

\$799,900 - 180 Wampum Way, Seguin

MLS® #000180

\$799,900

4 Bedroom, 3 Bathroom, 3,160 sqft

Residential on 0.93 Acres

N/A, Seguin, Texas

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<h1>Video Tour</h1>

<p class="video"><iframe title="YouTube video player"

src="https://www.youtube.com/embed/ix4oZ5-eBvk" width="560" height="315"

frameborder="0"

allowfullscreen="allowfullscreen"></iframe></p>

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<p>This is riverfront living with zero compromises. Located in one of Meadow Lake's most desirable neighborhoods, this nearly 1-acre slice of paradise brings bold water access, wide-open views, and effortless comfort—all set outside the floodplain. Here, the waterfront isn't just a view—it's your playground. With 107 feet of improved shoreline, a private dock with boat lift, boardwalk, and dual jet ski ramps, you've got everything you need to launch, lounge, or float the day away. Tucked beneath mature shade trees and landscaped for max curb appeal. Plus, the current plan is to start the Meadow Lake dam construction as early as Fall of 2025! Until then you can enjoy the Guadalupe River that still flows through by kayaking, jet skiing, jon boating and much more! Backyard hangs? Covered. Literally. A massive riverside patio gives you room for grilling, gathering, or just catching your breath after a long day on the water. There's even a second slab for extra seating. Night falls? Yard and tree



lighting take over and set the mood. Inside, the vaulted-ceiling living space is built to bring people together. A stone fireplace, wall-to-wall windows, and built-in entertainment shelving make this your year-round hub for family, friends, and lazy weekend vibes. No carpet. No fuss. Just clean, laminate flooring throughout and storage for days—including five walk-in closets and custom built-ins in all the right places. The kitchen keeps it practical and pretty with custom cabinetry, walk-in pantry, full appliance suite, and a big-picture window that pulls in natural light and a water view that never gets old. There's even a flex space with a full wet bar, wine rack, and ice maker connections—perfect for entertaining or transforming into a home office or extra dining room. Two full primary suites make hosting a breeze. The main suite features dual walk-in closets, a garden tub, separate walk-in shower, and double vanity. The second suite sits in its own wing with private patio access—ideal for guests or multi-gen living. From morning to night, weekday to weekend, this is a home that knows how to slow down and turn every day into a riverfront retreat. So go ahead—grab your lake toys, stock the wine fridge, and get ready to live the Meadow Lake life without holding back.

Built in 1979

Essential Information

MLS® #	000180
Price	\$799,900
Bedrooms	4
Bathrooms	3
Square Footage	3160
Acres	0.93
Year Built	1979

Type	Residential
Status	New

Community Information

Address	180 Wampum Way
Subdivision	N/A
City	Seguin
State	Texas
Zip Code	78155

Amenities

Features	Dishwasher, Fireplace, Living Room, Lakefront, Meadow Lake, Riverfront, Waterfront
# of Garages	2
Waterfront Type	Meadow Lake
Waterfront Footage	107
Water Feature/View	Meadow Lake
Lake Description	Meadow Lake

Interior

Stories	1
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Exterior

Lot Description	Meadow Lake
Lot Size	0.93

School Information

District	Seguin ISD
Elementary	Jefferson Ave
Middle	Jim Barnes
High	Seguin High School

Additional Information

Short Term Rental Allowed	yes
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