

\$1,074,999 - 184 Wampum Way, Seguin

MLS® #000184

\$1,074,999

4 Bedroom, 3 Bathroom, 3,949 sqft
Residential on 0.74 Acres

N/A, Seguin, Texas

<center>

<h1>Video Tour</h1>

<p class="video"><iframe title="YouTube video player" src="https://www.youtube.com/embed/dT1RwuNwL9w" width="560" height="315" frameborder="0" allowfullscreen="allowfullscreen"></iframe></p>

</center>

<p>Amazing lakefront property situated on 108’ of Meadow Lake. This beautiful home sits on a spacious 0.74-acre lot that boasts a meticulously manicured lawn with plenty of space for outdoor activities and relaxation. (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). As you enter the home, you will immediately notice the windows showcasing the lakeview, as well as bamboo walnut-stained floors that give a warm and inviting feeling and carry out throughout the home. The vaulted beamed ceilings in the living room add an extra touch of elegance to the space, while the gas fireplace provides a cozy atmosphere. The gourmet kitchen is a chef’s dream, featuring granite countertops, bar seating, Monogram appliances, and a center island that provides ample prep space and storage. The laundry



room departing from the kitchen offers additional storage with the built-in shelving and space for an extra fridge along with a sink and outdoor access. Adjoining the kitchen is a dining area offering lake views and access to the covered balcony that continues the vaulted beamed ceilings and features uninterrupted views of Meadow Lake. Also on the main level of the home is two secondary bedrooms and an office which provides the perfect space for working from home offering copious amounts of natural light and ample closet storage. Completing the main floor is the Owner's Suite, featuring a tray ceiling for added depth and private outdoor access through the French Doors. Attached, you have an large En Suite that has a jetted gardens tub with outdoor views, a dual vanity and tiled walk-in shower with a bench and rain shower head. Moving along is the generously sized walk-in closet with vanity mirror, built-in shelving and hanging racks as well as a center island with additional dresser drawer space. Departing to the lower level of the home you have a family room featuring a kitchenette complete with sink, cabinetry and granite countertops as well as space for a refrigerator. Completing the lower level is a fourth bedroom with a large walk-in closet and private outdoor access to the covered patio that overlooks the lake. Follow the terraced lawn steps down to the shoreline where you have a single electric boat lift and adjoining wood dock to allow for endless water activities. This home truly has it all from the luxurious finishes and amenities to the beautiful lakefront setting.

Built in 2014

Essential Information

MLS® #	000184
Price	\$1,074,999

Bedrooms	4
Bathrooms	3
Half Baths	1
Square Footage	3949
Acres	0.74
Year Built	2014
Type	Residential
Status	Sold

Community Information

Address	184 Wampum Way
Subdivision	N/A
City	Seguin
State	Texas
Zip Code	78155

Amenities

Features	Carport, Dishwasher, Family Room, Fireplace, Hardwood Floors, Living Room, Lakefront, Meadow Lake, Riverfront, Waterfront
# of Garages	2
Waterfront Type	Meadow Lake
Waterfront Footage	108
Water Feature/View	Meadow Lake

Interior

Stories	2
---------	---

Exterior

Lot Description	0.74
-----------------	------

School Information

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

Additional Information

Short Term Rental Allowed	yes
---------------------------	-----