

\$799,900 - 180 Wampum Way, Seguin

MLS® #1875616

\$799,900

4 Bedroom, 3.00 Bathroom, 3,160 sqft

Residential on 0.94 Acres

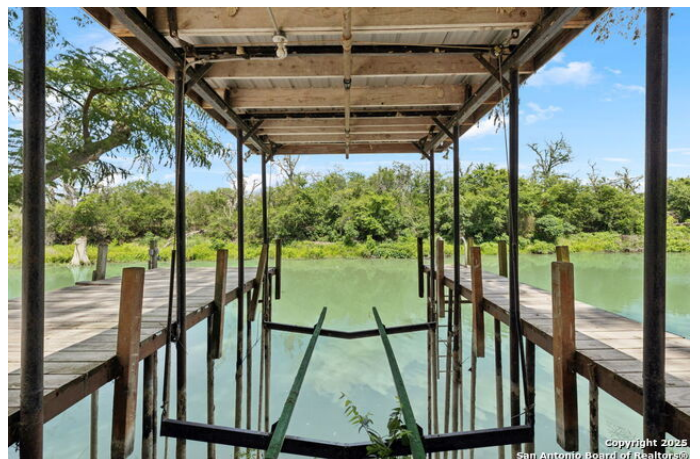
TOR PROPERTIES UNIT 2, Seguin, TX

Meadow Lake's making a comeback-and this waterfront gem is already ahead of the curve. Tucked in one of the lake's most sought-after pockets, this nearly 1-acre property delivers 107 feet of improved shoreline, a private dock with boat lift, boardwalk, and dual ramps for your jet skis. With dam construction slated to begin for Fall 2025, the Guadalupe River still flows strong-perfect for paddling, floating, and soaking in the peace. The yard? Next-level. Mature trees, lush landscaping, and special lighting for evening hangs. Two slab patios offer room to grill, chill, and gather. Inside, the vaulted living area brings on the charm with a stone fireplace, wall-to-wall windows, and laminate flooring throughout-no carpet, no stress. Storage? Everywhere. Think five walk-in closets, built-ins, and a flex space with wet bar and wine storage for entertaining or winding down. Two spacious suites-one in its own wing-mean you can host with ease or spread out in style. Add in a kitchen with custom cabinets, a walk-in pantry, and full appliance package, and you're fully set up. This isn't just a lake house-it's a front-row seat to the lifestyle you've been waiting for.

Built in 1979

Essential Information

MLS® #	1875616
Price	\$799,900



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,160
Acres	0.94
Year Built	1979
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Traditional
Status	Active

Community Information

Address	180 Wampum Way
Area	2709
Subdivision	TOR PROPERTIES UNIT 2
City	Seguin
County	Guadalupe
State	TX
Zip Code	78155

Amenities

Amenities	None
Parking	Two Car Garage, Attached
View	Guadalupe River, Meadow Lake
Is Waterfront	Yes
Pool	None

Interior

Interior	One Living Area, Separate Dining Room, Two Eating Areas, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Game Room, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Laundry Main Level, Laundry Room, Walk in Closets, All Bedrooms Downstairs
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Microwave Oven, Stove/Range, Disposal, Dishwasher, Smoke Alarm, Electric Water Heater, Garage Door Opener, Solid Counter Tops, Custom Cabinets
Heating	Central
Cooling	One Central
Fireplace	Yes
# of Fireplaces	1

Fireplaces	One, Living Room, Stone/Rock/Brick, Wood Burning
# of Stories	1.0
Stories	1

Exterior

Exterior	4 Sides Masonry, Stone/Rock
Exterior Features	Patio Slab, Covered Patio, Privacy Fence, Sprinkler System, Double Pane Windows, Storage Building/Shed, Has Gutters, Mature Trees, Chain Link Fence, Dock, Partial Fence, Special Yard Lighting, Water Front Improved
Lot Description	Mature Trees (ext feat), 1/2-1 Acre, Guadalupe River, Improved Water Front, Meadow Lake, Riverfront, Water View, Water Access, On Waterfront
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Seguin
Elementary	Jefferson
Middle	Jim Barnes
High	Seguin

Additional Information

Date Listed	June 13th, 2025
Days on Market	136
HOA Fees	0.00

Listing Details

Listing Agent	Frank Baker
Listing Office	Keller Williams Heritage

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