

BOWNDS & ASSOCIATES INC., REALTORS®

P.O. Box 617
UTOPIA, TX 78884

Ranches – Recreational Properties – Commercial -- Residential

"Selling the Texas Hill Country For Three Generations"

Sabinal Home



PROPERTY: Two City Lots with Two-Story Home and many additional features

LOCATION: Sabinal, Uvalde County, Texas. Fronting May Avenue.

TERRAIN & TREES: Level Terrain with Live Oak, Pecan and various Flowering Plants.

IMPROVEMENTS: Two Story Home (2,200+/- Square Feet)

- 3 Bedrooms (All Upstairs)
- 1 Bath Downstairs (with Plumbing for 2nd Upstairs)
- Formal Living and Dining Areas
- Breakfast Area
- High Ceilings
- Updated Windows
- Ceiling Fans
- Gas Furnace
- Electric Fireplace
- White Rock Wood Burning Fireplace
- Tile, Carpet and Wood Flooring

Detached Garage (900+/- Square Feet)
Large Wood Deck (672+/- Square Feet)
Two Vehicle Carport (648+/- Square Feet)
Screened Rear Balcony (132+/- Square Feet)

Front Porch (128+/- Square Feet)
Front Balcony (128+/- Square Feet)
Above Ground Pool

DESCRIPTION:

- City Street Frontage	- Large Live Oak	- Two City Lots
- Spacious Yard Areas	- Pecan	- Fencing
- Beautiful Trees	- Various Flowering Plants	

COMMENTS: Very nice home dating back from the early to mid 1900's with a convenient location to stores, eateries, school, post office, bank and library. Some furniture and appliances to convey.

PRICE: \$159,000

TERMS: Cash to seller, Third Party Financing

BROKER: Brandon Bownds
Office: 830.966.6111
Mobile: 210.288.4325

*Above information is believed reliable, but is not guaranteed by Realtor. Property is subject to prior sale, correction, or withdrawal without notice.

'Let us show you... The Texas Hill Country'

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