

\$424,900 - 524 Turtle Ln. , Seguin

MLS® #000524

\$424,900

0 Bedroom, 0 Bathroom,
Land on 0.38 Acres

Pecan Cove, Seguin, Texas

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<h1>Video Tour</h1>

<p class="video"><iframe title="YouTube
video player"

src="https://www.youtube.com/embed/g2culYJ
Tigo" width="560" height="315"

frameborder="0"

allowfullscreen="allowfullscreen"></iframe></p>

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<p>Welcome to your lakeside paradise on the shimmering waters of Lake Placid! This isn't just any old plot of land; it's a canvas for your wildest waterfront dreams! Imagine waking up to the sound of gentle waves lapping against your own 100 feet of prime Lake Placid waterfront. With 0.38 acres to play with, there's plenty of room to turn your vision into reality. We are getting our Dam back! Construction for the Lake Placid Dam is currently underway and has an estimated completion date of May 2025. However, the Guadalupe River still flows through so there is still plenty of water fun to be had. And guess what? No city tax means more cash in your pocket to splurge on all the fun stuff! But wait, there's more! This place isn't just beautiful; it's practical too. We're talking about a solid concrete retaining wall, enhancing your shoreline for seamless lake fun. Plus, there's a concrete boardwalk perfect for sunset strolls or morning coffee dates with the resident ducks. Speaking of residents, you'll be in good company with the mature trees providing shade, privacy, and a



touch of whimsy. And when you're ready to hit the water, just hop on over to the community boat ramp – courtesy of the voluntary HOA, of course. Boating, fishing, paddleboarding – the possibilities are as endless as the ripples on the lake! But let's talk convenience. Utilities? You’re all set with septic, electric, and water – it's all here, ready and waiting for your dream home. And with a level terrain and a slab/foundation already in place, building your lakeside escape has never been easier. So what are you waiting for? Dive into the adventure of lakefront living and make every day a vacation! Your piece of paradise on Lake Placid is calling – are you ready to answer?</p>

Essential Information

MLS® #	000524
Price	\$424,900
Acres	0.38
Type	Land
Status	Active

Community Information

Address	524 Turtle Ln.
Subdivision	Pecan Cove
City	Seguin
State	Texas
Zip Code	78155

Amenities

Features	Lakefront, Riverfront, Waterfront
Waterfront Type	Lake Placid
Waterfront Footage	100
Water Feature/View	Lake Placid

Exterior

Lot Description	0.38
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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