

\$499,000 - 2275 Huber Rd, Seguin

MLS® #1870346

\$499,000

4 Bedroom, 3.00 Bathroom, 2,852 sqft

Residential on 2.50 Acres

Humphries Branch Surv #17 Abs, Seguin, TX

Discover comfort and space in this beautifully crafted two-story home featuring 2,852 sq ft of living area on a fully fenced 2.5-acre lot. This 4-bedroom, 3-bath home features a thoughtful layout and plenty of room for living, working, and entertaining. Step inside to a foyer, flanked by a dedicated home office on one side and a separate formal dining room on the other - ideal for working from home or hosting dinners. The heart of the home is the open-concept kitchen and living area, complete with a kitchen island, breakfast bar, and a cozy fireplace for family gatherings. The main level features a spacious primary suite with a walk-in closet, an ensuite bathroom including a shower/tub combo and dual vanities, as well as a second bedroom with a second full bathroom featuring a giant claw-foot tub perfect for guests or family members. Upstairs, you'll find two additional bedrooms, a third full bathroom, a secondary small office, and ample storage space. Step outside to enjoy the spacious backyard, complete with a covered patio for relaxing or entertaining. The property also includes two metal buildings, perfect for a workshop, extra storage, or creative space. Also scattered throughout the property are various fruit trees including fig, pecan, pear, mulberry and more.

Conveniently located with I-10 just around the corner, this property offers easy access for commuting while providing the peace and space of country-style living. Don't miss this rare opportunity to own a versatile home with



room to grow and space to breathe - all just a short drive from town.

Built in 1900

Essential Information

MLS® #	1870346
Price	\$499,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,852
Acres	2.50
Year Built	1900
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story
Status	Active

Community Information

Address	2275 Huber Rd
Area	2707
Subdivision	Humphries Branch Surv #17 Abs
City	Seguin
County	Guadalupe
State	TX
Zip Code	78155

Amenities

Amenities	None
Parking	None/Not Applicable
Pool	None

Interior

Interior	One Living Area, Separate Dining Room, Eat-In Kitchen, Island Kitchen, Breakfast Bar, Study/Library, Utility Room Inside, Secondary Bedroom Down, High Ceilings, Open Floor Plan, Cable TV Available, Laundry Main Level, Laundry Room, Walk in Closets
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Cook Top,

	Microwave Oven, Stove/Range, Disposal, Dishwasher, Smoke Alarm, Security System (Owned), Electric Water Heater, Satellite Dish (owned)
Heating	Central
Cooling	One Central, 3+ Window/Wall
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Living Room, Wood Burning
# of Stories	2.0
Stories	2

Exterior

Exterior	Wood, Siding
Exterior Features	Patio Slab, Covered Patio, Chain Link Fence, Storage Building/Shed, Has Gutters, Mature Trees
Lot Description	County Vlew, 2 - 5 Acres, Partially Wooded, Mature Trees (ext feat), Level, Horses Allowed
Roof	Metal
Construction	Pre-Owned

School Information

District	Seguin
Elementary	Patlan
Middle	Briesemiester
High	Seguin

Additional Information

Date Listed	May 27th, 2025
Days on Market	153
HOA Fees	0.00

Listing Details

Listing Agent	Christopher Watters
Listing Office	Watters International Realty

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