

\$785,000 - 2981 Vivroux Ranch Road, Seguin

MLS® #1881573

\$785,000

4 Bedroom, 3.00 Bathroom, 2,696 sqft

Residential on 20.30 Acres

OUT, Seguin, TX

Welcome to your dream retreat! Nestled on 20 sprawling acres, this 4-bedroom, 3-bath home offers the perfect blend of rustic charm and modern comfort. Step inside to discover tall vaulted ceilings in the spacious living room, centered around a stunning dual-sided fireplace that also warms the cozy family room-seamlessly open to a well-appointed kitchen ideal for gathering and entertaining. Enjoy serene views from the expansive wrap-around porch, the perfect spot to relax with your morning coffee or watch the sunset. With plenty of room to roam, raise animals, or start your own homestead, this property offers true country living-complete with an agricultural exemption already in place for added tax benefits. Whether you're seeking peaceful privacy or a functional ranch lifestyle, this property is a rare find. Don't miss your chance to own this slice of Texas countryside!

Built in 1992

Essential Information

MLS® #	1881573
Price	\$785,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,696
Acres	20.30
Year Built	1992



Type	Residential
Sub-Type	Single Family Detached
Style	Two Story
Status	Active

Community Information

Address	2981 Vivroux Ranch Road
Area	2709
Subdivision	OUT
City	Seguin
County	Guadalupe
State	TX
Zip Code	78155

Amenities

Amenities	None
Parking	Detached
Pool	None

Interior

Interior	Two Living Area, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Study/Library, High Ceilings, Laundry Lower Level
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Built-In Oven, Microwave Oven, Stove/Range, Dishwasher, Gas Water Heater, Solid Counter Tops, Private Garbage Service
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	2.0
Stories	2

Exterior

Exterior	Wood, Vinyl
Roof	Composition
Construction	Pre-Owned

School Information

District	Seguin
Elementary	Weinert
Middle	Jim Barnes

High Seguin

Additional Information

Date Listed	July 5th, 2025
Days on Market	122
HOA Fees	0.00

Listing Details

Listing Agent	Celina Ross
Listing Office	Celina Ross Realty, LLC

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