

\$849,500 - 836 Lake Placid Drive, Seguin

MLS® #836

\$849,500

4 Bedroom, 3 Bathroom, 2,916 sqft

Residential on 0.55 Acres

Lake Placid Estates, Seguin, Texas

Privacy and tranquility on Lake Placid!

Update: Our lake is coming back with the construction of a new dam Nestled on a canal just off the lake with stellar views from the balcony and large windows, this residence was designed to entertain as a short term rental as it offers a unique floorplan that grants stunning views throughout. When entering the home, you are greeted by a spacious entry that features a wood-burning fireplace as well as built-in shelving and storage. To the right of this space is a charming kitchen featuring a stone backsplash, granite countertops, and outdoor access to the balcony. Moving further into the home is a generously sized living area that features built-in shelving and low benches as well as outdoor access through the glass French doors where you can overlook the meticulously maintained landscape. Make your way up the spiral staircase and you will find yourself within the vast owner's suite, completely private from the rest of the home. This generous space is illuminated by the natural light that pours in from the expansive windows and French glass doors that grant access to the private balcony. With an open concept, the attached en suite is complete with a soakers tub and glass walk-in shower. Though there are multiple closet spaces, the primary closet includes built-in shelving and seating as well as a closet within a closet for storing invaluable items. On the main level of the home, you will find two additional bedrooms as well as a study that is rich in



texture as it has stone accents that surround the space. Beneath the home is a stellar kitchen that includes a sink and gas grill while offering ample storage and adequate bar seating. From this space you can follow the stone path to the personal watercraft lift that is complete with a sitting area. Off to the side you will notice a wood-burning firepit surrounded by a stone patio, perfect for watching an evening sunset. A garage apartment on the property offers short-term rental possibilities as well as a charming space for family and friends as it includes a full-service kitchen and ample space for extended stays. The covered porch grants exceptional views, and this space is built above a storage area that is conveniently located and generously sized to store all your lake toys and accessories to enjoy all that Lake Placid has to offer. Short term rentals allowed.

Built in 1920

Essential Information

MLS® #	836
Price	\$849,500
Bedrooms	4
Bathrooms	3
Square Footage	2916
Acres	0.55
Year Built	1920
Type	Residential
Status	Sold

Community Information

Address	836 Lake Placid Drive
Subdivision	Lake Placid Estates
City	Seguin
State	Texas
Zip Code	78155

Amenities

Features Carport, Dishwasher, Family Room, Fenced Yard, Fireplace, Hardwood Floors, Living Room, Lakefront, Waterfront

Waterfront Type Canal/Lake

Waterfront Footage270'

Water Feature/ViewLakefront

Interior

Stories 2

Exterior

Lot Description 0.55

School Information

District Seguin

Elementary Rodriguez

Middle AJ Briesemeister

High Seguin

Additional Information

Short Term Rental Allowed yes