\$950,000 - 302 Guadalupe River Dr, Seguin

MLS® #9172966

\$950,000

4 Bedroom, 4.00 Bathroom, 3,600 sqft Residential on 1.18 Acres

Parkview Estates, Seguin, TX

Welcome home to 302 Guadalupe River Drive, a custom waterfront home in Seguin on the beautiful banks of the Guadalupe River! Tucked in the shade of soaring pecan trees, and featuring over an acre of land and 155 ft of waterfront, this gem is located on the Texas Paddle Trail on Lake Seguin, with deep water for kayaks/canoes and great fishing. With a back porch that spans the entire length of the home, and a wall of back windows across the living/dining/kitchen areas, this home has water views from every angle and is perfect for entertaining! Finished out in 2023 from previous attic space, the Upstairs "Bunkroom" features 1300+ sf of sleeping space + living area + full bathroom, and is a perfect flex space for a variety of uses. Kitchen remodeled in 2021, secondary bath in 2022, and asphalt circle driveway added in 2023. Gorgeous stained, stamped concrete floors in the downstairs living areas; carpet in bedrooms and upstairs. Private swim dock and rope swing included for lots of summer fun! Prime location across the water from Max Starcke Golf Course + Park, the 227-acre expanse known for its public golf course, wave pool, playgrounds, sports courts and ball fields, along with 4th of July fireworks. Home was built in 2005 above the FEMA flood plain and has never flooded. Don't miss your chance to own your piece of paradise!







Built in 2005

Essential Information

MLS® # 9172966 Price \$950.000

Bedrooms 4

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 3,600 Acres 1.18 Year Built 2005

Type Residential

Sub-Type Single Family Residence

Status Active

Water Feature/View

View GolfCourse, River, Water, Guadalupe River

Is Waterfront Yes

Water Body Guadalupe River

Community Information

Address 302 Guadalupe River Dr

Area GU

Subdivision Parkview Estates

City Seguin

County Guadalupe

State TX

Zip Code 78155

Amenities

Utilities Cable Available, Fiber Optic Available, Phone Available, Water

Connected, Electricity Connected

Features Internet Access, Park, Lake

Parking Attached, Driveway, Garage Faces Front, Garage, Circular Driveway,

Door-Multi

of Garages 2

Garages Garage Door Opener

Interior

Interior Carpet, Tile, Concrete

Appliances Built-In Electric Oven, Built-In Oven, Cooktop, Dishwasher, Exhaust Fan,

Disposal, Microwave, Stainless Steel Appliance(s), Dryer, Electric Oven,

Electric Water Heater, Range Hood, Refrigerator, Washer

Heating Central, Heat Pump

of Fireplaces

Fireplaces Living Room, Stone

of Stories 2

Stories Two

Exterior

Exterior Features Exterior Steps, Playground, Rain Gutters, See Remarks

Lot Description Sprinklers Automatic, Level, Many Trees, Near Golf Course, Trees Large

Size, Views

Roof Metal

Construction Attic/Crawl Hatchway(s) Insulated, HardiPlank Type, Stone, Stone

Veneer

Foundation Slab

School Information

District Seguin ISD

Elementary Vogel

Middle Briesemeister

High Seguin

Additional Information

Date Listed June 11th, 2025

Days on Website 144

Days on Market 132

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