

Features

54 Hampton Dr, Seguin, Tx 78155

Beautiful, quiet, and private Meadowlake waterfront property with over 300 ft of waterfront partially improved with 4 ft wide walkway, 10' x 10' dock and an elevated deck overlooking the water. Wrought iron fences surround the garden, back yard, stairways and decks. The waterfront is protected by a 150' seawall with jasmine vines covering the hill halfway up to the house to protect against erosion.

Kitchen has granite countertops and custom cabinets, Jenn-Air gas cooktop with griddle, and Jenn-Air electric oven, LG microwave.

Master bedroom overlooks Meadow Lake and master bath has large walk in shower, granite counter top, custom cabinets. The 2nd bedroom also has a view of the river and a window in the 2nd full bath.

Vaulted living room ceiling with built in stained glass window and chandelier. Ceiling fans throughout house.

The living area of the house is elevated and renovated after 1998 to comply with elevation requirements at that time. Views from the living area give the feel of living in the trees. Two large, breezy covered decks with spectacular water views:

Second floor (28' x 20') ; Third floor (26' x 18')

Swimming pool with gas heater for pool and hot spa. Enjoy an afternoon swim in the swimming pool or a hot soak under the stars.

1st floor has large open area for entertaining. There are terrazzo tile floors from the original house location and a covered patio near the pool. There is also a half bath which doubles as a dressing room for the pool.

An elevator provides an easy way to avoid the stairs or to carry groceries and other items between floors.

Tree-covered property with hummingbirds, cardinals, finches, woodpeckers, red-tailed hawks, owls, and herons. Fenced herb garden with beds ready for herbs and flowers. Rosemary and thyme are flourishing.

A standalone shed provides storage for garden tools and pool equipment. It has working utility sink and houses the control timer for the sprinkler system.

Irrigation system – The front, back and side yards have an underground sprinkler system using water pumped from the river. Timers allow for each section to be on a timed watering schedule. There is an above-ground, moveable pipes to irrigate other needed areas.

Storage is available in an attic off the 2nd bedroom, under the stairs, in the work area and upstairs storage area in the 2-car garage, in the shed near the pool and under the outdoor stairs by the herb garden.

The hot water heater and microwave have recently been replaced.