

# \$675,000 - 125 Cactus Wren Lane, McQueeney

MLS® #587969

**\$675,000**

3 Bedroom, 3.00 Bathroom, 2,218 sqft  
Residential on 0.46 Acres

Woodlake #4, McQueeney, Texas

Great single story home on 1.5 acres with Lake McQueeney access. This split 3/2/2 floorplan has lot of great upgrades. Granite kitchen with stainless steel appliances, walk-in pantry & breakfast bar that overlooks the living area. There is a separate dining room and study/game room. Large master suite with private backyard access. Master bath has separate vanities, walk-in shower, garden tub and his and her closets. The home sits on a .46 acre lot BUT this property also includes the .38 & .37 acre lots left of the house and .33 acre lot on the right. Plenty of room for all your toys and expansion of the house. Horses are allowed. Come and take advantage of this great opportunity before the dam is complete and prices go up. The Guadalupe-Blanco River Authority (GBRA) dam reconstruction is scheduled for completion mid December 2025, which will restore full water levels and boating access.

Built in 2006

## Essential Information

MLS® #	587969
Price	\$675,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,218



Acres	0.46
Year Built	2006
Type	Residential
Sub-Type	Single Family
Style	Traditional
Status	Active

### **Water Feature/View**

View	Other
Water Body	Lake McQueeney

### **Community Information**

Address	125 Cactus Wren Lane
Subdivision	Woodlake #4
City	McQueeney
County	Guadalupe
State	Texas
Zip Code	78123

### **Amenities**

Utilities	Electricity Available, Cable Available
Features	Boat Facilities
Parking	Attached, Garage Faces Front, Garage, Driveway Level
# of Garages	1

### **Interior**

Interior	Carpet, Ceramic Tile
Appliances	Dishwasher, Disposal, Built-In Oven, Cooktop, Microwave, Electric Cooktop, Oven, Plumbed For Ice Maker, Range Hood, Some Electric Appliances, Water Heater
Heating	Electric
Cooling	Central Air, OneUnit
Fireplaces	None
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Covered Patio
Windows	Window Treatments

Roof	Composition, Shingle
Construction	Stone Veneer, Stucco
Foundation	Slab

### **School Information**

District	Seguin ISD
Elementary	McQueeney Elementary
High	Seguin High School

### **Additional Information**

Date Listed	July 28th, 2025
Days on Website	76
Days on Market	38
HOA Fees	50
HOA Fees Freq.	Annually

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