

\$3,699,900 - 140 Rio Azul, Seguin

MLS® #1890237S

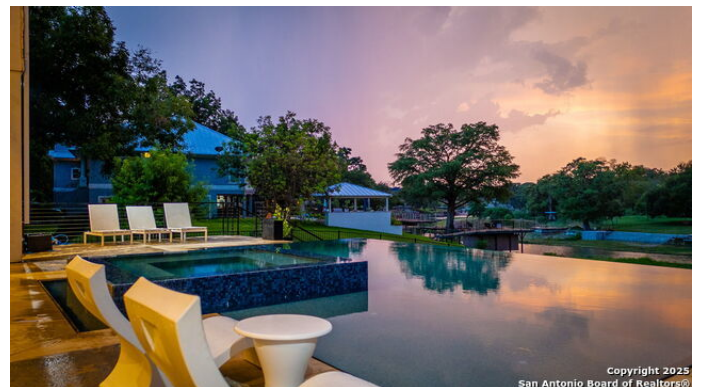
\$3,699,900

5 Bedroom, 6.00 Bathroom, 5,244 sqft
Residential on 0.51 Acres

LAS HADAS, Seguin, TX

Welcome to your dream retreat-an extraordinary 5-bedroom, 5.5-bathroom custom estate that seamlessly blends sophistication, recreation, and serene lakefront living. Designed for both grand entertaining and intimate relaxation, this home offers an unrivaled lifestyle in every detail. Step inside to discover expansive living spaces filled with natural light and elevated finishes throughout. The open-concept layout leads you to a gourmet kitchen, elegant dining area, and spacious great room-all overlooking breathtaking lake views. This home is a haven for both work and play, featuring a dedicated home office, a state-of-the-art media room, and an indoor golf simulator room perfect for year-round enjoyment. The luxurious primary suite offers a private sanctuary with spa-like en suite bath, while each additional bedroom is generously sized with its own en suite for ultimate comfort. Step outdoors to over 2,400 square feet of covered patio space-an entertainer's dream. Lounge by the stunning glass-edge infinity pool and spa, enjoy alfresco dining with panoramic views, or take in the peaceful lakefront setting from multiple lounging and dining areas. Additional features include smart home technology, designer lighting, and premium finishes throughout. Don't miss this rare opportunity to own a private oasis where every day feels like a getaway.

Built in 2020



Essential Information

MLS® #	1890237S
Price	\$3,699,900
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	5,244
Acres	0.51
Year Built	2020
Type	Residential
Sub-Type	Single Family Detached
Style	Contemporary, Texas Hill Country
Status	Active
Has Pool	Yes
Pool Description	In Ground Pool, AdjoiningPool/Spa

Water Feature/View

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

Community Information

Address	140 Rio Azul
Area	2707
Subdivision	LAS HADAS
City	Seguin
County	Guadalupe
State	TX
Zip Code	78155

Amenities

Amenities	Controlled Access
# of Garages	3

Interior

Interior	One Living Area, Liv/Din Combo, Eat-In Kitchen, Island Kitchen, Walk-In Pantry, Study/Library, Game Room, Media Room, Utility Room Inside, High Ceilings, Open Floor Plan, High Speed Internet, Walk in Closets,
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	Unfinished Basement
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Stove/Range, Gas Cooking, Refrigerator, Disposal, Dishwasher, Ice Maker Connection, Wet Bar, Garage Door Opener, Solid Counter Tops, Propane Water Heater, Private Garbage Service
Heating	Central, Heat Pump, 3+ Units
Cooling	Three+ Central, Heat Pump
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Family Room, Gas Logs Included, Gas, Stone/Rock/Brick, Master Bedroom
Stories	3+

Exterior

Exterior	4 Sides Masonry, Stone/Rock, Stucco
Exterior Features	Patio Slab, Covered Patio, Deck/Balcony, Wrought Iron Fence, Boat House, Dock, Outdoor Kitchen, Water Front Improved
Lot Description	Cul-de-Sac/Dead End, 1/4 - 1/2 Acre, Xeriscaped, Guadalupe River, Improved Water Front, Lake McQueeney, Lakefront, Riverfront, On Waterfront
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Navarro Isd
Elementary	Navarro Elementary
Middle	Navarro
High	Navarro High

Additional Information

Date Listed	August 5th, 2025
Days on Market	49
HOA Fees	600
HOA Fees Freq.	Annually
Gated Community	Yes