

\$1,299,900 - 2579 Blumberg Park, Seguin

MLS® #2579

\$1,299,900

6 Bedroom, 6 Bathroom, 3,764 sqft

Residential on 0.27 Acres

N/A, Seguin, Texas

Stunning Lake Placid residence with improved waterfrontage is sure to impress with its spaciousness and attention to detail. Perfect setup provides short-term rental possibilities and plenty of room for hosting family and friends. Each of the six bedrooms features private access from the tastefully designed courtyard. Five bedrooms reside on the main level surrounding the courtyard while one bedroom is situated on an upper level featuring a covered balcony and loft area. Each bedroom features its own attached bath as well as walk-in closets and deadbolt locks. The courtyard features a firepit, access to the lake, and access to the communal living room and kitchen as well as a cargo lift to the ground level. The owner's suite features an attached en suite that is complete with a double vanity and stunning tiled walk-in shower with dual showerheads. This suite also grants private outdoor access to the northern facing covered balcony. The spacious living room features high coffered ceilings and amazing lake views from the expansive wall to wall windows and provides access to the courtyard and balcony. The open concept design leads from the living area to the gourmet kitchen where you will appreciate ample bar seating at the expansive center island that is home to two dishwashers and two sinks making it perfect for entertaining large groups. This chef's kitchen is complete with a dual built-in oven and six burner gas stove as well as a stainless steel



prep table. The masonry wall that towers over the kitchen area provides texture and character to the space. Below the raised residence is the perfect place to gather near the water's edge as it features a full-service built-in kitchen complete with two mini refrigerators, a sink for easy clean up, bar seating for serving guests, an ice maker, and gas cooktop and grill. This covered patio area features a massive amount of storage space for all your lake toys and accessories as well as parking for 5+ vehicles/watercraft. There is also a flex room for additional guests or for storage. The beautiful landscaping leads you towards the lake with a gentle slope where you will find two personal watercraft lifts accompanied by two jet ski slips with an electric lift. Limitless possibilities on this amazing property! Come see for yourself all the beautiful reasons to love Lake Placid!

Built in 2014

Essential Information

MLS® #	2579
Price	\$1,299,900
Bedrooms	6
Bathrooms	6
Half Baths	1
Square Footage	3764
Acres	0.27
Year Built	2014
Type	Residential
Status	Sold

Community Information

Address	2579 Blumberg Park
Subdivision	N/A
City	Seguin
State	Texas
Zip Code	78155

Amenities

Features Carport, Dishwasher, Family Room, Hardwood Floors, Living Room, Microwave, Refrigerator, Lakefront, Waterfront

Waterfront Type Lakefront

Waterfront Footage44'

Water Feature/ViewLakefront

Interior

Stories 1

Exterior

Lot Description 0.27

School Information

District Seguin

Elementary Rodriguez

Middle AJ Briesemeister

High Seguin

Additional Information

Short Term Rental Allowed yes