

# \$1,325,000 - 368 Riverview Rd., McQueeney

MLS® #0368

**\$1,325,000**

4 Bedroom, 3 Bathroom, 3,213 sqft

Residential on 0.53 Acres

N/A, McQueeney, Texas

Over 70 feet of prime improved Lake Placid waterfront awaits you at this custom-built home. Enjoy the private boat and jet ski ramp, universal boat lift, and concrete docks. We are getting our dam back! At this time, water level has been lowered but only a few feet at this location. 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. Entertain your guest on the 57-foot-wide tiled back porch while the mature trees shade the lush lawn as it gradually slopes down to the water's edge. Move the party over to the 2500 sq ft of entertainment space on the first level, that is not included in the 3213 sqft of living space. This entertainment area is perfect for a pool table, shuffleboard and more! Once inside the main living area, you'll be greeted with panoramic Lake Placid views, 12-foot ceilings, open floor plan, and high end vinyl flooring. Enjoy cooking with a lake view in this gourmet kitchen, which includes an island, stainless steel appliances, gas cooktop, built in oven, quartz counters, and walk in pantry. The main owner's suite offers panoramic lake views, private balcony access, and a full bath that includes a walk-in shower, double vanity, and multiple closets with built in organizational systems. The 2nd owner's suite, includes a walk in closet with built in storage, and en suite bath. This short-term rental friendly home sits on over half an acre where endless fun in the sun awaits!



Built in 2022

Essential Information

MLS® #	0368
Price	\$1,325,000
Bedrooms	4
Bathrooms	3
Half Baths	2
Square Footage	3213
Acres	0.53
Year Built	2022
Type	Residential
Status	Sold

Community Information

Address	368 Riverview Rd.
Subdivision	N/A
City	McQueeney
State	Texas
Zip Code	78123

Amenities

Features	Dishwasher, Living Room, Microwave, Lakefront, Riverfront, Waterfront
# of Garages	2
Waterfront Type	Lakefront
Waterfront Footage	75 Feet
Water Feature/View	Lake Placid, Guadalupe River

Interior

Stories	2
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Exterior

Lot Description	0.53
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School Information

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

**Additional Information**

Short Term Rental Allowed    yes