

# \$1,075,000 - 317 Farmstead, Seguin

MLS® #1877634

**\$1,075,000**

4 Bedroom, 4.00 Bathroom, 3,266 sqft

Residential on 1.93 Acres

CENTURY OAKS, Seguin, TX

This original custom home welcomes you as soon as you pull into the driveway. As you walk up to the porch with its inviting hanging swing & elegant double doors you will know you are home! As you enter this drop dead gorgeous family home..your eyes will lead you out to the custom gunite pool in the back w/ its heated hot tub, large sun shelf, waterfall & jumping rock. Pool goes from 3'5'-5'5". This exquisite home lacks nothing...the kitchen has a 12x4.5 granite island, double ovens, Jenn Air drawer microwave, farmhouse sink, soft close Knotty Alder custom cabinets, side by side built in stainless refrigerator/freezer, gas 6-burner cook top w/pot filler & designer kitchen vent hood. Awesome Coffee Bar area w/built in ice maker & large pantry area. The living room w/its floor to ceiling rock fireplace, custom beamed 25 ft. ceiling leads you into the private study/office w/custom sliding barn doors. Relaxing Owner's Retreat has a large bath spa area w/its spa like walk through shower and soaking tub. Large walk-in closet. Bedrooms 2 & 3 have a jack-n-jill set up w/walk in closets & designer walls. The 4th. bedroom is a private suite w/its own private bathroom. Second living/retreat area has door leading out to the covered patio/pool area & has its own wood burning fireplace. Almost 2 acres of beautiful grounds and all covered by a sprinkler system and garden irrigation. Fenced garden area has 6 raised beds w/irrigation and a 8 x 12 garden shed. the 40x22 garage/workshop has 2 roll up doors &



electricity. 24 plus irrigated trees have been planted to include palms, pecans, oaks, dessert willows, magnolias, mexican sycamores & more. Back yard is cross fenced with four different areas. Buried propane tank for cooking and pool.

Built in 2021

**Essential Information**

|                |                               |
|----------------|-------------------------------|
| MLS® #         | 1877634                       |
| Price          | \$1,075,000                   |
| Bedrooms       | 4                             |
| Bathrooms      | 4.00                          |
| Full Baths     | 3                             |
| Half Baths     | 1                             |
| Square Footage | 3,266                         |
| Acres          | 1.93                          |
| Year Built     | 2021                          |
| Type           | Residential                   |
| Sub-Type       | Single Family Detached        |
| Style          | One Story, Texas Hill Country |
| Status         | Active                        |

**Community Information**

|             |               |
|-------------|---------------|
| Address     | 317 Farmstead |
| Area        | 2708          |
| Subdivision | CENTURY OAKS  |
| City        | Seguin        |
| County      | Guadalupe     |
| State       | TX            |
| Zip Code    | 78155         |

**Amenities**

|           |                                                                             |
|-----------|-----------------------------------------------------------------------------|
| Amenities | None                                                                        |
| Parking   | Detached, Attached, Side Entry, Oversized                                   |
| Has Pool  | Yes                                                                         |
| Pool      | In Ground Pool, AdjoiningPool/Spa, Pool is Heated, Fenced Pool, Pools Sweep |

## Interior

|                 |                                                                                                                                                                                                                                                                                                                                                                                                    |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior        | Two Living Area, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Pull Down Storage, High Speed Internet, All Bedrooms Downstairs, Laundry Main Level, Laundry Room, Walk in Closets                                                             |
| Appliances      | Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Gas Cooking, Refrigerator, Disposal, Dishwasher, Ice Maker Connection, Water Softener (owned), Smoke Alarm, Security System (Owned), Electric Water Heater, Garage Door Opener, Down Draft, Solid Counter Tops, Double Ovens, Custom Cabinets, Private Garbage Service |
| Heating         | Central                                                                                                                                                                                                                                                                                                                                                                                            |
| Cooling         | One Central                                                                                                                                                                                                                                                                                                                                                                                        |
| Fireplace       | Yes                                                                                                                                                                                                                                                                                                                                                                                                |
| # of Fireplaces | 2                                                                                                                                                                                                                                                                                                                                                                                                  |
| Fireplaces      | Two, Living Room, Wood Burning, Other                                                                                                                                                                                                                                                                                                                                                              |
| # of Stories    | 1.0                                                                                                                                                                                                                                                                                                                                                                                                |
| Stories         | 1                                                                                                                                                                                                                                                                                                                                                                                                  |

## Exterior

|                   |                                                                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | 4 Sides Masonry, Cement Fiber                                                                                                                                                    |
| Exterior Features | Patio Slab, Covered Patio, Privacy Fence, Sprinkler System, Double Pane Windows, Storage Building/Shed, Mature Trees, Wire Fence, Ranch Fence, Additional Dwelling, Cross Fenced |
| Lot Description   | Cul-de-Sac/Dead End, County View, Irregular, 1 - 2 Acres, Level                                                                                                                  |
| Roof              | Composition                                                                                                                                                                      |
| Construction      | Pre-Owned                                                                                                                                                                        |
| Foundation        | Slab                                                                                                                                                                             |

## School Information

|            |               |
|------------|---------------|
| District   | Marion        |
| Elementary | Call District |
| Middle     | Marion        |
| High       | Marion        |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 129             |
| HOA Fees       | 50.00           |

HOA Fees Freq.     Annually

**Listing Details**

Listing Agent             Kimberly Habermehl  
Listing Office             Premier Town & Country Realty

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