

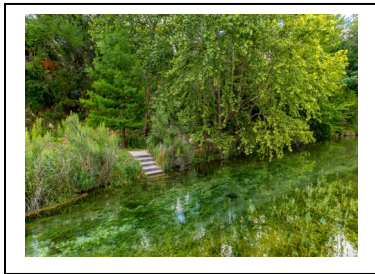
LOT 1

TWIN FORKS ESTATES

597 WESTON PARKWAY, LEAKEY, TX 78873



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



FEATURES

- 3.6 ac. Lot—Encompasses **BOTH Sides of the Frio River!**
- 3BD/3BA—4,122 sq. ft.
- 2 Master Bedrooms
- High End Finishes
- Tons of Storage
- Beach Entry Pool & Hot Tub
- Outdoor Kitchen and Fire Pit
- Raised Garden Beds
- Greenhouse/Potting Shed
- 2 Rain Catchment Tanks
- Double Carport & Workshop
- Covered RV Area w/Hook Up
- Perimeter High Fenced Yard
- Metal Staircase to River



**FRIO CANYON
REAL ESTATE**

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LEAKEY, TX 78873

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Experience the ultimate in riverfront living at this custom, limestone home situated on an expansive 3.6 acre lot that encompasses BOTH SIDES of the crystal clear Frio River! Extensive landscaping & hardscape, numerous patios & decks, raised gardens, beautiful specimen plants, along with a sparkling pool, hot tub and fire pit invite one to spend their days in the back yard. However, the custom, metal stairs beckon you onward to a beautiful sitting area nestled among the trees where the Frio flows gently below. Continue down the stairs to the grassy river banks where both deep and shallow waters await! Equally impressive, the interior of this home epitomizes rustic and timeless elegance. The expansive kitchen is open to the dining and living areas and soaring ceilings with walls of windows provide commanding views of the outdoor oasis beyond. A generously sized guest room is located downstairs and the two master suites upstairs can be accessed via your very own elevator! Balconies off the front and back of the home provide quiet areas to admire your oasis and the panoramic vistas beyond. **\$1,725,000**