

\$724,900 - 1012 Buerger Ln., Seguin

MLS® #1012

\$724,900

4 Bedroom, 3 Bathroom, 2,083 sqft

Residential on 0.819 Acres

N/A, Seguin, Texas

Picture perfect Meadow Lake property! this home has it all! Short term rental friendly. Admire the postcard worthy charm this home exudes from the moment you drive onto the property! 100' of improved waterfront along a beautiful stretch of Meadow Lake. The boat house has a single boat lift, dock, and plenty of water toy storage. Sit under the built-in umbrellas on the deck and enjoy the peace and quiet that Meadow Lake has to offer. The beach area provides fun for all ages and pets too! Head out on the boat and explore, spend an afternoon fishing, or head out on your kayak and follow the Seguin paddling trail. When the sun begins to set head back and sit on the covered back porch. The mosquito system and special yard lighting provide the perfect backdrop to end a perfect summer day. Guests have their own space in the private guest house which features lake views, a vaulted ceiling, stained concrete floor, a walk-in closet and a spa-like oversized tile shower with river rock. The main house has a split bedroom floorplan, spacious storage/laundry room and an open and inviting kitchen at the heart of the home. The perfect place for everyone to gather! Charming center island, porcelain farmhouse sink and stainless-steel appliances highlight this area. The two additional bedrooms have a Jack and Jill style full bathroom with a beautiful claw foot tub. Private patio access from the bedroom will be the perfect way to enjoy early morning coffee and plan your day. The workshop



provides 183 sq. ft of space to perfect your favorite hobby or provides additional storage. Beautifully designed covered parking area for two vehicles. No city taxes and no HOA. Private waterfront hideaway on Meadow Lake is sure to provide special memories for years to come!

Built in 1950

Essential Information

MLS® #	1012
Price	\$724,900
Bedrooms	4
Bathrooms	3
Square Footage	2083
Acres	0.82
Year Built	1950
Type	Residential
Status	Sold

Community Information

Address	1012 Buerger Ln.
Subdivision	N/A
City	Seguin
State	Texas
Zip Code	78155

Amenities

Features	Carport, Dishwasher, Fenced Yard, Living Room, Microwave, Lakefront, Meadow Lake, Riverfront, Waterfront
Waterfront Type	Meadow Lake, Guadalupe River
Waterfront Footage	100'
Water Feature/View	Meadow Lake, Guadalupe River

Interior

Stories	1
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Exterior

Lot Description	.819
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School Information

District	Seguin ISD
Elementary	Rodriguez Elementary
Middle	A.J. Briesemeister
High	Seguin HS

Additional Information

Short Term Rental Allowed yes