

\$674,900 - 260 Meadow Lake Dr. , Seguin

MLS® #000260

\$674,900

3 Bedroom, 2 Bathroom, 2,599 sqft
Residential on 0.68 Acres

N/A, Seguin, Texas

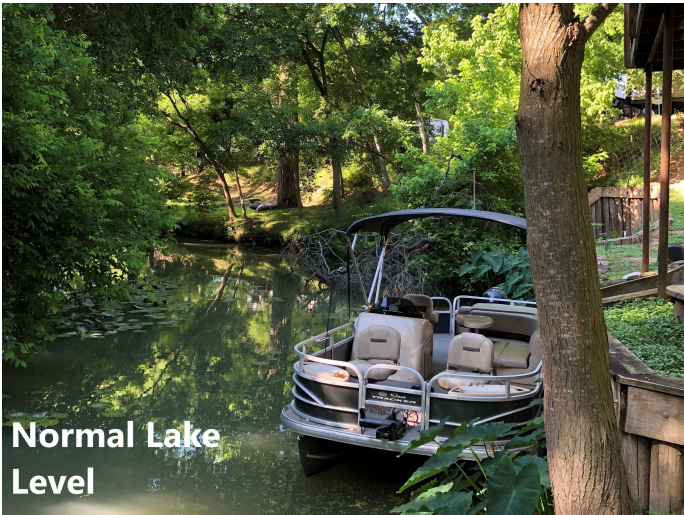
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<h1>Video Tour</h1>

<p class="video"><iframe title="YouTube video player" src="https://www.youtube.com/embed/ydHqLaL6GCg" width="560" height="315" frameborder="0" allowfullscreen="allowfullscreen"></iframe></p>

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<p>Lake vibes await in your Meadow Lake Hideaway! Get ready to dive into your very own slice of lakeside paradise! Nestled in a serene channel just off the main body of Meadow Lake, this fun and fabulous property boasts 200’ of canal waterfront, where every day feels like a vacation. Fishing enthusiasts will be thrilled with the channel’s prime fishing spots, thanks to the rocks that create natural fish nurseries—making it a haven for your next big catch! 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. Kick back on your wood deck (installed May 2022) and let the lake vibes wash over you. This sprawling 0.73-acre lot is your personal playground, perfect for everything from sun-soaked afternoons to star-studded nights. With terraced landscaping and stone retaining



walls, your outdoor space is as stunning as it is spacious. The wrap-around patio is a total game-changer! Picture yourself lounging under the ceiling fans, lights twinkling as the sun sets, and endless water views stretching out before you. With custom polyaspartic patio coating, this spot is made for epic barbecues, lazy Sundays, and every fun moment in between. Inside, the good times keep rolling. The living room features huge picture windows that bring the lake right into your home. A cozy stone masonry gas fireplace is perfect for those cooler nights, while custom French doors open up to your patio, blending indoor comfort with outdoor fun. The kitchen is a chef's playground, featuring granite countertops, a center island with bar seating, and a Thermador 4-burner gas cooktop with an electric grill and griddle. Hosting friends? No problem! Dual built-in ovens, a decorative tile backsplash, and a walk-in pantry make entertaining a breeze. And what about those custom wood cabinets that match the Monogram fridge and dishwasher? Total win. Retreat to your owner's suite, where a tray ceiling and crown molding set a relaxed, upscale vibe. Enjoy serene water views and an en suite bathroom featuring dual walk-in closets, separate vanities, and plenty of storage. Upstairs, the additional bedrooms offer ceiling fans, crown molding, and walk-in closets for all your wardrobe accessories. This home doesn't just stop at good looks. A 2-car attached garage with custom polyaspartic floor coating, an RV and boat parking pad with 50-amp electric service, and a matching custom storage shed make life easy. Plus, you'll love the golf cart-friendly community, no city tax, and access to a private boat ramp through voluntary HOA membership. Ready to ride the wave of lake life? Your dream home on Meadow Lake is waiting for you — let the fun begin!

Built in 2008

Essential Information

MLS® #	000260
Price	\$674,900
Bedrooms	3
Bathrooms	2
Half Baths	1
Square Footage	2599
Acres	0.68
Year Built	2008
Type	Residential
Status	Sold

Community Information

Address	260 Meadow Lake Dr.
Subdivision	N/A
City	Seguin
State	Texas
Zip Code	78155

Amenities

Features	Dishwasher, Fenced Yard, Fireplace, Hardwood Floors, Living Room, Lakefront, Meadow Lake, Riverfront, Waterfront
# of Garages	2
Waterfront Type	Meadow Lake
Waterfront Footage	203
Water Feature/View	Meadow Lake

Interior

Stories	2
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Exterior

Lot Description	0.68
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School Information

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

Additional Information

Short Term Rental Allowed yes