

# \$649,000 - 110 Agua Verde, Seguin

MLS® #579714

**\$649,000**

4 Bedroom, 3.00 Bathroom, 2,232 sqft

Residential on 0.52 Acres

Las Brisas #6, Seguin, Texas

Welcome to your Private Oasis in the heart of Seguin! The neighborhood offers access to Las Brisas private marina and direct river and waterfront park access. This Beautiful Immaculate 4 bedroom, 2.5 bath home sits on a spacious lot (over half an acre) in the serene gated community of Las Brisas. It features everything you need for comfortable living and entertaining – including a sparkling in-ground pool, perfect for hot Texas summers. Step inside to discover a bright, open-concept layout with a cozy living area, and plenty of natural light. The kitchen boasts plenty of space, stainless steel appliances with dual ovens, and a breakfast bar. Additional highlights include a spacious primary suite with a walk-in closet, an en-suite bathroom featuring a double vanity, jetted soaking tub, and a separate shower - the perfect space to unwind after a long day. The home has all wood and tile flooring throughout with no carpet. Outside, the backyard is your own personal paradise. Enjoy sunny afternoons lounging by the pool, barbecuing under the covered patio, or relaxing with a book under the shade of mature trees. The large yard offers plenty of room for pets, gardening, or future enhancements. Located just minutes from downtown Seguin, shopping, and schools, and with easy access to I-10 for commuting to San Antonio or New Braunfels. Located in the highly sought-after Navarro ISD school district, this home offers the best of both comfort and convenience. The



neighborhood offers access to Las Brisas private marina and direct river and waterfront park access. Don't miss your chance to own a slice of Texas paradise – schedule your showing today!

Built in 2000

**Essential Information**

MLS® #	579714
Price	\$649,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,232
Acres	0.52
Year Built	2000
Type	Residential
Sub-Type	Single Family
Style	Traditional
Status	Pending

**Water Feature/View**

View	Other
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**Community Information**

Address	110 Agua Verde
Subdivision	Las Brisas #6
City	Seguin
County	Guadalupe
State	Texas
Zip Code	78155

**Amenities**

Utilities	Electricity Available, Trash Collection Public
Features	None
Parking	Door-Multi, Garage, Garage Faces Front
# of Garages	3

## Interior

Interior	Tile, Wood
Appliances	Dishwasher, Disposal, Double Oven, Electric Cooktop, Microwave
Heating	Central, Electric
Cooling	Central Air, Electric, OneUnit
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## Exterior

Exterior Features	Covered Patio, Dog Run, Private Yard, Rain Gutters
Windows	Plantation Shutters
Roof	Composition, Shingle
Construction	Stucco
Foundation	Slab

## School Information

District	Navarro ISD
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## Additional Information

Date Listed	May 22nd, 2025
Days on Website	129
Days on Market	99
HOA Fees	1200
HOA Fees Freq.	Annually

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