

\$229,500 - 216 Pacific Waters, Seguin

MLS® #1892890

\$229,500

3 Bedroom, 2.00 Bathroom, 1,474 sqft

Residential on 0.12 Acres

WATERS EDGE 1, Seguin, TX

Why wait for new construction when you can have better than new? This adorable 3-bedroom, 2-bathroom home has only been lived in for 14 months, yet the owners have already added thoughtful touches to make it shine. Step inside to discover a light-filled, open floor plan with fresh LVP flooring in the front bedroom, a new dining room light fixture, and added storage and custom cupboards for a clutter-free lifestyle. The kitchen flows seamlessly into the living space, perfect for both everyday living and entertaining. Outside, you'll find a spacious extended deck overlooking the garden-ideal for morning coffee, evening BBQs, or simply enjoying Texas sunsets. The backyard also includes a shed for tools and hobbies, plus plenty of room to grow and play. Located in welcoming Seguin, this home offers the perfect blend of modern comfort and personal touches you won't find in a builder-basic house.

Built in 2024

Essential Information

MLS® #	1892890
Price	\$229,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,474
Acres	0.12



Year Built	2024
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Active

Community Information

Address	216 Pacific Waters
Area	2704
Subdivision	WATERS EDGE 1
City	Seguin
County	Guadalupe
State	TX
Zip Code	78155

Amenities

Amenities	None
Parking	Two Car Garage
Has Pool	Yes
Pool	Above Ground Pool

Interior

Interior	One Living Area, Breakfast Bar, Utility Room Inside, Open Floor Plan, Laundry Main Level, Laundry Upper Level, Laundry Room, Walk in Closets
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Cook Top, Stove/Range, Refrigerator, Dishwasher, Gas Water Heater, Garage Door Opener, Custom Cabinets
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	1.0
Stories	1

Exterior

Exterior	Cement Fiber
Exterior Features	Deck/Balcony, Privacy Fence, Storage Building/Shed
Lot Description	County Vlew
Roof	Composition

Construction	Pre-Owned
Foundation	Slab

School Information

District	CALL DISTRICT
Elementary	Call District
Middle	Call District
High	Call District

Additional Information

Date Listed	August 15th, 2025
Days on Market	72
HOA Fees	450.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Jessica Rosales
Listing Office	Keller Williams Heritage

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