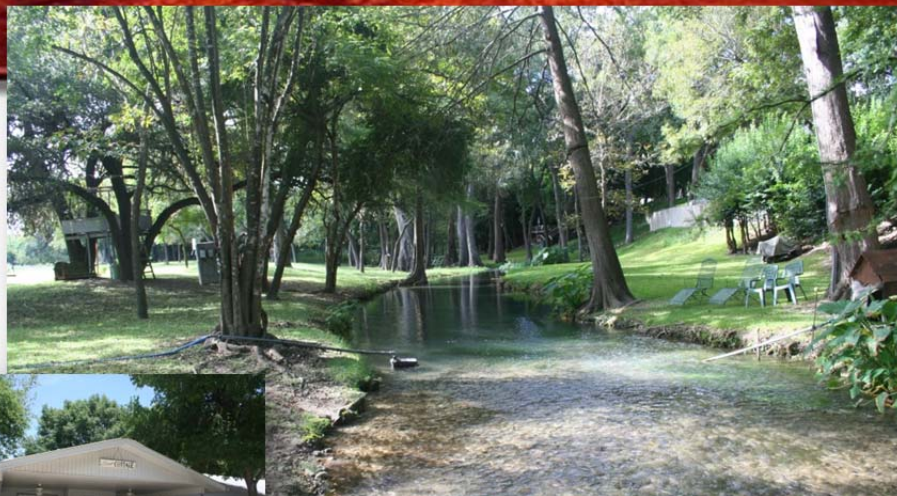


Suttle and Company Real Estate

Prop #11
Leakey Springs Beauty!
738 S Evergreen St, 2.04 Ac
Leakey, Tx 78873



“Your Real Estate Professionals”



Attributes

- Mature Pecan Trees
- Strong Springs
- Unrestricted
- City Water
- Well
- Sprinkling System
- Currently a B&B

