

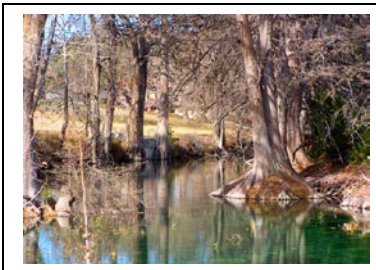
LOT #1 FRIO TERRITORY—6.73 ACRES

4140 N. US HWY. 83

LEAKEY, REAL COUNTY, TX 78873



REAL ESTATE IS OUR BUSINESS.....
OUR ONLY BUSINESS!



FEATURES

- *Gorgeous River!*
- *314' of Frontage*
- *Quality Construction*
- *High End Finish-Out*
- *Plentiful Storage*
- *Tray ceilings*
- *Plantation Shutters*
- *Nice Landscaping*
- *Sprinkler System*
- *Huge Barn w/Apt.*
- *Great Price!!!*

FRIO CANYON REAL ESTATE

102 WEST RR 337
P.O. BOX 1489
LEAKEY, TX 78873

830-232-4500 OFC
830-232-4501 FAX

INFO@FRIOCANYONREALESTATE.COM
WWW.FRIOCANYONREALESTATE.COM



This beautiful 6.73 acre property is located 4 miles north of Leakey with easy access off Hwy. 83. It boasts over 314' of frontage on the East Prong of the Frio River and has both a deep swimming hole and shallower water for the younger set. That is a combination that is hard to find! The lot is completely fenced and a lovely electric entrance gate welcomes you to the property. A full sprinkler system provides ease in caring for the beautiful, low-maintenance landscaping and there is a lovely patio area with firepit to enjoy the river views! The lot is level and gently slopes off to the river in the back. It is possible to drive a vehicle to the waters edge.

Gentlemen will appreciate the huge barn. It is 40x60 and features 2 large bay doors, a nicely finished-out apartment plus a loft area for additional space. Tax records show 2520 square feet. If that's not enough, there is a fishing pond for even more enjoyment.

The 3BR/3.5BA home is approximately 2283 square feet. The master suite and half bath are downstairs and there are two secondary bedrooms upstairs. Each bedroom has it's own, on-suite bath with unique vessel sinks and lovely, private covered balconies overlooking the river. The home features a combination of slate, tile and wood laminate floors throughout and all windows have plantation shutters. The kitchen is nicely appointed with granite counters, stainless steel GE Profile appliances, a breakfast bar and views of the river!

If you have been looking for a top-quality river front property, that "has it all", this is the one!

\$725,000

CARSON RIVER PLACE

INDIAN CREEK SUBDIVISION

Prepared by:
 JAMES HOWARD SURVEYING CO.
 402 STATE BLDG. 373 DALLAS
 TEXAS 75201
 850-426-4776

Scale 1" = 500'

BEARINGS AND DISTANCES
 ARE GIVEN IN FULL AND
 DESCRIBED.

Sec. 1534

F. M. SNEAD

770.4 Acres
 One A.P.R. Tr.
 F.M. SNEAD & SONS, L.P.
 Appmt. 15, 2001
 Vol. 02, Pg. 669 R.P.R.

abst. 720

Sec. 1528.5

abst. 815

APPROXIMATE 100 YEAR FLOOD ZONE BOUNDARY
 SCALED FROM NATIONAL FLOOD INSURANCE PROGRAM
 FIRM MAP COMMUNITY PANEL NO. 402078 0175 D
 EFFECTIVE DATED JUNE 3, 1982.

LINE	BEARING	DISTANCE
L 1	S 30°18'20"E	95.92'
L 2	N 47°50'00"W	175.00'

- LEGEND:
- E — OVERHEAD ELECTRIC LINE
 - — — FENCE LINE
 - — — SET 1/2" FROM PIN, UNLESS OTHERWISE DENOTED
 - — — ORIGINAL SURVEY LINE
 - ▲ ANGLE POINT
 - R.P.R. REAL PROPERTY RECORDS REAL COUNTY, TEXAS
 - D.R. DEED RECORDS REAL COUNTY, TEXAS
 - P.L. PLAT RECORDS REAL COUNTY, TEXAS

