

\$1,049,900 - 300 Turtle Ln, Seguin

MLS® #00300

\$1,049,900

5 Bedroom, 4 Bathroom, 4,329 sqft

Residential on 0.67 Acres

Pecan Cove, Seguin, Texas

Exquisite property perfectly settled on over half an acre featuring mature trees and over 70 Feet of Lake Placid water frontage. The improved waterfrontage includes two personal electric boatlifts accompanied by an attached boat house that features bar seating, bathroom utilities and ample storage. At this time, water level has been lowered. Construction of the new dam will be starting soon, however with the Guadalupe River is still running through and there are plenty of water activities and fun to be had. You can enjoy stellar views of Lake Placid from the residence with uninterrupted views from the back covered patio that extends along the length of the home. From here you can make your way up the exterior steps to the covered balcony offering elevated views. This outdoor space is complete with ceiling fans and indoor access to the upper-level family room which offers a generous space to gather as well as a wet bar featuring counterspace & storage, sink and dishwasher. Also situated on the upper level is four additional bedrooms, some of which grant outdoor access to the covered balcony. Downstairs on the main level of the home is an inviting living area that offers amazing lake views and features a masonry wood burning fireplace while being open to the dining room which accompanies the charming kitchen. Featuring a built-in oven and microwave, this stunning kitchen is also coupled with a quaint breakfast area. There is also mud room with a large walk-in pantry, additional sink, laundry



closet, and storage. Through the three car attached garage, you will find a massive climate controlled bonus room offering 1600 sqft to utilize as a man cave, hobby area, or for social gatherings as it features an open design layout. On the south-western corner of the home is the Owner’s suite, full of meticulous features and offering exceptional views of Lake Placid. Complete with an attached en suite that features a generous walk-in closet, separate vanities, soakers tub and walk-in shower, this Owner’s Suite also offers a sitting area with as well as private outdoor access to the covered patio. Situated at the edge of Lake Placid you can sit around the stone fire pit and enjoy the western sunset views the property has to offer.

Built in 1972

Essential Information

MLS® #	00300
Price	\$1,049,900
Bedrooms	5
Bathrooms	4
Square Footage	4329
Acres	0.67
Year Built	1972
Type	Residential
Status	Sold

Community Information

Address	300 Turtle Ln
Subdivision	Pecan Cove
City	Seguin
State	Texas
Zip Code	78155

Amenities

Features	Family Room, Living Room, Lakefront, Riverfront, Waterfront
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# of Garages	1
Waterfront Type	Lake Placid
Waterfront Footage	75
Water Feature/View	Lake Placid

Interior

Stories	2
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Exterior

Lot Description	0.67
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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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