

# Suttle and Company Real Estate

Prop #22

Lot 4, Blk 4, Frio River Place Subdv, 1.55 Ac  
Rio Frio, Tx 78879



*“Your Real Estate Professionals”*



## Attributes

- Great Location
- Water System
- Restricted
- RV Storage
- Frio River Park
- Paved Access
- Gated Subdv.

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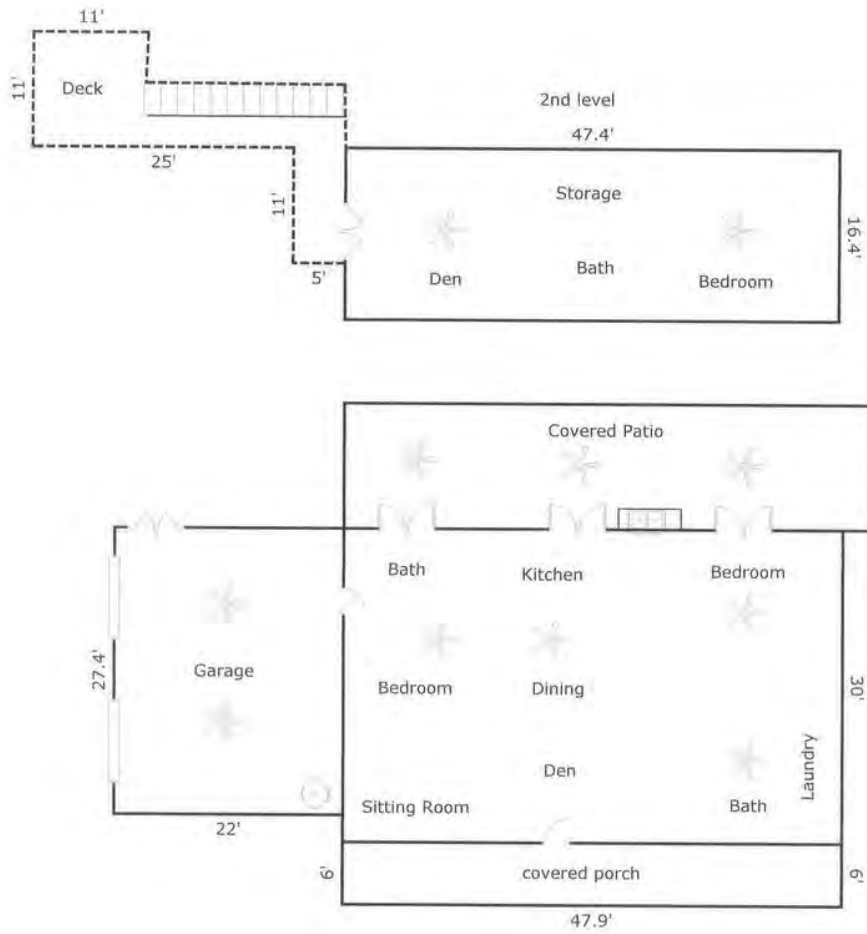
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An easy paved 2-minute walk to the beautiful Frio River, this home is in the prestigious and gated Frio River Place subdivision between Leakey and Garner State Park. Home is built with Austin Stone and designed after the German influence of the area. It boasts 4 bedrooms 3 baths, and 2,145.60 sq. ft. living area with an attached 2 car garage and workshop perfect for storing water toys needed for enjoying the nearby river! This home was built for privacy with 2 bedrooms with sink and area for kitchenette plus a full bath upstairs. This space is accessible without a need to disturb the homeowners. So, it is a perfect space for guests, grandkids or two quiet home offices. A full length covered back porch with wooden deck perfect for sitting, admiring the abundant wildlife in the area while enjoying a cookout with friends around the outdoor kitchen. The appliances convey with the property in addition to a large rainwater capture system and tanks. The property next door is known as a common area and said to be an excellent area for hunting arrowheads. The flooring in the main house is gorgeous long leaf pine. Primary bath has a whirlpool tub which will be enjoyed after a fun day playing in the river. Three sets of French doors lead out to the back porch from inside and the views through the doors are incredible. The second story has a viewing deck that looks out across the Texas Hill Country. 300-year-old oaks and cedar are numerous throughout the 1.55 acres and wait till you see the large swing in the back yard. This home also comes with the usage of an R storage space, water system and Frio River Park. As either your forever home or your personal oasis, homes of this caliber and lots of this beauty are limited. Less than 5 miles to the legendary Garner state Park and 3.5 miles to Leakey. The views are stunning! And if you are a bird watcher, this is the place for you! Sensible restrictions protect your investment! List: \$594,000.00





*HOUSE II*

