

Suttle and Company Real Estate

**Lot 7, Blk 1, Frio River Place, 1.96
Ac Rio Frio, Tx 78879**



*"Your Real Estate
Professionals"*



Attributes

- Great Location
- Central Water System
- Frio River Front
- Highway Access
- Guest Qtrs
- Restricted



Suttle and Company Real Estate

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Take a look at this beautiful Frio River front home!!! Approximately 2760sf of living space, 4B/4Ba with pine wood finishes and rustic style along the high wood beam ceiling and walls with floor tile in high traffic areas along with carpet in the bedrooms. All electric appliances, large capacity water heater and water softener as well as washer/dryer, a rock FP, large bedrooms and a humongous master suite, making this open floor plan a great family get away or recreational second home. The two-story home offers both upstairs and downstairs covered patios with a very nice wood burning fireplace outside for great outdoor living. With a nice breeze way featuring plenty of extra storage space and outdoor equipment storage & there's still room to park along a nice cement circle drive. A very cozy 1 bd/1 ba detached guest quarters is located just off the backside and both improvements feature gorgeous rock exterior and hill country views. Last but not least, walk down the 1.96 acres to your own Frio River frontage of about 165'(RCAD)! Frio River Place Subdivision is a highly desirable development restricted from B&B's but allows limited RV enjoyment. With a low inventory of riverfront properties, don't sit too long on your decision!!!



