

# Suttle and Company Real Estate

Prop #7

Lot 18, Blk V, Frio River Place Subdv./1.5 Ac  
Rio Frio, Tx 78879



*“Your Real Estate Professionals”*



## Attributes

- Quality Restrictions
- Frio River Park
- RV Facilities
- Near Garner State Pk
- Community Water System
- Paved Access



## Suttle and Company Real Estate

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

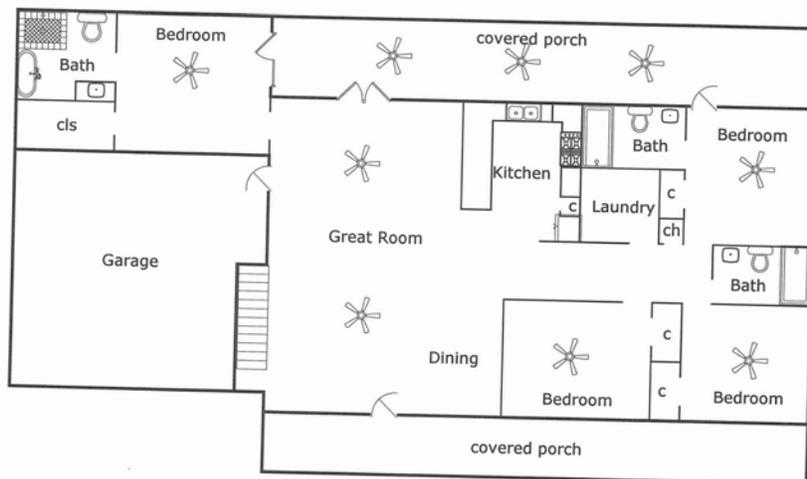
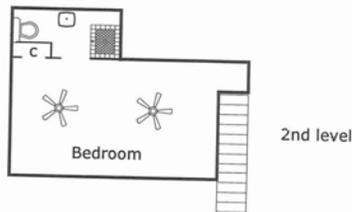
Phone: 830/232-5242  
Fax: 830/232-4283

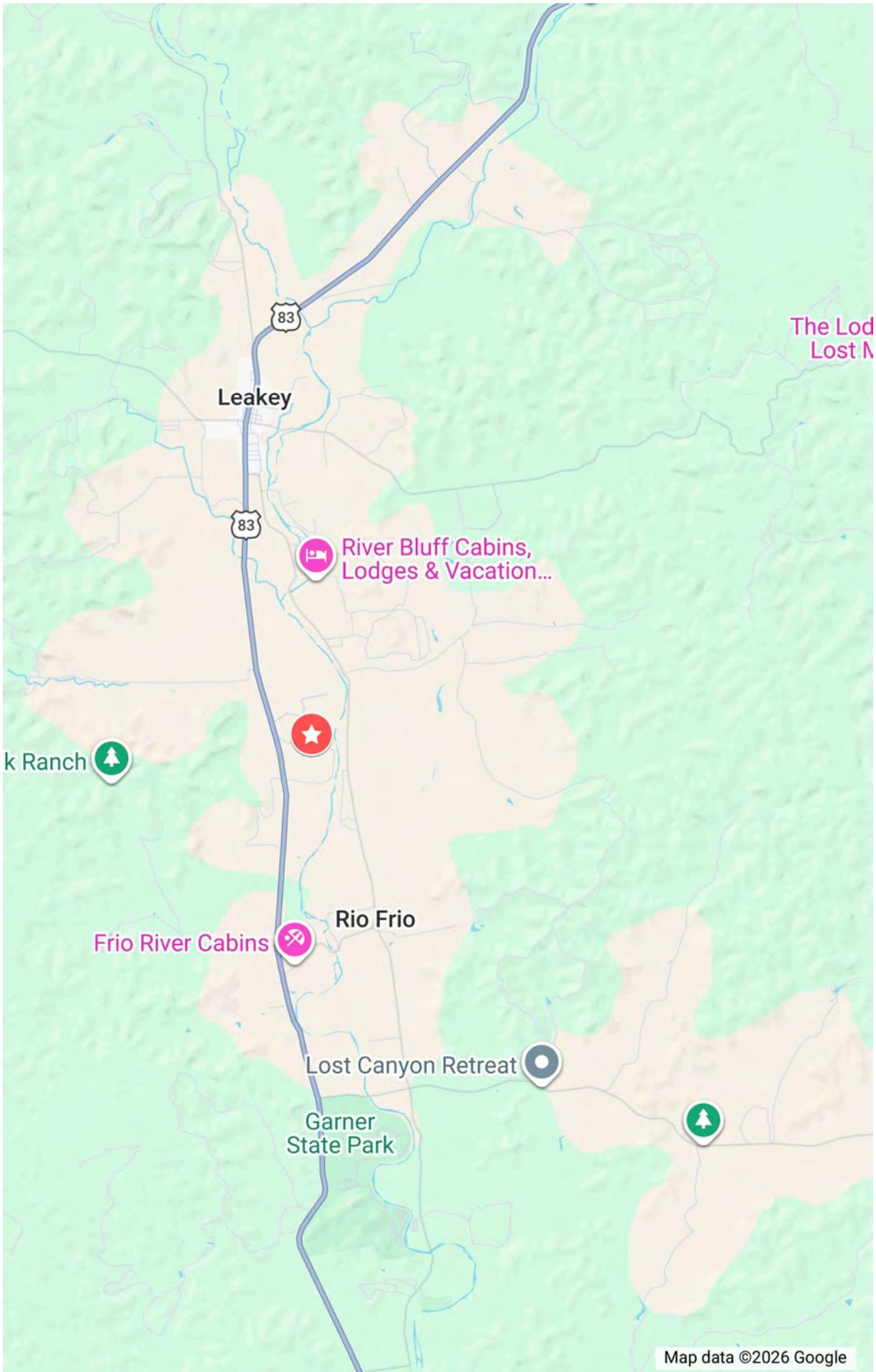
Email: [suttle Realty@hctc.net](mailto:suttle Realty@hctc.net)  
[www.SuttleandCompany.com](http://www.SuttleandCompany.com)

### **Immaculate Hill Country Retreat in Rio Frio, Texas**

Experience refined Texas Hill Country living in Rio Frio near Leakey. Set on 1.5 beautifully maintained acres in the established Frio River Place Subdivision, this immaculate 2,477± sq ft home blends rustic charm with modern comfort. Inside, soaring tongue-and-groove cathedral ceilings and solid wood walls create a warm, inviting feel, complemented by stained concrete floors. The open-concept kitchen, living, and dining area is perfect for entertaining. The chef-inspired kitchen offers granite countertops, stainless steel appliances, abundant cabinetry, and a water softener. Five spacious bedrooms and four full baths provide generous space for family and guests. An attached garage includes a private upstairs bedroom, ideal for visitors. Enjoy a full-length covered porch, firepit area with couple's swing, Frio River park access, and close proximity to Garner State Park.

Exclusively Listed: \$723,900





Leakey

83

83

Rio Frio

Garner State Park

Lost Canyon Retreat

Frio River Cabins

River Bluff Cabins, Lodges & Vacation...

k Ranch

The Lod  
Lost M