

Suttle and Company Real Estate

Prop #04

**Lot 2,3 Frio Cielo, East Forty, 0.89 Ac
Uvalde, TX 78801**



*"Your Real Estate
Professionals"*



Attributes

- Minutes from Concan
- Water System
- River Access
- Sensible Restrictions



Suttle and Company Real Estate

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Well built 1306 sq. ft. residence is located in the beautiful Frio Cielo Ranch Subdivision. The home, which is in excellent condition, provides two bedrooms, two baths, and an attached two car garage. A 220 sq. ft. screened covered porch provides plenty of outdoor living for drinking your morning coffee and watching the abundant wildlife in the subdivision. A brand new licensed septic system has recently been installed on the nearly once acre subject site. You will enjoy the bright stars and huge live oak trees that shade the yard! The buyer will have access to over 100 acres of common areas along the Dry Frio River in an area where the Dry Frio is never dry! All furniture and appliances will convey. The nearby river offers shallow water for wading and deep holes for swimming in the crystal clear water. HOA fees are \$10 per month and membership provides plenty of potable water for household use. Sensible restrictions protect your investment but are not unreasonable. List Price: 189,000.

