

1.2 ACRE FRIO RIVER FRONT LOT

24 WESTON ROAD

LEAKEY, TX 78873



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



FEATURES

- *112+' of Frio River Frontage!*
- *Open Concept Cabin*
- *Large Covered Deck*
- *Fenced Yard Area*
- *Mature Cypress*
- *Level Topography*
- *Paved Roads*
- *Long Views*
- *Private Location*
- *Water Well*

**FRIO CANYON
REAL ESTATE**

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Enjoy fun and camaraderie on the Frio River as soon as this summer and for all the seasons to come! This idyllic 1.2 acre lot boasts over 112' of direct frontage on the Frio River with gentle to flat topography perfect for all sorts of outdoor activities. The functional, open-concept cabin is elevated with a kitchen, living area, sleeping space and an enclosed bathroom. It is a blank slate for new owners to customize to their taste. A large, covered deck affords beautiful views of the river and hills beyond. There is a new "yard fence" perfect for corralling any family pets or small children. The location is ideal for quickly accessing all of the cute shops and excellent dining establishments in downtown Leakey. While the property has some deed restrictions, there's no requirement for HOA membership, providing you with both privacy and the freedom to enjoy your space to the fullest.

\$489,000