

\$547,040 - 1201 Lauraine, Seguin

MLS® #1892971

\$547,040

4 Bedroom, 3.00 Bathroom, 2,823 sqft

Residential on 0.14 Acres

SWENSON HEIGHTS, Seguin, TX

Take advantage of this unique opportunity to own this Stunning model home with premium add-ons, offering exceptional investment potential! Features abundant natural light, brand-new construction, and high-quality finishes. Ideal for savvy investors with a remarkable 12% annual CAP rate. Opportunity to assume the existing lease contract with renowned builder CastleRock Communities. Buy today, invest smart, and benefit from a profitable lease-back agreement. Main area 1892 sq. ft., Second story: 931sq. ft. Furniture, accessories, bedding and pillows, music systems, and mobile water systems are excluded from this sale. Please verify the assigned elementary, middle, and high school-whether within Navarro ISD or Seguin ISD-as well as all square footage

Impresionante casa modelo con mejoras premium, que ofrece un potencial de inversion excepcional. Llena de luz natural, construccion nueva y acabados de alta calidad. Ideal para inversionistas inteligentes con una impresionante tasa de capitalizacion anual del 12%. Oportunidad de asumir el contrato de renta existente con el reconocido constructor CastleRock Communities. Compre hoy, invierta con inteligencia y beneficiesse de un rentable acuerdo de arrendamiento retroactivo (lease-back).

Built in 2022

Essential Information



MLS® #	1892971
Price	\$547,040
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,823
Acres	0.14
Year Built	2022
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Traditional
Status	Active

Community Information

Address	1201 Lauraine
Area	2707
Subdivision	SWENSON HEIGHTS
City	Seguin
County	Guadalupe
State	TX
Zip Code	78155

Amenities

Amenities	None
Parking	Attached, One Car Garage
Pool	None

Interior

Interior	Two Living Area, Liv/Din Combo
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection
Heating	Central
Cooling	Two Central
Fireplaces	Not Applicable
# of Stories	2.0
Stories	2

Exterior

Exterior	Stucco
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Roof	Composition
Construction	New
Foundation	Slab

School Information

District	Navarro Isd
Elementary	Navarro Elementary
Middle	Navarro
High	Navarro High

Additional Information

Date Listed	August 15th, 2025
Days on Market	72
HOA Fees	285.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Agent	Lorena Mauricio
Listing Office	Keller Williams Heritage

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