, 2025
Days on Market	186