

\$724,900 - 2649 Blumberg Park, Seguin

MLS® #002649

\$724,900

3 Bedroom, 2 Bathroom, 1,621 sqft

Residential on 0.55 Acres

N/A, Seguin, Texas

Exemplary residence perched on a sprawling 0.5 acres laced with mature trees situated on Lake Placid offering 76' of improved waterfront features that includes a single electric boat lift for personal watercraft, a boat slip and generously sized wooden dock with ladder for easy water access as well as attached storage to place all of your water toys and accessories in. From the front of the property, notice the meticulous landscaping that accentuates the lush lawn as you make your way to the spacious covered patio which connects you with the front door of the residence or the back yard. Completing this front yard space is a storage shed offering adequate space for any hobbyist or lawn tools. Moving inside the home you are greeted by an open design concept. To the left you will find a large dining area accented by stone pillars that create additional texture and character to the space. From there you flow into the kitchen which is complete with a subway tile backsplash, solid countertops and bar seating that conjoins the dining and living area. With a split bedroom design you will find two rooms on this side of the home, each with ceiling fans and one offering a walk-in closet. On the other side of the home you will find the Owner's Suite just off from the living room and through the sliding barn door. Be sure to watch your step as you step down into the suite which features a ceiling fan and walk-in closet that has built-in racks and shelving. Within the attached ensuite is a single vanity and shower / tub



combo, ample closet and cabinetry storage and laundry facilities. From the Owner’s Suite you can make your way through the glass French Doors that grant outdoor access to the back covered porch that runs the length of the home. In this particular area there is a wood burning stove to nestle next to as you enjoy the Southern views of Lake Placid. Completing this back porch is a built-in kitchen with all the amenities you need featuring a gas grill, sink and mini oven as well as bar seating that faces towards Lake Placid to allow for uninterrupted lake views as you gather with family and friends.

Built in 1950

Essential Information

MLS® #	002649
Price	\$724,900
Bedrooms	3
Bathrooms	2
Square Footage	1621
Acres	0.55
Year Built	1950
Type	Residential
Status	Sold

Community Information

Address	2649 Blumberg Park
Subdivision	N/A
City	Seguin
State	Texas
Zip Code	78155

Amenities

Features	Dishwasher, Fenced Yard, Fireplace, Hardwood Floors, Living Room, Microwave, Lakefront, Riverfront, Waterfront
# of Garages	1
Waterfront Type	Lake Placid

Waterfront Footage76
Water Feature/ViewLake Placid

Interior

Stories1

Exterior

Lot Description0.55

School Information

DistrictSeguin ISD
ElementaryOralia Rodriguez
MiddleBriesemeister
HighSeguin High School

Additional Information

Short Term Rental Allowedyes