

\$249,900 - 1136 Amber Lake, Seguin

MLS® #1869323

\$249,900

3 Bedroom, 2.00 Bathroom, 1,612 sqft
Residential on 0.14 Acres

GREENSPPOINT HEIGHTS, Seguin, TX

\$10,000 BUYER CONCESSIONS** This beautifully maintained, carpet-free residence with water softener system, offers more than just comfort-it comes with an Built by the renowned MI Homes, this energy-efficient smart home is designed to keep utility costs low while offering modern convenience and reliability. Many features are still under the builder's warranty, giving added peace of mind. Inside, you'll find quality finishes and thoughtful design, all in a home that's been lovingly cared for. The location is just as impressive-enjoy an easy commute to downtown Seguin, nearby New Braunfels, and convenient access to major highways leading to San Antonio and Austin. But with a home like this, you may never want to leave. Come see why this property is truly one-of-a-kind-comfort, value, and opportunity all in one! (**Note: if a full-price offer is not received, the seller reserves the right to negotiate the incentive down or remove it entirely).

Built in 2021

Essential Information

MLS® #	1869323
Price	\$249,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	1,612
Acres	0.14
Year Built	2021
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Active

Community Information

Address	1136 Amber Lake
Area	2707
Subdivision	GREENSPOINT HEIGHTS
City	Seguin
County	Guadalupe
State	TX
Zip Code	78155

Amenities

Amenities	Pool, Jogging Trails, Other - See Remarks
Parking	Two Car Garage
Pool	None

Interior

Interior	One Living Area, Liv/Din Combo, Island Kitchen, Breakfast Bar, Walk-In Pantry, Utility Room Inside, Open Floor Plan, All Bedrooms Downstairs, Laundry Room
Appliances	Ceiling Fans, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Disposal, Dishwasher, Ice Maker Connection, Smoke Alarm, Electric Water Heater, Plumb for Water Softener, Smooth Cooktop
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	1.0
Stories	1

Exterior

Exterior	3 Sides Masonry
Exterior Features	Covered Patio, Privacy Fence
Lot Description	County Vlew

Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Seguin
Elementary	Mcqueeney
Middle	Jim Barnes
High	Seguin

Additional Information

Date Listed	May 22nd, 2025
Days on Market	158
HOA Fees	50.00
HOA Fees Freq.	Monthly

Listing Details

Listing Agent	Sheila Knott
Listing Office	Better Homes and Gardens Winans

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