

\$419,000 - 2564 Ayers, Seguin

MLS® #1897129

\$419,000

4 Bedroom, 4.00 Bathroom, 3,100 sqft

Residential on 0.13 Acres

HIDDENBROOKE, Seguin, TX

Timeless Elegance in Hiddenbrooke - A Refined Sanctuary of Luxury Living Welcome to 2564 Ayers Drive, a residence where architectural artistry and sophisticated comfort unite in the prestigious Hiddenbrooke community. This impeccably designed four-bedroom, four-bathroom estate is more than a home-it is a statement of timeless elegance and effortless luxury. From the moment you step through the front door, you're embraced by an atmosphere of grace and grandeur. A dramatic foyer sets the tone, opening into a light-filled, open-concept living area where soaring ceilings and expansive windows invite an abundance of natural light. Every space has been thoughtfully curated to inspire tranquility, offering the perfect balance between openness and intimacy. Designed with both luxury and livability in mind, this home features dual HVAC systems, allowing for independent climate control between floors-ensuring year-round comfort tailored to your preferences. Each of the four generously proportioned bedrooms offers the ultimate in privacy and indulgence, with its own spa-inspired ensuite bath-a rare and refined feature that elevates everyday living. The primary suite is a sanctuary unto itself, offering: A graceful bay window, framing serene views and bathing the room in morning light A lavish walk-through closet, designed for elegant storage and seamless organization Dual His & Hers vanities, blending beauty and function with timeless finishes An oversized



walk-in shower, a haven of modern luxury with sleek, calming design. A thoughtful addition on the main level is a versatile suite, currently serving as a mother-in-law quarters or second primary bedroom, complete with a full private bath-perfect for multi-generational living or a quiet home office retreat. At the heart of the home lies a chef's dream kitchen, where culinary inspiration abounds. Outfitted with premium stainless steel appliances, a substantial breakfast bar, and a walk-in pantry, the space invites both gourmet experimentation and effortless entertaining. Ascend the elegant staircase to a striking bridge-style walkway, which gracefully overlooks the living spaces below and adds an architectural flourish rarely found in modern homes. The spacious game room, with an adjoining sitting area, offers the ideal setting for casual gatherings or peaceful moments of retreat. Outdoors, your private haven awaits. The expansive covered patio invites alfresco dining, weekend lounging, or quiet evenings beneath the stars. Set on a desirable corner lot, the backyard is enclosed by a newly installed fence and includes a generously sized storage shed-ensuring both beauty and practicality in your outdoor living. Additional recent upgrades include a new roof (2024) and a new water heater, ensuring long-term peace of mind and enduring value. Exuding refinement at every turn, 2564 Ayers Drive is a rare gem that captures the essence of luxury, comfort, and timeless design in one of Hiddenbrooke's most sought-after enclaves. Your elevated lifestyle begins here. Schedule your private showing today and discover the true meaning of home.

Built in 2023

Essential Information

MLS® #

1897129

Price	\$419,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,100
Acres	0.13
Year Built	2023
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Contemporary, Spanish, Ranch, Historic/Older, Traditional, Texas Hill Country, Colonial,
Status	Active



Community Information

Address	2564 Ayers
Area	2707
Subdivision	HIDDENBROOKE
City	Seguin
County	Guadalupe
State	TX
Zip Code	78155

Amenities

Amenities	Park/Playground, Jogging Trails, Sports Court
Parking	Two Car Garage
Pool	None

Interior

Interior	Two Living Area, Eat-In Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Game Room, Secondary Bedroom Down
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Disposal, Dishwasher, Pre-Wired for Security, Electric Water Heater, Garage Door Opener, Plumb for Water Softener, Smooth Cooktop, Solid Counter Tops
Heating	Central
Cooling	Two Central
Fireplaces	Not Applicable
# of Stories	2.0
Stories	2

Exterior

Exterior	4 Sides Masonry, Cement Fiber
Exterior Features	Patio Slab, Covered Patio, Privacy Fence, Sprinkler System, Storage Building/Shed
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Seguin
Elementary	Mcqueeney
Middle	Briesemiester
High	Seguin

Additional Information

Date Listed	September 1st, 2025
Days on Market	56
HOA Fees	105.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Agent	Robert Lozano
Listing Office	Vortex Realty

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