

\$975,000 - 302 Guadalupe River Dr, Seguin

MLS® #9172966

\$975,000

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	\$975,000
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, Electricity Connected, Fiber Optic Available, Phone Available, Water Connected
Features	Internet Access, Lake, Park
Parking	Attached, Door-Multi, Driveway, Garage Faces Front, Garage, Circular Driveway
# of Garages	2
Garages	Garage Door Opener

Interior

Interior	Carpet, Concrete, Tile
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Appliances	Built-In Electric Oven, Built-In Oven, Cooktop, Dryer, Dishwasher, Exhaust Fan, Electric Oven, Electric Water Heater, Disposal, Microwave, Refrigerator, Range Hood, Stainless Steel Appliance(s), Washer
Heating	Central, Heat Pump
# of Fireplaces	1
Fireplaces	Living Room, Stone
# of Stories	2
Stories	Two

Exterior

Exterior Features	Exterior Steps, Rain Gutters, See Remarks, Playground
Lot Description	Near Golf Course, Level, Many Trees, Sprinklers Automatic, 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	122
Days on Market	58

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