

\$265,000 - 1284 River Trl, Seguin

MLS® #1523547

\$265,000

2 Bedroom, 1.00 Bathroom, 1,485 sqft
Residential on 0.55 Acres

LGRNRT, Seguin, TX

SECLUDED BUT HAS CLOSE NEIGHBORS. RIVER FRONT LOT ON THE GUADALUPE. BLUFF IS APPX 30 FEET HIGH NEEDS A STAIR BUILT TO THE WATER. THERE ARE 9 PECAN TREES ON THE PROPERTY. THERE IS A 8X12 STORAGE BUILDING ON A SLAB. THERE IS ALSO 2 SEPTIC TANKS, ONLY 1 IS CONNECTED TO THE HOUSE, THE OTHER ONE IS FOR A MOBILE HOME OR TRAVEL TRAILER. PROPERTY WOULD MAKE A GREAT WEEK END GET AWAY WITH RIVER FRONT FOR RECREATION . THIS A MUST SEE. ""PROPERTY BEING SOLD AS IS"" NEW ROOF INSTALLED AND SEPTIC TANK FOR HOUSE HAS BEEN CERTIFIED FUNCTIONAL BY AN INSPECTOR. COME SEE THIS REMARKABLE PROPERTY.

Built in 1954

Essential Information

MLS® #	1523547
Price	\$265,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,485
Acres	0.55
Year Built	1954
Type	Residential



Sub-Type	Single Family Detached
Style	One Story
Status	Pending SB

Community Information

Address	1284 River Trl
Subdivision	LGRNRT
City	Seguin
County	Guadalupe
State	TX
Zip Code	78155

Amenities

Amenities	None
Parking	One Car Garage
Pool	None

Interior

Interior	One Living Area, Breakfast Bar, Cable TV Available, Eat-In Kitchen, High Ceilings, Laundry in Garage, Secondary Bedroom Down, Skylights, Separate Dining Room, Utility Area in Garage, Walk in Closets
Appliances	Built-In Oven, Cook Top, Ceiling Fans, Disposal, Dryer Connection, Electric Water Heater, Garage Door Opener, Microwave Oven, Private Garbage Service, Smoke Alarm, Security System (Leased), Stove/Range, Washer Connection
Heating	Central
Cooling	One Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, One
# of Stories	1
Stories	1

Exterior

Exterior	3 Sides Masonry, Brick
Exterior Features	Chain Link Fence, Storage Building/Shed, Mature Trees, Water Front Unimproved
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Seguin ISD
Elementary	Seguin
Middle	Seguin
High	Seguin

Listing Details

Listing Office A Cut Above Realty, LLC

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