

\$475,000 - 9071 Fm 725, McQueeney

MLS® #1879228

\$475,000

2 Bedroom, 1.00 Bathroom, 1,165 sqft
Residential on 0.65 Acres

BAKER MOSES, McQueeney, TX

Welcome to your private waterfront paradise on Lake Placid. This rare find offers direct water access with a very gradual slope to the water, all steps away from Lake McQueeney Dam. Recently remodeled with hill country charm, the home features Quartz Counters, upgraded hardware, gas cooking, a wood burning stove and abundant room to entertain, both inside and out. The bath features a large walk-in shower with tile surround, niche and rain head. There are 2 spacious bedrooms, each with ample closet space natural light. The large covered upper porch offers lake views, al fresco dining and living space. An outdoor shed provides additional space for an office, or storage of lake toys, while the lower covered patio offers a secondary space for entertaining. The grounds are gorgeous with lots of mature trees including fruit and nut, such as pecan and fig. Sitting on a generous .65 acre lot, the property is uniquely positioned right on FM-725, within walking distance of McQueeney shopping and dining. It could make a great short term rental, and even has commercial potential!

Built in 1943

Essential Information

MLS® #	1879228
Price	\$475,000
Bedrooms	2



Bathrooms	1.00
Full Baths	1
Square Footage	1,165
Acres	0.65
Year Built	1943
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Active

Community Information

Address	9071 Fm 725
Area	2707
Subdivision	BAKER MOSES
City	McQueeney
County	Guadalupe
State	TX
Zip Code	78123

Amenities

Amenities	Waterfront Access
Parking	None/Not Applicable
View	Lake Placid
Is Waterfront	Yes
Pool	None

Interior

Interior	Liv/Din Combo, Eat-In Kitchen, Breakfast Bar, Walk-In Pantry, Utility Room Inside, Open Floor Plan, Cable TV Available, High Speed Internet, Walk in Closets, Telephone
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Microwave Oven, Gas Cooking, Gas Water Heater, Solid Counter Tops
Heating	Central, 3+ Units, Other
Cooling	One Central, 3+ Window/Wall
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Stove Insert, Wood Burning
# of Stories	1.0
Stories	1

Exterior

Exterior	Siding, Wood
Exterior Features	Patio Slab, Covered Patio, Deck/Balcony, Mature Trees, Chain Link Fence, Water Front Improved
Lot Description	Mature Trees (ext feat), 1/2-1 Acre, Improved Water Front, Lake Placid, Water View, On Waterfront
Roof	Metal
Construction	Pre-Owned

School Information

District	Seguin
Elementary	Mcqueeney
Middle	Briesemiester
High	Seguin

Additional Information

Date Listed	June 26th, 2025
Days on Market	131
HOA Fees	0.00

Listing Details

Listing Agent	Philip Becker
Listing Office	Becker Properties, LLC

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