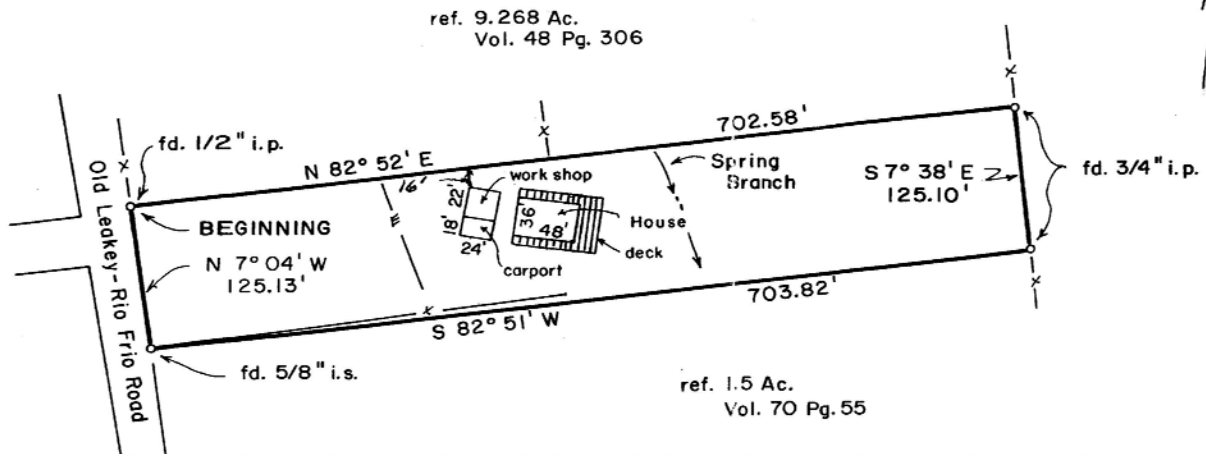
Suttle and Company Real Estate

1260 Hwy 83 South
P.O. Box 606
Leakey, Tx. 78873

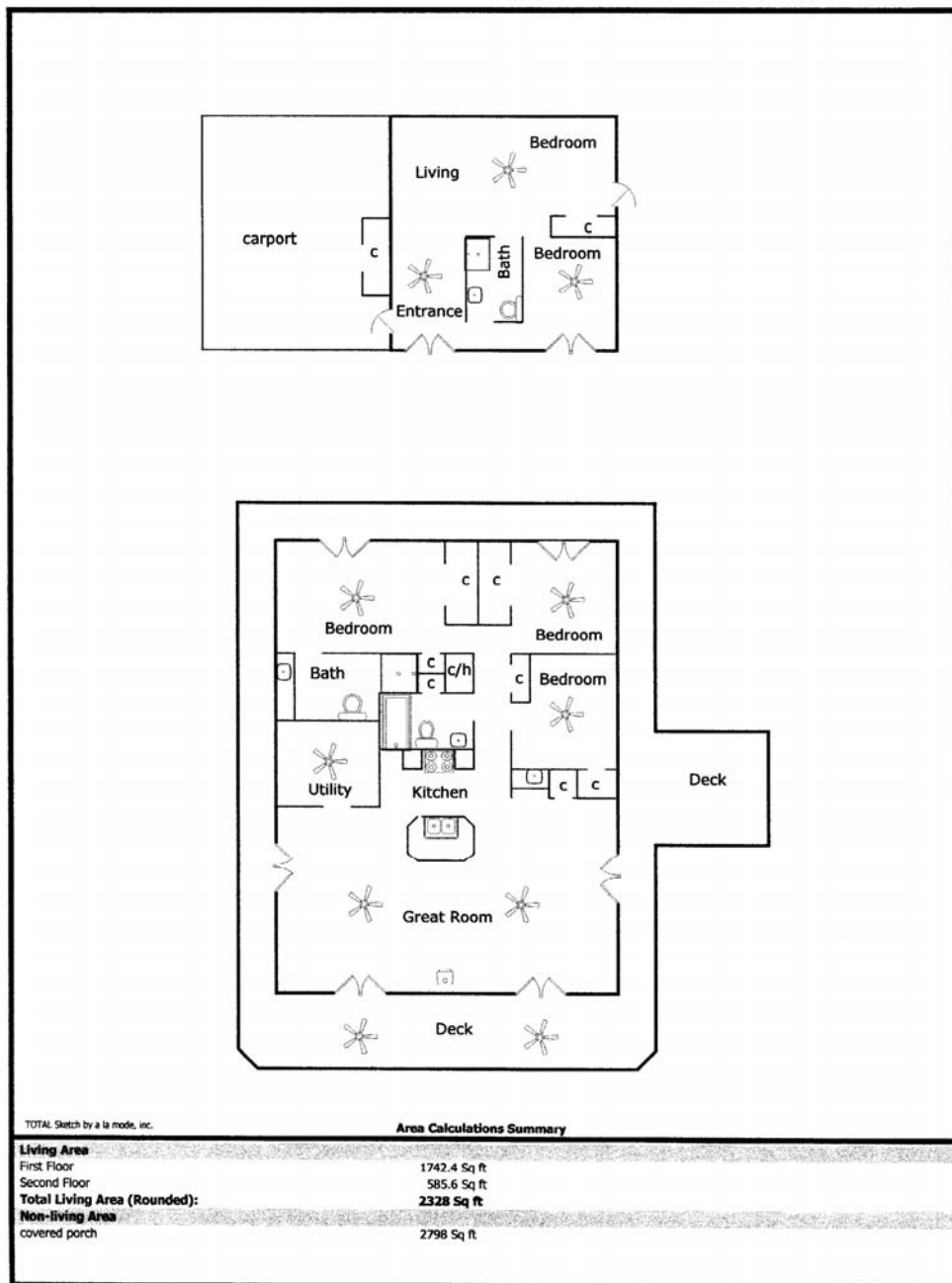
Phone: 830/232-5242
Fax: 830/232-4283

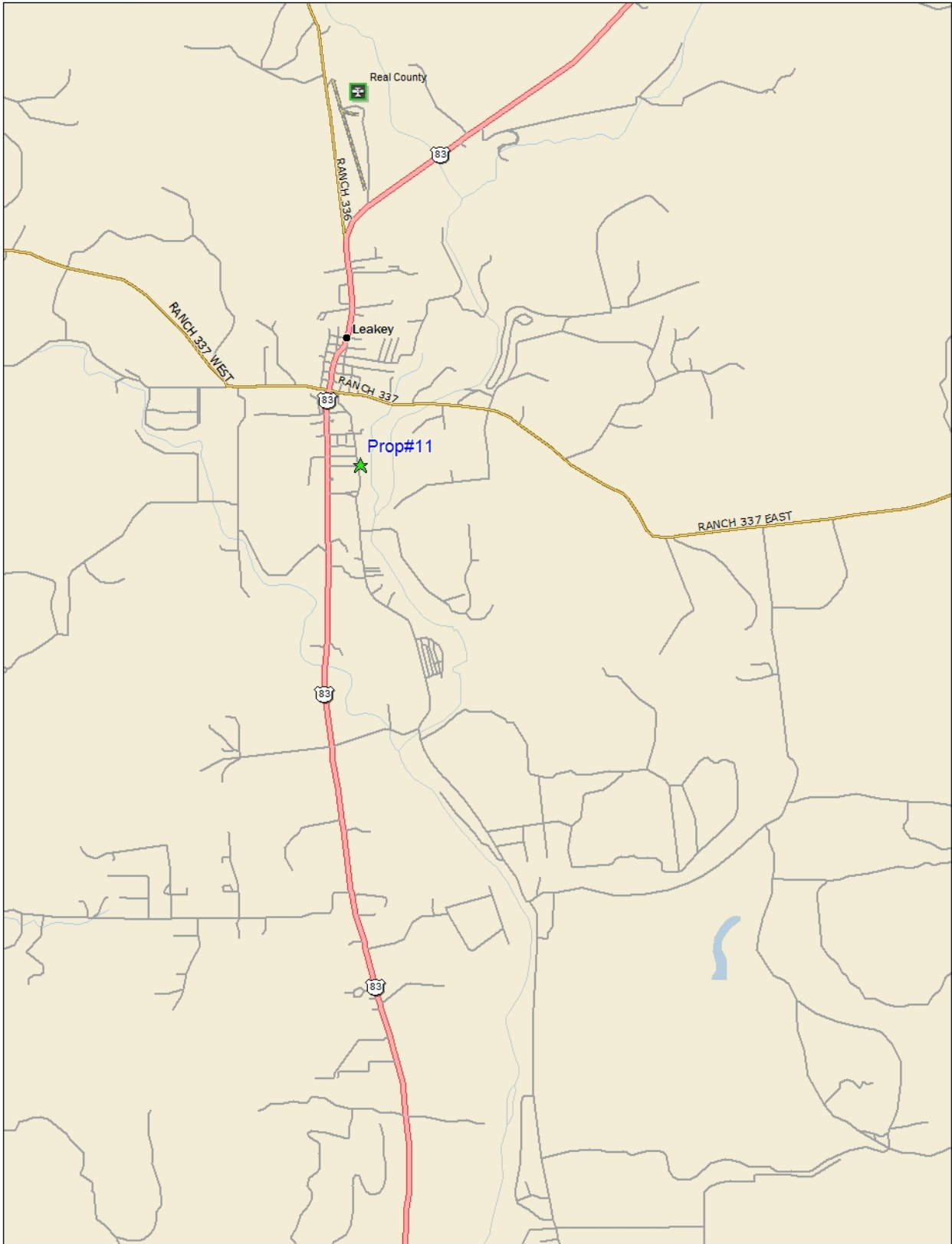
Email: suttlerealty@hctc.net
www.SuttleandCompany.com

The photos just don't do justice to this beautiful three bedroom, 2 bath ranch style home. The sqft home is situated on 2 immaculate acres and overlooking 125.1 ft of frontage on Leakey Springs on the outskirts of Leakey, TX. An open floor plan welcomes you with generous natural light from several sets of French doors that allow access to the wrap around porch leading to numerous quaint sitting areas as well as a private hot tub. The main living/dining area features high ceilings with a great stacked stone backdrop and hearth landing for the wood stove which is currently utilized as a faux fire but can be switched to propane. With spacious bedrooms, large closets, a convenient wet bar along with the center island in the kitchen, everyone will love the feel of "family & friends" within this hill country home. Numerous entertaining areas located around the property offers enough room to welcome the whole family or a larger group for anytime fun inside or out. A low maintenance landscape with watering system & nicely manicured walkways lead in and through a circle drive, a fenced garden area with water system & green house, a cozy two bedroom, one bath guest cabin along with a workshop for HIM and two extra storage buildings for HER! A very spacious cement patio is located under beautiful shaded pecan trees near the main house for enjoying spring and early summer cocktails with friends. This fabulous waterfront home is high fenced with a front electric security gate and is unrestricted. No HOA, rules or regulations to hinder your purpose! Currently a B&B so schedule your showing now!! Exclusively priced to sell \$589,000



SCALE





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