

# \$649,000 - 1920 Fm 477, Seguin

MLS® #1893422S

**\$649,000**

3 Bedroom, 2.00 Bathroom, 1,984 sqft  
Residential on 8.07 Acres

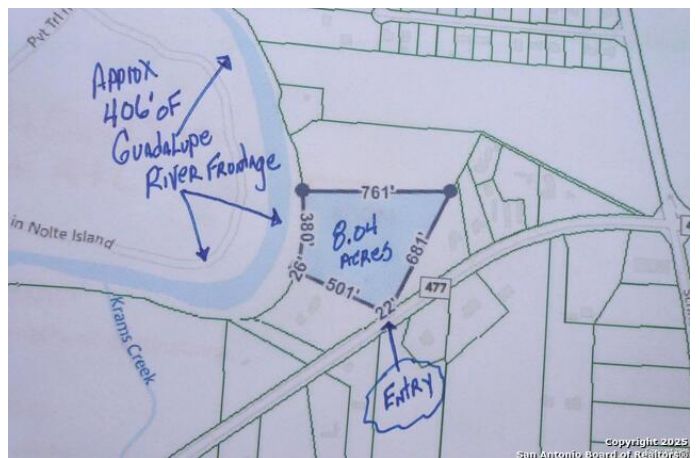
NOT IN DEFINED SUBDIVISION, Seguin, TX

Approx 2000sf "4-Side Brick Hm" that had "A Major Renovation/Update" on 8.04 ACRES that is Mostly Fenced w/ 406' of Guadalupe River Frontage..Lg Inground Pool..Private Water Well w/lots of Scattered faucets & Lg Pond that needs to be cleaned & Re-Filled from the Well PLUS There is a Rural Water Meter..Gated Entry w/Auto Gate Opener..4-Out Bldg's (600sf Animal Shelter,230sf,126sf & 140sf Storage Bldg/Workshop) 550sf Carport.. Electrical RV Connections..Kinecto Water Softener.Updated A/C Unit..New Roof ...Raingutters & LOTS of Mature Trees.. 1.5 Story Hm w/3-Bd & 2 Ba (Downstairs) is 2-Living Areas/Gm Room,Main Bd & Ba that has Jetted Walk in Therapy Type Tub,2-Sink Vanities & 2-Walk in Closets..Island Kit w/B'fast Bar & Dining Area,..Wood Burning Fireplace & Outside Access to a Covered Patio (Upstairs) is an Approx 12x10 Loft/Study w/Blt-in Bookcases,2-Bedrooms w/Walk in closets & Full bathroom... .Come out and Take a Look..Country living on 8-Acres w/No Restrictions or City Taxes in Guadalupe County..Low 1.4% tax rate..CALL 4 DETAILED PACKET OF INFO...

Built in 1988

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | 1893422S  |
| Price  | \$649,000 |



|                  |                        |
|------------------|------------------------|
| Bedrooms         | 3                      |
| Bathrooms        | 2.00                   |
| Full Baths       | 2                      |
| Square Footage   | 1,984                  |
| Acres            | 8.07                   |
| Year Built       | 1988                   |
| Type             | Residential            |
| Sub-Type         | Single Family Detached |
| Style            | One Story, Craftsman   |
| Status           | Price Change           |
| Has Pool         | Yes                    |
| Pool Description | In Ground Pool         |

### **Water Feature/View**

|               |                 |
|---------------|-----------------|
| View          | Guadalupe River |
| Is Waterfront | Yes             |
| Water Body    | Guadalupe River |

### **Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 1920 Fm 477                |
| Area        | 2709                       |
| Subdivision | NOT IN DEFINED SUBDIVISION |
| City        | Seguin                     |
| County      | Guadalupe                  |
| State       | TX                         |
| Zip Code    | 78155                      |

### **Amenities**

|           |                            |
|-----------|----------------------------|
| Amenities | None                       |
| Parking   | Detached, Converted Garage |

### **Interior**

|            |                                                                                                                                                                                                                                                                     |
|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior   | Two Living Area, Separate Dining Room, Eat-In Kitchen, Island Kitchen, Breakfast Bar, Game Room, Shop, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Laundry Main Level, Walk in Closets, Attic - Pull Down Stairs, Converted Garage |
| Appliances | Ceiling Fans, Washer Connection, Dryer Connection, Microwave Oven, Stove/Range, Dishwasher, Ice Maker Connection, Water Softener (owned), Vent Fan, Electric Water Heater, Plumb for Water Softener, Private Garbage Service                                        |

|                 |                                |
|-----------------|--------------------------------|
| Heating         | Central                        |
| Cooling         | One Central                    |
| Fireplace       | Yes                            |
| # of Fireplaces | 1                              |
| Fireplaces      | One, Living Room, Wood Burning |
| # of Stories    | 2                              |
| Stories         | 1.5                            |

### **Exterior**

|                   |                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Brick, 4 Sides Masonry, Siding                                                                                                                   |
| Exterior Features | Covered Patio, Partial Fence, Storage Building/Shed, Has Gutters, Mature Trees, Workshop, Other - See Remarks, Water Front Unimproved            |
| Lot Description   | County Vlew, Horses Allowed, 5 - 14 Acres, Wooded, Mature Trees (ext feat), Guadalupe River, Bluff View, Riverfront, Water Access, On Waterfront |
| Roof              | Composition                                                                                                                                      |
| Construction      | Pre-Owned                                                                                                                                        |
| Foundation        | Slab                                                                                                                                             |

### **School Information**

|            |            |
|------------|------------|
| District   | Seguin     |
| Elementary | Koenneckee |
| Middle     | Jim Barnes |
| High       | Seguin     |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 17th, 2025 |
| Days on Market | 70                |