

# \$679,900 - 133 Rio Azul, Seguin

MLS® #442888

## \$679,900

3 Bedroom, 3.00 Bathroom, 2,790 sqft  
Residential on 0.54 Acres

Las Hadas, Seguin, Texas

Enjoy the varied cultures of Austin, San Antonio and New Braunfels from this high end, ultra-secure, double gated waterfront neighborhood. Highly walkable enclave in a beautiful cul-de-sac will provide the sense of community & manicured excellence you crave. Custom built gem with "all the things" uniquely includes tilt wall construction and narrowly spaced ceiling studs and joists for sound proofing and increased structural integrity. EXTRAS include a NEW warranted roof, NEW walnut wood floors throughout, and slate flooring in the kitchen and dining. This Texas Ranch styled home wrapped in Austin stone highlighted with coach lights on the front elevation and garage, custom trimmed specialized windows and designer ceiling fans throughout will provide immeasurable comfort and safety. The beauty, privacy and security of this compound is ensured with custom designed iron and rock fence surrounding the 0.54 acre estate.

Built in 1998

## Essential Information

MLS® #	442888
Price	\$679,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1



Square Footage	2,790
Acres	0.54
Year Built	1998
Type	Residential
Sub-Type	Single Family
Style	Traditional, Ranch
Status	Active

### Community Information

Address	133 Rio Azul
Subdivision	Las Hadas
City	Seguin
County	Guadalupe
State	Texas
Zip Code	78155

### Amenities

Utilities	Cable Available, Electricity Available, High Speed Internet Available, Underground Utilities, Propane
Features	None, Curbs, Gated, Street Lights
Parking	Garage, Detached, Door-Multi, Driveway Level, Garage Faces Side, Oversized
# of Garages	3
View	Water, Water Access
Waterfront	Water Access

### Interior

Interior	Slate, Wood
Interior Features	Ceiling Fan(s), Carbon Monoxide Detector, Double Vanity, Open Floorplan, Pantry, Pull Down Attic Stairs, Separate Shower, Attic, Book Cases, Jetted Tub, Split Bedrooms
Appliances	Dishwasher, Disposal, Plumbed For Ice Maker, Water Heater, Some Electric Appliances, Built-In Oven, Microwave, Convection Oven, Cooktop, Down Draft, Electric Cooktop, Electric Water Heater, Icemaker, Refrigerator, Water Softener Owned
Heating	Electric
Cooling	Central Air, Electric, 1 Unit
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas Log, Gas Starter, Living Room, Bedroom, Heatilator, Propane

# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Porch, Private Yard, Propane Tank - Owned
Lot Description	126 X 193
Windows	Double Pane Windows, Plantation Shutters, Window Treatments
Roof	Composition, Shingle
Construction	Masonry, Stone Veneer, Stucco
Foundation	Slab

### **School Information**

District	Navarro ISD
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### **Additional Information**

Date Listed	June 19th, 2021
Days on Market	74
HOA Fees	600.00
HOA Fees Freq.	Annually

### **Listing Details**

Listing Office	Keller Williams Heritage
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