

\$684,000 - 2205 Field Rd., Seguin

MLS® #1889446

\$684,000

4 Bedroom, 4.00 Bathroom, 4,092 sqft

Residential on 3.25 Acres

RURAL NBHD GEO REGION, Seguin, TX

****Open House Saturday October 25th
10:30am-12:30pm** Motivated Sellers****

Welcome to your own slice of Texas paradise!

This beautifully designed 4-bedroom, 4-bath ranch-style home with an office that can be turned into a 5th bedroom or left as is sits on 3.25 peaceful acres, offering the perfect blend of country serenity and easy access to everything Seguin has to offer. Step into the spacious living room featuring a striking stone fireplace, cathedral-style ceilings with rustic wood beams, and an abundance of natural light. The kitchen is a chef's dream with granite countertops, ample cabinet space, and a layout that makes hosting a breeze. In addition to the generous living spaces, the home includes a secure gun room that can also be used as a private storage area, offering flexibility and peace of mind. Equestrian enthusiasts will appreciate the 50 x 60 barn complete with 12x16 horse stalls, each with 40-foot runs, and a 17x25 workshop-perfect for tackling projects and a 7 x 25 storage room for extra storage space. The home also features an impressive 20-foot ceiling media/game room, complete with its own private bathroom and bar, ideal for entertaining. With a separate exterior entrance and the ability to close off the main house, it's the perfect space for hosting guests or private gatherings. The multi-level loft area in the game room offers additional flexibility for a pool table, kids' hangout, or game lounge. Relax and unwind in the private hot tub, the



perfect place to soak in the views and unwind after a long day. Close access to Navarro ISD. Home is eligible for Agricultural exemption as well. Enjoy peaceful country living without sacrificing convenience. Don't miss your chance to own this rare gem in Seguin, Texas!

Built in 1994

Essential Information

MLS® #	1889446
Price	\$684,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,092
Acres	3.25
Year Built	1994
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Traditional
Status	Price Change

Community Information

Address	2205 Field Rd.
Area	2707
Subdivision	RURAL NBHD GEO REGION
City	Seguin
County	Guadalupe
State	TX
Zip Code	78155

Amenities

Amenities	None
Parking	Detached, Rear Entry, Oversized
Pool	None

Interior

Interior	Two Living Area, Eat-In Kitchen, Island Kitchen, Game Room, Shop, Loft, Utility Room Inside, High Ceilings, High Speed Internet
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Microwave Oven, Stove/Range, Refrigerator, Dishwasher, Ice Maker Connection, Wet Bar, Vent Fan, Smoke Alarm
Heating	Central
Cooling	Two Central
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Two
# of Stories	1.0
Stories	1

Exterior

Exterior	Stone/Rock, Cement Fiber
Exterior Features	Patio Slab, Covered Patio, Has Gutters, Mature Trees
Lot Description	County Vlew, Horses Allowed, 5 - 14 Acres
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Navarro Isd
Elementary	Navarro Elementary
Middle	Navarro
High	Navarro High

Additional Information

Date Listed	August 2nd, 2025
Days on Market	85
HOA Fees	0.00

Listing Details

Listing Agent	Carolyn Trevino
Listing Office	Orchard Brokerage

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