

For Sale on Market

**\$999,000**

Call 7133771022 Today!

## 46 E HAMPTON, SEGUIN, TX 78155

3 BEDS, 2 FULL & 1 HALF BATH(S)

Completely reimagined waterfront retreat in the peaceful Glen Cove neighborhood on Meadow Lake, offering a rare opportunity to own on the Guadalupe River with exceptional upside as the Nolte Dam restoration project moves toward completion. With engineering complete and permitting underway, this is an ideal time to purchase before full lake restoration further enhances waterfront value and enjoyment. Elevated to maximize panoramic water views, the home features an expansive 900 SF deck spanning the full length of the property, creating the perfect setting for entertaining, sunset views, and indoor-outdoor lake living. Thoughtfully renovated throughout, updates include a new roof, new HVAC system, energy-efficient windows, tankless water heater, water-resistant flooring, fresh interior and exterior paint, water softener, updated sprinkler pump, and refreshed landscaping. The open-concept layout is centered around a striking double-sided gas fireplace and opens into a beautifully designed

### GENERAL DESCRIPTION

**Subdivision:** Glen Cove  
**Property Type:** Single-Family  
**Bedrooms:** 3  
**Baths:** 2 Full & 1 Half  
**Stories:** 2  
**Garage:** 2  
**Style:** Ranch  
**Year Built:** 1984  
**Building Sqft:** 2,801 / Appraisal District  
**MLS# / Area:** SA1959505



Presented By  
**Chad Sayles**

Walzel Properties - Spring

7133771022

Listing Broker  
Real Estate Muses

46 E Hampton, Seguin, TX 78155

Visit <https://www.har.com/SA1959505> for more information