

# \$2,600,000 - 1196 Loch Ln. , Seguin

MLS® #001196

**\$2,600,000**

3 Bedroom, 2 Bathroom, 2,234 sqft

Residential on 58.8 Acres

N/A, Seguin, Texas

Escape to a Waterfront Sanctuary with a Tranquil Exterior and Meticulously Crafted Interior! Discover a slice of paradise on this property, featuring over 600 feet of serene Meadow Lake shoreline, providing awe-inspiring views and endless aquatic pleasures. A wooden dock and boardwalk grant easy access to the peaceful waters, complete with a single electric boat lift and boat slip for effortless boating. Anglers will appreciate the convenient fish cleaning station for a quick post-catch cleanup. Meadow Lake WCID voters approved funding for a new dam! The latest estimate as of March 2024 is a potential start date of Jan 2025 (stated in the last WCID meeting). In the meantime, there is still plenty of water fun to be had such as jet skiing, Jon boating, swimming, and more. Explore the sprawling 58 acres and follow a stone pathway to the shoreline, where you can connect with nature and revel in its tranquility. Step onto the covered back patio, complete with a ceiling fan, creating an ideal space for relaxation and outdoor gatherings. This area provides access to a wooden deck and brick paver patio, perfect for hosting events and barbecues. Upon entering the residence, be captivated by the seamless blend of style and comfort. The living room serves as the heart of the home, boasting a masonry wood-burning fireplace that exudes coziness while offering stunning views of the lake. The living room seamlessly connects to the outdoors, facilitating a smooth transition between indoor



and outdoor living. The country kitchen is a chef's dream, equipped with top-tier amenities and built-in appliances. Granite countertops, bar seating, and a spacious center island with cabinetry provide ample room for meal preparation and casual dining. A walk-in pantry ensures you have the storage space needed for your culinary pursuits. The formal dining room opens up to the living area, creating an ideal setting for gatherings and memorable dining experiences. Retreat to the owner's suite, where you can unwind and soak in the breathtaking lake views. The tray ceiling adds an extra touch of elegance to the space. The en suite bathroom features dual, separate vanities, a relaxing garden tub, and a tiled walk-in shower. The secondary bedrooms are equally well-appointed, with one of them offering picturesque views of Meadow Lake. Experience an unparalleled waterfront lifestyle, where a perfect fusion of waterfront allure, inviting outdoor spaces, and a meticulously designed interior awaits. This property provides a rare opportunity to embrace the beauty of nature while enjoying modern comfort and luxury.

Built in 1998

**Essential Information**

MLS® #	001196
Price	\$2,600,000
Bedrooms	3
Bathrooms	2
Square Footage	2234
Acres	58.80
Year Built	1998
Type	Residential
Status	Active

**Community Information**

Address	1196 Loch Ln.
Subdivision	N/A
City	Seguin
State	Texas
Zip Code	78155

### **Amenities**

Features	Dishwasher, Fireplace, Hardwood Floors, Living Room, Microwave, Lakefront, Meadow Lake, Riverfront, Waterfront
# of Garages	2
Waterfront Type	Meadow Lake
Waterfront Footage	600+/-
Water Feature/View	Meadow Lake

### **Interior**

Stories	1
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### **Exterior**

Lot Description	58.80
Lot Size	58

### **School Information**

District	Seguin ISD
Elementary	Koennecke
Middle	Jim Barnes
High	Seguin High School

### **Additional Information**

Short Term Rental Allowed	yes
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