

Suttle and Company Real Estate

Prop #60
Lot 74, Frio Canyon Estates, 1 Ac
Cocan, Tx 78838



“Your Real Estate Professionals”



Attributes

- Great Location
- Well
- Gated Subdivision
- Backside of “Old Baldy” at Garner State Park.



Welcome to 29 Lonesome Dove, a 1,400 sq ft, fully furnished 3-bd 2 bath, 1 Acre located in Frio Canyon Estates, retreat nestled in the gated serene beauty of Concan, Texas with private park river access. This property offers the perfect outdoor adventure, making it a getaway for those seeking relaxation and beauty in the Texas Hill Country. Step inside this beautiful well taken care of home, with charm, modern amenities. The open concept living area features high ceilings and large windows with 3M security film. Relax and unwind in the open living room. The kitchen offers granite counter space for preparing meals. The primary bedroom is an oasis, with a spacious layout, and primary bath with a walk-in shower, and granite countertop vanity. The additional bedrooms are equally inviting, each with its own unique charm. Step outside onto the outdoor living area, with two covered front and back porches, where you'll find a 250 sq ft pad with electricity, firepit to sit around with your family, friends roasting marshmallows and enjoying the wide-open skies. Bask in the views of the surrounding nature and take a dip in the Frio River, perfect for hot summer days at the private river park access. It's the destination known for its natural beauty. Embrace the outdoors with hiking and tubing along the scenic Frio River. Close to Garner State Park, famous for its stunning landscapes, hiking trails, and nightly summer dances at the park. Located near local attractions, this property seamlessly blends convenience and serenity. Whether you're seeking a tranquil retreat or an adventurous getaway, this property has it all. For peace of mind when you leave, the property is equipped with a security system. Don't miss this opportunity to create lasting memories in this exceptional property. List Price: \$435,000

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1260 Hwy 83 South
P.O. Box 606
Leakey, Tx. 78873

Phone: 830/232-5242
Fax: 830/232-4283

Email: suttle Realty@hctc.net
www.SuttleandCompany.com



