

# SUTTLE AND COMPANY REAL ESTATE

## Property #71 1.31 Acres, 3Bd/2Ba Rio Frio, Texas Real County



### Your Real Estate Professionals



### Attributes

- 1.31 Acres
- Built in 1900
- 1665 SF Home
- Over a 1000 SF of Porches
- Guest House
- Landscaped Lawn

SUTTLE AND COMPANY  
REAL ESTATE

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Historic Home and Log Cabin in Rio Frio. First time on the market.

This unique property is truly a one-of-a-kind find. The current owners rescued the home from demolition and moved it from its original location in Concan to this beautiful property on the banks of the Little Dry Frio River in the charming hamlet of Rio Frio, Texas.

They have lovingly restored the home and added all the modern conveniences while preserving its character. Old timer's know this as "Aunt Ella Mager's house" while those unfamiliar with its history simply refer to it as "that fantastic old home in Rio Frio". From the robin's egg blue Chambers Range in the kitchen to the beautiful claw foot tub in the bathroom, exciting details await around every corner. There is over 1,000 sq. ft. of covered/ screen porch from which to enjoy the beautifully landscaped grounds and take in the mountain views. The variety of plants and trees on the property are home to numerous species of birds. The Frio River is just an easy walk down the road and Garner State Park is only a couple of miles away.

In addition to the main house, there is a hand-hewn log cabin nestled under an old oak tree that is currently used as a Bed and Breakfast. It is just as charming and fantastic as the main house and creates the opportunity to produce income. The cabin will convey fully furnished. Please take a look at the website that has been created for the B&B operation for more information/photos of the cabin:

<http://web.mac.com/deborahyoga/iWeb/Site/Welcome.html>

Please call Shawn to make an appointment to experience this special property.

**List Price \$299,000**

# Property #71 Map

DELORME

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