

Suttle and Company Real Estate

Prop #40

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



“Your Real Estate Professionals”



Attributes

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

Suttle and Company Real Estate

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Newly remodeled home with prime Frio River access in the prestigious gated Frio River Place subdivision between Leakey and Garner State Park. Just a 2-minute paved walk to the river, this Austin Stone home offers 4 bedrooms, 3 baths, and 2,146± sq. ft. on 1.55 acres. Features include longleaf pine flooring, a spacious primary suite with whirlpool tub, French doors, and a full-length covered porch with outdoor kitchen. Upstairs provides 2 bedrooms and a full bath—ideal for guests, grandkids, or home offices. Enjoy stunning Hill Country views, abundant wildlife, mature oaks, rainwater collection system, garage/workshop, river park access, and shared storage. Less than 5 miles from Garner State Park. Offered at \$499,000.

