

\$1,374,900 - 525 Lake Placid Dr. , Seguin

MLS® #00525

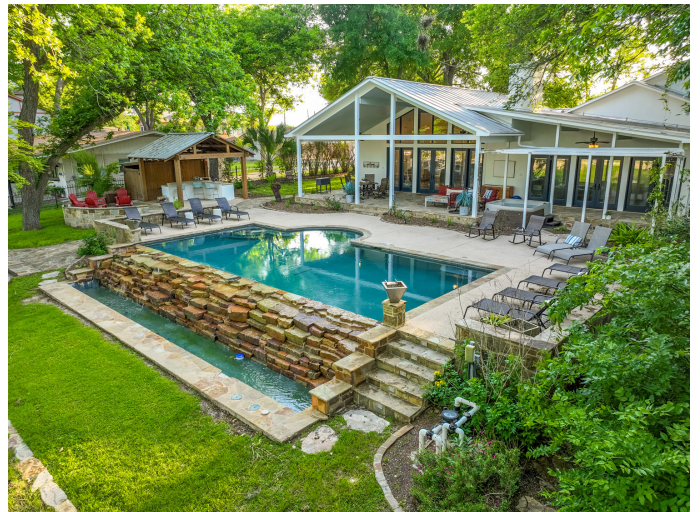
\$1,374,900

5 Bedroom, 4 Bathroom, 3,871 sqft

Residential on 0.48 Acres

Lake Placid Estates, Seguin, Texas

Lake Placid waterfront living, where luxury meets tranquility. This stunning property boasts 100 feet of improved waterfront access to beautiful Lake Placid, where you can spend your days boating, fishing, or simply lounging by the water. The single electric boat lift and concrete boardwalk and dock make it easy to get out on the water and enjoy all that the lake has to offer. We are getting our dam back! At this time, water level has been lowered. The construction of the new dam is expected to start any day, however the Guadalupe River still runs through. While the lake is down, you can still enjoy kayaking, swimming, jon boating, jet skiing, and even full-sized boating on certain sections of the lake. The outdoor entertainment deck is a true oasis offering uninterrupted views of the Lake as itâ€™s situated above the water bungalow that features a studio style bedroom, complete with a full bathroom and kitchenette for a private retreat experience for guests. There is also another detached bunk room on the property to accommodate visiting friends & family. Within the main home, you are welcomed by towering vaulted beamed ceilings that sprawl over open kitchen & living room. The kitchen is a cookâ€™s delight as it is fully equipped with Jennair built-in appliances to include an oven, microwave and 6 gas burner cook-top to easily whip together a delicious meal. The large granite center island stretches across the kitchen and provides additional bar seating to accompany that adjoining dining area creating



the perfect space for entertaining. Flowing into the living room you have a stone masonry wood burning fireplace, creating a cozy area to gather around and enjoy views of the outdoors. Completing the main level is the Owner’s Suite, with rich wood flooring and stunning views of the Lake as well as private outdoor access. The attached en suite features a soaker tub, dual vanity and walk-in shower with a natural light feature. On the upper level you have two secondary bedrooms, each complete with a walk-in closet, ceiling fan and ample space to fit multiple beds for guests. Departing outdoors is a covered back patio that runs the length of the home featuring wiring for sound and ceiling fans while connecting you with the expansive in-ground pool to easily cool off in during those hot Texas summers. Enjoy the soothing sound of the waterfall feature while enjoy views of Lake Placid via poolside. Cook up some burgers on the grill over at the outdoor kitchen cabana offering bar seating and an adjoining patio area with an in ground built-in fire pit to get cozy around on those chillier nights and enjoy the star filled sky.

Built in 2009

Essential Information

MLS® #	00525
Price	\$1,374,900
Bedrooms	5
Bathrooms	4
Square Footage	3871
Acres	0.48
Year Built	2009
Type	Residential
Status	Sold

Community Information

Address	525 Lake Placid Dr.
Subdivision	Lake Placid Estates
City	Seguin
State	Texas
Zip Code	78155

Amenities

Features	Dishwasher, Fireplace, Hardwood Floors, Living Room, Microwave, Swimming Pool, Lakefront, Riverfront, Waterfront
# of Garages	1
Waterfront Type	Lake Placid
Waterfront Footage	100
Water Feature/View	Lake Placid

Interior

Stories	2
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Exterior

Lot Description	0.48
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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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