

\$999,900 - 260 Lee St, Seguin

MLS® #00260

\$999,900

4 Bedroom, 3 Bathroom, 3,654 sqft

Residential on 0.93 Acres

N/A, Seguin, Texas

Captivating waterfront property that embodies the epitome of lakeside living. Nestled on an impressive 211 feet of improved Lake Placid waterfront and sitting on nearly an acre, this exquisite home offers an array of unparalleled features and amenities. The charming boat house is complete with a single electric boat slip and convenient storage for all your lake toys. We are getting our dam back! We are getting our dam back! At this time, water level has been lowered. The construction of the new dam is expected to start any day, however the Guadalupe River still runs through. While the lake is down, you can still enjoy kayaking, swimming, jon boating, jet skiing, and even full-sized boating on certain sections of the lake. . The private boat ramp, secured with gated access, ensures effortless access to the shimmering waters. A thoughtfully designed concrete boardwalk and retaining wall enhance both the functionality and aesthetic appeal of the waterfront area. As you step inside, the split and open floor plan of this completely renovated home immediately captivates. The interior exudes a perfect blend of history and functionality, with carefully selected features that enhance each space and preserving the charm of what it once was — the well-known restaurants of The Bullfrog and Tea Gardens. A wine cellar located off the entry adds a touch of sophistication and allows you to showcase your wine collection and was previously used as the restaurant cooler. Bead board ceilings, recessed lights, and a



combination of luxury vinyl plank and polished concrete floors pair perfectly with the vaulted beamed ceilings adding a sense of grandeur, while an abundance of windows infuse every room with natural light and provide breathtaking views of the lake. The property is wired for sound, allowing you to create a harmonious atmosphere throughout the home. The family room, strategically positioned off the entry near the secondary bedrooms, offers a cozy and private space for relaxation. The heart of the home, the kitchen, is a culinary enthusiast's haven. It features a Franklin Chef restaurant-grade gas stove with hand-lit burners, a large griddle, and dual ovens, allowing you to create culinary masterpieces. The oversized vent hood ensures efficient ventilation, while stainless steel countertops offer both durability and a sleek aesthetic. A supersized stainless steel double sink with a disposal simplifies meal clean-up. The expansive wood bar with bar seating encourages casual conversations and interaction with guests. The living room serves as a cozy retreat, centered around a magnificent 24' Austin stone masonry fireplace that exudes warmth and serves as a focal point for gatherings. The owner's suite embodies luxury and tranquility. Wake up to mesmerizing views of Lake Placid from the king-sized room, courtesy of oversized windows that invite abundant natural light. The en-suite bathroom was recently completely remodeled and is designed for indulgence, featuring quartz countertops and a beautifully designed walk-in shower. Don't forget the dual walk-in closets. The outdoor spaces of this remarkable property are truly an oasis for relaxation and entertainment. The covered back patio, equipped with an oversized ceiling fan and a sound system, beckons you to unwind while the gentle breeze rustles the leaves. The meticulously maintained yard showcases special lighting that illuminates the

mature trees and landscaping, creating a magical ambiance during evening strolls. Your furry companions will appreciate the designated dog run, allowing them to frolic and explore in a safe environment. Experience the height of waterfront living on Lake Placid, where every detail has been thoughtfully curated to offer an unparalleled lifestyle.

Built in 1932

Essential Information

MLS® #	00260
Price	\$999,900
Bedrooms	4
Bathrooms	3
Half Baths	1
Square Footage	3654
Acres	0.93
Year Built	1932
Type	Residential
Status	Sold

Community Information

Address	260 Lee St
Subdivision	N/A
City	Seguin
State	Texas
Zip Code	78155

Amenities

Features	Dishwasher, Fenced Yard, Fireplace, Living Room, Lakefront, Riverfront, Waterfront
# of Garages	1
Waterfront Type	Lake Placid
Waterfront Footage	211
Water Feature/View	Lake Placid

Interior

Stories	1
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Exterior

Lot Description 0.93

School Information

District	Seguin ISD
Elementary	Oralia Rodriguez
Middle	Briesemeister
High	Seguin High School

Additional Information

Short Term Rental Allowed yes