

Features of 302 Guadalupe River Drive

- 157' of improved waterfront on Lake Seguin (dammed section of the Guadalupe River)
- Located across the lake from Starke Park Golf Course
- Located on the [Seguin Paddle Trail](#)
- Standing seam roof with ridge and eve vents
- 1500 sq. ft floored attic designed to be easily converted to living space including plumbing under the deck boards
- 15 seer heat pumps
- Leaf guard rain gutters
- Exposed beams in living area
- High ceilings in all room including fir down and cove design
- Master bedroom a/c damper control system. Allows vents in living room to be closed so all a/c is diverted to master bedroom at night to help reduce energy cost.
- Energy smart water heater
- Cable TV in all rooms
- Leviton electronic panel in garage Junction box for phone ,internet and cable tv
- Wall in garage are double 2x4 on center
- Exterior finish is hill county sandstone, brick, hardy plank and cedar.
- Floors are hand sculptured and stained concrete very easy to maintain
- Kitchen has stone archway over cook top and 2 speed exhaust fan.16. All cabinets are custom built red oak
- Wood burning fireplace with exterior ash removal
- Toilets are raised like handicap
- Master shower has multiple shower heads
- Property has water well not used and river water for lawn sprinkler system
- Water fountain in island in driveway
- Property has large oak, pecan, ash and cypress trees as well as pear, loquat and fig fruit trees.

