# \$1,899,900 - 640 Woodlake Drive, McQueeney

MLS® #577962

# \$1,899,900

5 Bedroom, 5.00 Bathroom, 4,188 sqft Residential on 0.68 Acres

Woodlake #1, McQueeney, Texas

Welcome to this grand waterfront estate on the storied shores of Lake McQueeney. As you drive through the columned gate and down a long winding driveway, you are greeted by a Live Oak-framed Georgian home.

Built under the meticulous supervision of an engineer. This home is set on a large, wooded lot with 102' of waterfront along one of the widest parts of the river. Whether you're an avid wake boarder, jet skier, or pontoon boat enthusiast, it's just a short ride to the renowned Lake Breeze Ski Lodge.

Step through the double Mahogany leaded glass front doors into an elegant entryway that leads to a spacious family room and formal dining area, both offering expansive views of the serene lake. Pass by the wood-paneled study with bay windows that overlook the lush front lawn.

The living room exudes charm and sophistication with decorative arches, a wood-burning fireplace, hardwood floors, built-in bookcases, and elaborate trim work. The kitchen boasts views of the bayed breakfast nook making it a delightful space for culinary creations.

The master suite is a sanctuary with high ceilings, bay windows, built-ins, and a generously sized master bathroom featuring his-and-her closets and vanities. An en-suite on the main level, perfect for elderly guests or a live-in maid, adds to the home's convenience and versatility.

The expertly designed upper level includes 3







bedrooms, a Jack/Jill bathroom, and a hall bath that services the game room. The waterfront is fully bulkheaded and features a boathouse, sun deck, and picturesque Cypress trees. Enjoy the impressive views from either of the two expansive balconies on the main and upper levels. Almost every room in this home offers views of the Lake. Additionally, the home includes a huge walk-out basement with a garage door, workshop, two offices, and ample storage space.

Homes of this size and grandeur seldom come on the market. Don't miss this rare opportunity to own a large home in a premium Woodlake location.

#### Built in 1990

## **Essential Information**

MLS® # 577962

Price \$1,899,900

Bedrooms 5

Bathrooms 5.00

Full Baths 4

Half Baths 1

Square Footage 4,188

Acres 0.68

Year Built 1990

Type Residential

Sub-Type Single Family

Style Georgian, Traditional

Status Active

## Water Feature/View

Is Waterfront Yes

Water Body Lake McQueeney

## **Community Information**

Address 640 Woodlake Drive

Subdivision Woodlake #1
City McQueeney
County Guadalupe

State Texas Zip Code 78123

## **Amenities**

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

Phone Available, Propane, Trash Collection Private

Features Dock

Parking Attached, Door-Multi, Driveway Level, Garage, Garage Faces Side, Golf

Cart Garage, Oversized

Garage Door Opener

## Interior

Interior Carpet, Ceramic Tile, Hardwood

Appliances Built-In Oven, Cooktop, Dishwasher, Disposal, Electric Cooktop,

Microwave, Multiple Water Heaters, Oven, Range Hood, Refrigerator

Heating Multiple Heating Units

Cooling ThreeOrMoreUnits

Fireplace Yes # of Fireplaces 1

Fireplaces Living Room, Metal, Wood Burning

Stories Three Or More

## **Exterior**

Exterior Features Balcony, Dock, Porch, Propane Tank - Owned, Rain Gutters

Windows Plantation Shutters, Window Treatments

Roof Metal

Construction Batts Insulation, Brick, Fiber Cement, Masonry, Steel

Foundation Basement, Concrete Perimeter, Other, See Remarks, Slab

## **School Information**

District Seguin ISD

Elementary McQueeney Elementary

Middle A.J. Briesemeister Middle School

High Seguin High School

# **Additional Information**

Date Listed April 29th, 2025

Days on Website 187

Days on Market 143

HOA Fees Freq. Annually

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