

\$799,900 - 2685 Blumberg Park, Seguin

MLS® #002685

\$799,900

3 Bedroom, 2 Bathroom, 2,020 sqft

Residential on 0.91 Acres

Pecan Grove, Seguin, Texas

Exquisite waterfront retreat that seamlessly combines exceptional exterior features with a thoughtfully designed interior. This property boasts 80 feet of pristine Lake Placid waterfront, a paradise for water enthusiasts. A C-Lock retaining wall adds both aesthetic appeal and functionality, while the boathouse provides shelter for your watercraft and features an expansive overhead entertainment deck with a ceiling fan - perfect for lakeside gatherings. We are getting our dam back! At this time, the water level has been lowered. The construction of the new dam is currently underway; however, the Guadalupe River still runs through so there is still plenty of water activities to be had! Situated on 0.91 acres of meticulously landscaped grounds, you'll find an open patio and deck with a charming gazebo overlooking the emerald lake waters. In the evenings you can relax around the inviting outdoor firepit for memorable gatherings. The oversized 3-car garage with climate control ensures ample space for vehicles and hobbies. The covered front entry welcomes you indoors where you'll find a seamless connection to the outdoors with breathtaking lake views from various vantage points. The foyer provides convenient storage options, while the living room offers a spacious and welcoming atmosphere with easy outdoor access. The kitchen is a chef's dream with Quartz countertops, custom crafted cabinetry for optimal storage and a spacious center island making meal preparation a breeze. The



thoughtfully designed layout connects to the dining area ensuring meal service is efficient and sociable, making it the heart of the home for cooking and gathering. Completing the main level is a large laundry area with added pantry storage for kitchen essentials, and an office area to accommodate the remote worker that is surrounded by windows for lots of natural light to flow in. Along with two secondary bedrooms upstairs you have the Owner’s Suite, boasting impressive views of Lake Placid. The attached en suite bathroom offers a dual vanity, walk-in shower, and spacious walk-in closet. Enjoy stunning lake views from the covered back deck, complete with a ceiling fan for comfort. This Lake Placid oasis offers a lifestyle of tranquility, and outdoor adventure. With its prime waterfront location, meticulous attention to detail, and stunning lake views from nearly every room, this property is a rare gem waiting to be discovered.

Built in 1996

Essential Information

MLS® #	002685
Price	\$799,900
Bedrooms	3
Bathrooms	2
Half Baths	1
Square Footage	2020
Acres	0.91
Year Built	1996
Type	Residential
Status	Sold

Community Information

Address	2685 Blumberg Park
Subdivision	Pecan Grove
City	Seguin

State	Texas
Zip Code	78155

Amenities

Features	Carport, Dishwasher, Fenced Yard, Living Room, Microwave, Lakefront, Riverfront, Waterfront
# of Garages	3
Waterfront Type	Lake Placid
Waterfront Footage	80
Water Feature/View	Lake Placid

Interior

Stories	2
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Exterior

Lot Description	0.91
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School Information

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

Additional Information

Short Term Rental Allowed	yes
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