

\$849,900 - 468 Turtle Ln. , Seguin

MLS® #00468

\$849,900

3 Bedroom, 2 Bathroom, 2,109 sqft

Residential on 0.28 Acres

Pecan Cove, Seguin, Texas

Lake Life on Lake Placid! This exquisite property situated on 73rd of Improved Lake Placid Water Frontage features a dual electric lift boat house, for a pontoon or ski boat, complete with new wiring, LED lighting, with an adjoining Aztec Deck and attached storage for all of your Lake toys and Accessories. This home features a "whole house" Generac Generators and an open but split floorplan that has hardwood flooring and crown molding throughout. The gourmet kitchen is every chef's dream as it features a 5 burner LG Gas Range with dual ovens and convenient pot filler, as well as expansive 1" thick granite countertops offering additional bar seating and ample counterspace that pairs perfectly with the custom cabinetry. Be sure to utilize the storage space within the walk-in pantry that has built-in shelving! Opening up into the generously sized living room with adjoining dining area and vaulted ceilings you can enjoy uninterrupted views of Lake Placid through the expansive windows, allowing copious amounts of natural light to flow within. The two secondary bedrooms feature walk-in closets and ceiling fans, while one offers private outdoor access. Completing the Owner's Suite is an attached en suite featuring a walk-in double shower with bench, Dual but separate granite top vanity, walk-in closet with shelving and hanging racks as well as the amazing views of Lake Placid and private outdoor access to the elevated deck. From here you are granted spectacular views



of the meticulous landscaping, featuring mulch beds and mature trees providing adequate shade. Take the stairs down to the ground level where you have an enclosed garage space with multi-golf cart doors, complete with a climate-controlled space and half bathroom to use when enjoying the outdoors. Also on the ground floor you have a Western Red Cedar Deck complete with ceiling fan to offer a cool breeze as you enjoy the days out on Lake Placid.

Built in 2005

Essential Information

MLS® #	00468
Price	\$849,900
Bedrooms	3
Bathrooms	2
Square Footage	2109
Acres	0.28
Year Built	2005
Type	Residential
Status	Sold

Community Information

Address	468 Turtle Ln.
Subdivision	Pecan Cove
City	Seguin
State	Texas
Zip Code	78155

Amenities

Features	Dishwasher, Fenced Yard, Hardwood Floors, Living Room, Microwave, Lakefront, Riverfront, Waterfront
# of Garages	1
Waterfront Type	Lake Placid
Waterfront Footage	73
Water Feature/View	Lake Placid

Interior

Stories 1

Exterior

Lot Description 0.28

School Information

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

Additional Information

Short Term Rental Allowed yes