

# \$1,149,900 - 630 Three Oaks, Seguin

MLS® #0630

**\$1,149,900**

3 Bedroom, 2 Bathroom, 2,425 sqft

Residential on 0.28 Acres

River Springs, Seguin, Texas

Gorgeous Lake McQueeney waterfront home ready to make your lake living a reality, just in time for summer! Park your boat at the boat house when you aren't out on the water. There is a single boatlift, large waterfront dock with a seating area and swimming stairs to make access in and out of the water quick and easy! Professionally landscaped with towering trees that provide shade from the sun and a sprinkler system to maintain the lush green grass. A stone staircase leads to the property's secondary backyard space, which is surrounded by a perimeter fence granting safety from the lake. There are great views of the lake fun from the large three tier railed deck! Inside enjoy lake views from the large open layout first floor. Natural light shines in through the wall of windows in the living room. The wood and tan natural color pallet throughout the home is enhanced with granite countertops, custom wood cabinets, tall ceilings, gorgeous light fixtures and ceiling fans, recessed lighting, and custom ceiling treatments. A spacious kitchen with stainless steel appliances, an oversized breakfast-bar, beautiful wood cabinets, and tons of storage space in the large walk-in pantry or secondary walk-in storage closet. Upstairs the large owners suite has incredible lake views and a gorgeous En suite full bathroom. Admire the oversized all-tile shower from the double vanity area and there is plenty of storage in the large walk-in closet. Down the hall guests will enjoy their stay in one of the two large guest



bedrooms. The second floor laundry room makes laundry a breeze conveniently located near the bedrooms. Back downstairs the front entry one car garage has plenty of space for water toy storage and a full-size refrigerator. No HOA, no restrictions, and no city taxes! Short term rental friendly. Lake life awaits on Lake McQueeney in an incredible high-end home!

Built in 2011

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | 0630        |
| Price          | \$1,149,900 |
| Bedrooms       | 3           |
| Bathrooms      | 2           |
| Half Baths     | 1           |
| Square Footage | 2425        |
| Acres          | 0.28        |
| Year Built     | 2011        |
| Type           | Residential |
| Status         | Sold        |

**Community Information**

|             |                |
|-------------|----------------|
| Address     | 630 Three Oaks |
| Subdivision | River Springs  |
| City        | Seguin         |
| State       | Texas          |
| Zip Code    | 78155          |

**Amenities**

|                    |                                                                                          |
|--------------------|------------------------------------------------------------------------------------------|
| Features           | Dishwasher, Fenced Yard, Hardwood Floors, Living Room, Lakefront, Riverfront, Waterfront |
| # of Garages       | 1                                                                                        |
| Waterfront Type    | Lake McQueeney, Guadalupe River                                                          |
| Waterfront Footage | 50'                                                                                      |
| Water Feature/View | Lake McQueeney                                                                           |

**Interior**

Stories 2

**Exterior**

Lot Description .28

**School Information**

|            |                      |
|------------|----------------------|
| District   | Navarro ISD          |
| Elementary | Navarro Intermediate |
| Middle     | Navarro Junior High  |
| High       | Navarro High School  |

**Additional Information**

Short Term Rental Allowed yes