

BOWNDS & ASSOCIATES, INC. REALTORS ®

P.O. Box 617
UTOPIA, TX 78884

Ranches – Recreational Properties – Commercial -- Residential

"Selling the Texas Hill Country For Three Generations"

Center Street Home
Sabinal, Texas

PROPERTY: Approximately 3 City Lots with Single Story Home

LOCATION: Sabinal, Uvalde County, Texas. Fronting Center Street.

TERRAIN & TREES: Level Terrain with Large Oaks and various Flowering Plants.

IMPROVEMENTS: Single Story Brick Home (3,100+/- Square Feet)

- 4 Bedrooms
- 3 Full Bathrooms
- Storage Room/Office or 5th Bedroom
- Formal Living and Dining Areas
- Ceiling Fans, Central AC & Heat in most of home, Window Unit
- Gas Furnace
- Wood Burning Fireplace
- Tile, Carpet and Wood Flooring
- 2 Sliding Glass Doors to Backyard
- Large Utility

Attached 2-Car Garage (528+/- Square Feet)

Covered Front Porch (93 Square Feet)

Gravel Half-Moon Drive

DESCRIPTION:

- City Street Frontage	- Large Live Oak
- Spacious Yard Areas	- Approximately 3 City Lots
- Beautiful Trees	- Various Flowering Plants

COMMENTS: Very nice home with a convenient location to stores, eateries, school, post office, bank, library, and community park (directly across the street).

PRICE: \$195,000

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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