



\$1,899,999.00

182 ROYAL GEORGE CIR, MCQUEENEY, TX 78123, USA

<https://test.houston-re.com>



True Classic FURNISHED Lake house in Treasure Island with Wonderful breezes and shade provided by the Huge Oak Tree! Two Boat slips and one (three jet ski lift) You will enjoy Views, Breezes, Fireworks and roasting the marshmallows all in your private backyard. One outdoor grill, one outdoor firepit, one outdoor hot tub/turn off heat [...]

Rooms & Units Description



Property title: 182 Royal George Lake McQueeney Texas 78123

Room Description: 1 Living Area,Breakfast Room,Family Room,Kitchen/Dining Combo,Living Area - 1st Floor,Utility Room in House

Bed Room Description: 2 Bedrooms Down,Primary Bed - 1st Floor

Photo Count: 32

HOA Mandatory: 1

Key Map: 1

Room Count: 9

Beds Max: 6

Master Bath Desc: Primary Bath: Double Sinks,Primary Bath: Shower Only

Subdivision Lake Access YN: 1

Original List Price: 1899999.00

Property Details

Parcel Number: 44456

For Lease: 1

List Type: Exclusive Right to Sell/Lease

Acres: 0.3555

Dwelling Type: Free Standing

Floors: Carpet,Tile

Utility District: 1

Lot Description: Cleared,Subdivision Lot,Water View,Waterfront

Style: Contemporary/Modern,Other Style,Ranch

Price Sq Ft List: 588.60

Acres Description: 0 Up To 1/4 Acre

Stories: 2

Restrictions: Deed Restrictions, Deed Restrictions

Property Features



Exterior: Back Yard,Back Yard
Fenced,Balcony,Covered Patio/Deck,Fully
Fenced,Outdoor
Kitchen,Patio/Deck,Spa/Hot Tub,Sprinkler
System,Storage Shed,Workshop

Roof: Aluminum

Garage Carport: Additional Parking,Boat
Parking,Double-Wide Driveway,Workshop

Carport Spaces Count: 2

Cool System: Central Electric

Fireplaces Number: 1

Kitchen Desc: Breakfast Bar,Instant Hot
Water,Island w/o Cooktop,Kitchen open to
Family Room,Pots/Pans Drawers

Dishwasher: 1

Microwave: 1

Water Amenity: Boat House,Boat
Lift,Boat Slip,Bulkhead,Lake
View,Lakefront, Boat House,Boat Lift,Boat
Slip,Bulkhead,Lake View,Lakefront

Interior: Alarm System -
Owned,Balcony,Drapes/Curtains/Window
Cover,Dryer Included,Fire/Smoke Alarm,Formal
Entry/Foyer,High Ceiling,Refrigerator
Included,Spa/Hot Tub,Washer Included

Foundation: Slab

Carport Description: Attached Carport

Heat System: Central Electric

Fireplace Description: Wood Burning Fireplace

Energy: Attic Fan,Attic Vents,Ceiling Fans,Digital
Program Thermostat

Oven Type: Double Oven,Electric Oven

Water Sewer: Septic Tank

Siding: Stone,Wood

Fees & Taxes

Tax Rate: 1.6645

Tax Amount: 28290

Tax Year: 2022

Basics

Baths Full: 6

Year Built Src: Appraisal District

Location Details



Area: 83

School District: 157 - Seguin

School Elementary: MCQUEENEY
ELEMENTARY SCHOOL

School High: SEGUIN HIGH
SCHOOL (SEGUIN)

State: Texas

City: Lake McQueeney

County Or Parish: Guadalupe

Directions: I10 to Highway 725 Exit to 78, Right on 78 to the Light, Take a Left on 725 to next light. Terminal Loop to right. Turn right into Treasure Island/Admiral Benbow Lane. Turn right onto Royal George, House is on the left

School Middle: A.J. BRIESEMEISTER MIDDLE SCHOOL

Subdivision: Treasure Island

Zip: 78123

Miscellaneous

Annual Maint Desc: Mandatory

Connections: Electric Dryer
Connections,Washer Connections

Disposal: 1

Range Type: Electric Cooktop,Electric
Range

DOM: 275

Realist Block: Deed Restrictions

Disclosures: Owner/Agent,Sellers Disclosure

Finance Available: Cash Sale,Conventional,FHA

Legal: LOT: 215 & SW PT OF 214 & N 1/2 OF 216
BLK: ADDN: TREASURE I

Courtesy of

List Office Name: Comiskey Realty

