# \$3,499,777 - 164 Cypress Way, McQueeney

MLS® #478007

## \$3,499,777

6 Bedroom, 7.00 Bathroom, 6,280 sqft Residential on 0.51 Acres

Point at Lake McQueeney, McQueeney, Texas

Lake McQueeney Waterfront Home in the Exclusive gated subdivision The Point at Lake McQueeney. Incredible views in all directions. Premium location shaded with mature trees and awesome breeze. No expense spared in this 6 Bedroom, 6 Bath marvel. Multi Living areas. Chef Kitchen. Butlers Pantry. Elevator. Lakeside owners suite with spa like bath. Screened Porch is conditioned on demand. Extensive outdoor decks and living areas. Outdoor Kitchen. Fire Pit. Negative edge Infinity Pool. Dbl Boathouse. 103 ft of waterfront. This beauty is a lake homeowners dream.



#### **Essential Information**

MLS® # 478007

Price \$3,499,777

Bedrooms 6

Bathrooms 7.00

Full Baths 6

Half Baths 1

Square Footage 6,280

Acres 0.51

Year Built 2014

Type Residential

Sub-Type Single Family

Style Other Status Active







#### Water Feature/View

View River, Water

Is Waterfront Yes

Water Body Lake McQueeney, Guadalupe River

## **Community Information**

Address 164 Cypress Way

Subdivision Point at Lake McQueeney

City McQueeney
County Guadalupe

State Texas Zip Code 78123

#### **Amenities**

Utilities Cable Available, Electricity Available, High Speed Internet Available,

Propane, Trash Collection Private

Features Gated

Parking Spaces 3

Parking Carport

#### Interior

Interior Carpet, Slate, Tile, Wood

Appliances Built-In Oven, Cooktop, Dishwasher, Disposal, Double Oven, Gas

Range, Ice Maker, Microwave, Multiple Water Heaters, Plumbed For Ice Maker, Propane Water Heater, Range, Range Hood, Refrigerator, Separate Ice Machine, Some Electric Appliances, Some Gas Appliances

Heating Central, Electric, Multiple Heating Units
Cooling Central Air, Electric, ThreeOrMoreUnits

Fireplace Yes # of Fireplaces 2

Fireplaces Great Room, Outside, Stone, Wood Burning

Stories Three Or More

#### **Exterior**

Exterior Features Boat Lift, Covered Patio, Deck, Elevator, Enclosed Porch, Fire Pit,

Outdoor Grill, Outdoor Kitchen, Porch, Propane Tank - Owned

Lot Description 103

Windows Double Pane Windows

Roof Metal

Construction Fiber Cement, Steel Frame, Stone Veneer, Stucco

Foundation Slab

## **School Information**

District Seguin ISD

## **Additional Information**

Date Listed July 8th, 2022

Days on Website 373

Days on Market 1095

HOA Fees 5500

HOA Fees Freq. Annually

Gated Community Yes

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