

\$629,000 - 177 Las Brisas Blvd, Seguin

MLS® #1859415S

\$629,000

4 Bedroom, 4.00 Bathroom, 3,665 sqft

Residential on 0.51 Acres

Las Brisas, Seguin, TX

Prepare to be impressed by this beautifully maintained 4-bedroom, 3.5-bathroom home nestled on a spacious 0.51-acre lot in a gated community. This two-story gem, located in the highly sought-after Navarro ISD, offers a perfect blend of modern living and serene natural surroundings. Step inside to a bright, open floor plan with an abundance of natural light throughout. The inviting living room boasts soaring ceilings, a cozy fireplace, and large windows that flood the space with warmth and comfort. The well-appointed kitchen with a central island is perfect for family gatherings and entertaining, seamlessly flowing into the formal dining area. The main level also features an office, a guest powder room, a laundry room, and a spacious primary bedroom with an ensuite bath that includes a separate shower and tub, and dual vanities. Upstairs, you'll find three additional bedrooms, a den, a convenient Jack-n-Jill bath, and a media room that provides the perfect space for movie nights or gaming. The home has been recently updated with fresh interior paint, new toilets, and stylish new light fixtures. Carpet, wood laminate, and ceramic tile floors add elegance and durability to the home. The two AC units, one of which is brand new, ensure comfort. Step outside to enjoy a private backyard that backs up to a greenbelt, providing a natural setting. The yard is fenced with mature trees and features a patio area, perfect for relaxation or entertaining. The neighborhood also offers a boat ramp and lake



access to the Guadalupe River, making it ideal for outdoor enthusiasts. Additional features include a 3-car detached garage with double doors, providing plenty of room for vehicles, storage, or a workshop. With no city taxes, this home offers both financial and lifestyle benefits. With its blend of comfort, style, and practicality, this home is truly a must-see.

Built in 2001

Essential Information

MLS® #	1859415S
Price	\$629,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,665
Acres	0.51
Year Built	2001
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story
Status	Active Option
Pool Description	None

Water Feature/View

View	Guadalupe River
Water Body	Guadalupe River

Community Information

Address	177 Las Brisas Blvd
Area	2707
Subdivision	Las Brisas
City	Seguin
County	Guadalupe
State	TX
Zip Code	78155

Amenities

Amenities	Boat Ramp, Lake/River Park, Waterfront Access
Parking	Detached, Tandem
# of Garages	3

Interior

Interior	Two Eating Areas, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Utility Room Inside, High Ceilings, Open Floor Plan, Cable TV Available, Laundry Main Level, Laundry Room, Walk in Closets, Two Living Area, Separate Dining Room
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Disposal, Dishwasher, Ice Maker Connection, Smoke Alarm, Self-Cleaning Oven
Heating	Central
Cooling	Two Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	2
Stories	2

Exterior

Exterior	Brick, 4 Sides Masonry
Exterior Features	Privacy Fence, Patio Slab, Mature Trees
Lot Description	Level, 1/2-1 Acre, Guadalupe River, Mature Trees (ext feat), Partially Wooded
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Navarro Isd
Elementary	Navarro Elementary
Middle	Navarro
High	Navarro High

Additional Information

Date Listed	April 17th, 2025
Days on Market	147
HOA Fees	279
HOA Fees Freq.	Quarterly

