

\$874,900 - 2761 W. IH 10, Seguin

MLS® #2761

\$874,900

3 Bedroom, 2 Bathroom, 2,688 sqft

Residential on 0.78 Acres

Blumberg Park, Seguin, Texas

Incredible Lake Placid private oasis â€” perfect for short term rental use, a part time lake home, or a full-time residence! 2021 net STR revenue was \$61,087.20. Enjoy phenomenal views from every room inside the house or from the dock. We are getting our dam back! The construction of the new dam is expected to start soon however the Guadalupe River still runs through so there is still plenty of water activities / fun to be had. Enjoy 90 feet of waterfrontage with two oversized electric powered boat lifts, a swim deck and a built in firepit. As the sun goes down gather around the fire, along the edge of the lake, and admire the beautiful sunset! The lush lawn features beautifully kept St. Augustine grass, multiple outdoor living areas, and towering mature trees which provide plenty of shade. The covered back patio runs the entire length of the home. Inside the open concept living, dining, kitchen area features floor to ceiling windows and glass doors that provide beautiful lake views and let the natural light flow in. Thereâ€™s a first-floor full bathroom with a large tile shower and plenty of storage space. The kitchen features a Cyprus wood topped island which offers seating for gatherings and plenty of storage. There are stunning quartz countertops and stainless-steel appliances from names like Thermador. The dining room provides a space for everyone to enjoy meals while overlooking the beautiful scenery, and the adjacent living room features plenty of space to relax and enjoy the wood burning



fireplace. Grab a book and stay a while in the quiet sitting area upstairs. There are three bedrooms, each with walk-in closets. Two of the bedrooms offer access to the second-floor balcony where you can enjoy the great Lake Placid views day or night! Back outside, there is a large workshop. Utilize this space for your hobbies, as a home gym, game room, or storage. Opportunities are endless! Breathtaking property on Lake Placid, ready for a new owner!

Built in 1969

Essential Information

MLS® #	2761
Price	\$874,900
Bedrooms	3
Bathrooms	2
Square Footage	2688
Acres	0.78
Year Built	1969
Type	Residential
Status	Sold

Community Information

Address	2761 W. IH 10
Subdivision	Blumberg Park
City	Seguin
State	Texas
Zip Code	78155

Amenities

Features	Dishwasher, Fenced Yard, Fireplace, Hardwood Floors, Living Room, Microwave, Lakefront, Riverfront, Waterfront
# of Garages	2
Waterfront Type	Lake Placid, Guadalupe River
Waterfront Footage	90'
Water Feature/View	Lake Placid, Guadalupe River

Interior

Stories 2

Exterior

Lot Description .78

School Information

District	Seguin ISD
Elementary	Rodriguez Elementary
Middle	A.J. Briesemeister
High	Seguin HS

Additional Information

Short Term Rental Allowed yes