

# \$399,000 - 6300 Hickory Forrest, Seguin

MLS® #1794232

**\$399,000**

2 Bedroom, 4.00 Bathroom, 2,150 sqft

Residential on 10.03 Acres

HICKORY FORREST, Seguin, TX

Lovely and secluded! A 10 acre, 1-owner slice of heaven just minutes outside of Seguin with a sprawling 2-story ranch-style home with multiple wrap-around porches and hundreds of mature trees! Bring your horses, your dogs and your chickens to enjoy the peace and quiet of this country hideaway. Soaring ceilings with open-concept, 2-story living, dining and kitchen with breakfast bar and island. Wood burning stove against a floor-to-ceiling rock wall in the living room. Huge upper loft area with bunkroom, office area and half bath. Fun yet useful hidden gun room and storage. Local water system, septic on property, partially fenced, partially cleared, storage shed. Cute 2-story 1150 sf second home on property has 3 bedrooms and 2 baths and needs a complete remodel and leveling but has TONS of potential for an additional dwelling. Call for a private showing!

Built in 2001

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | 1794232   |
| Price          | \$399,000 |
| Bedrooms       | 2         |
| Bathrooms      | 4.00      |
| Full Baths     | 2         |
| Half Baths     | 2         |
| Square Footage | 2,150     |
| Acres          | 10.03     |



|            |                        |
|------------|------------------------|
| Year Built | 2001                   |
| Type       | Residential            |
| Sub-Type   | Single Family Detached |
| Style      | Two Story, Ranch       |
| Status     | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 6300 Hickory Forrest |
| Area        | 2709                 |
| Subdivision | HICKORY FORREST      |
| City        | Seguin               |
| County      | Guadalupe            |
| State       | TX                   |
| Zip Code    | 78155                |

### **Amenities**

|           |                     |
|-----------|---------------------|
| Amenities | None                |
| Parking   | None/Not Applicable |
| Pool      | None                |

### **Interior**

|                 |                                                                                                                                                                                                                                                                 |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior        | Liv/Din Combo, Two Eating Areas, Walk-In Pantry, Loft, Utility Room Inside, Open Floor Plan, One Living Area, Breakfast Bar, High Ceilings, Island Kitchen, Laundry Main Level, Laundry Room, Secondary Bedroom Down, Skylights, Study/Library, Walk in Closets |
| Appliances      | Ceiling Fans, Washer Connection, Dryer Connection, Electric Water Heater, Private Garbage Service, Solid Counter Tops, Wood Stove                                                                                                                               |
| Heating         | Central                                                                                                                                                                                                                                                         |
| Cooling         | Two Central                                                                                                                                                                                                                                                     |
| Fireplace       | Yes                                                                                                                                                                                                                                                             |
| # of Fireplaces | 1                                                                                                                                                                                                                                                               |
| Fireplaces      | One, Living Room, Wood Burning                                                                                                                                                                                                                                  |
| # of Stories    | 2.0                                                                                                                                                                                                                                                             |
| Stories         | 2                                                                                                                                                                                                                                                               |

### **Exterior**

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Exterior          | Siding                                                                                                      |
| Exterior Features | Covered Patio, Mature Trees, Additional Dwelling, Other - See Remarks, Partial Fence, Storage Building/Shed |
| Lot Description   | 5 - 14 Acres, County Vlew, Horses Allowed, Level, Mature Trees (ext                                         |

|              |                         |
|--------------|-------------------------|
|              | feat), Secluded, Wooded |
| Roof         | Composition             |
| Construction | Pre-Owned               |
| Foundation   | Slab                    |

### **School Information**

|            |            |
|------------|------------|
| District   | Seguin     |
| Elementary | Koennecke  |
| Middle     | Jim Barnes |
| High       | Seguin     |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 19th, 2024 |
| Days on Market | 452             |
| HOA Fees       | 0.00            |

### **Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Agent  | Rodeana Reynolds         |
| Listing Office | RE/MAX North-San Antonio |

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