

\$549,000 - 2455 Fm-465, Seguin

MLS® #1831468

\$549,000

3 Bedroom, 2.00 Bathroom, 1,914 sqft
Residential on 2.50 Acres

n/a, Seguin, TX

This custom-built home is an exceptional find, boasting 3 bedrooms and 2 baths within 1,914 square feet of stylish living space on 2.5 acres. It's move-in ready and perfectly balances modern elegance with rustic charm, featuring an open floor plan that invites you in. The interior showcases stunning porcelain tile, a welcoming living room with a wood stove insert and fan, and a chef's kitchen with exquisite custom walnut cabinets and a built-in wine rack. The primary bedroom offers a luxurious ensuite bath with dual vanities and a spacious walk-in shower, ensuring comfort and convenience. The fully fenced yard, designed with sturdy goat fencing, is ideal for pets and horses, while the electric security gate enhances your peace of mind. The large 3-car garage is also a standout, featuring plumbing for an outdoor sink, a 30 amp welding plug, and a 50 amp RV hookup. Enjoy breathtaking panoramic views from the expansive covered back porch, and rest easy knowing that the lifetime standing seam metal roof contributes to low monthly utility bills. Located just 1.5 miles from IH10, this home provides an effortless commute to San Antonio. Don't miss out on this remarkable opportunity!

Built in 2012

Essential Information

MLS® #	1831468
Price	\$549,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,914
Acres	2.50
Year Built	2012
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Active

Community Information

Address	2455 Fm-465
Area	2705
Subdivision	n/a
City	Seguin
County	Guadalupe
State	TX
Zip Code	78155

Amenities

Amenities	None
Parking	Attached, Oversized
Pool	None

Interior

Interior	One Living Area, Liv/Din Combo, Eat-In Kitchen, Breakfast Bar, Walk-In Pantry, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Cable TV Available, Laundry Room, Walk in Closets
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Microwave Oven, Stove/Range, Disposal, Dishwasher, Smoke Alarm, Electric Water Heater, Garage Door Opener, Solid Counter Tops, Wood Stove
Heating	Central
Cooling	One Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Living Room, Wood Burning
# of Stories	1.0

Stories 1

Exterior

Exterior Stone/Rock, Stucco
Exterior Features Patio Slab, Covered Patio, Wire Fence
Lot Description County Vlew, Level, 2 - 5 Acres
Roof Metal
Construction Pre-Owned
Foundation Slab

School Information

District Marion
Elementary Marion
Middle Marion
High Marion

Additional Information

Date Listed December 30th, 2024
Days on Market 301
HOA Fees 0.00

Listing Details

Listing Agent Christopher Watters
Listing Office Watters International Realty

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