

BOWNS

& Associates, Inc. REALTORS®

Skyline View

10.8± ACRES UTOPIA • BANDERA COUNTY \$239,000



Sunbath!

Hang out on the back porch,

ENJOY the outstanding views.

Quiet Living! Well Maintained.

Everything you need!

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

BOWNS

& Associates, Inc. REALTORS®

1223 Main Street
P.O. Box 617
Utopia, Texas 78884

(830)966-6111

Fax (830)966-6107

EMAIL INFO@BOWNSREALTORS.COM

WWW.BOWNSREALTORS.COM

ACREAGE : 10.8± acres with immaculate, well maintained home and land offering Stunning Views as far as the eye can see!

LOCATION : Convenient location just Northeast of Utopia. A few short minutes to Lost Maples State Natural Area, offering enjoyment and fall foliage full of vibrant colors, Mac and Ernie's Roadside Eatery, a great dining experience serving up gourmet meals, and a beautiful scenic drive over to Garner State Park sure to bring back fun traditions and beautiful scenery.

TERRAIN : Well maintained with great work efforts. Hillside property, set up and ready to enjoy. Great potential for pond to stock fish. Heavily wooded with Oaks and an abundant variety of other trees native to the Hill Country creating most desired privacy.

VEGETATION : Variety of Large Beautiful Hardwoods, some to include: Live Oak and Spanish Oak, Madrone, Mountain Laurel. Self Established Plants and Trees including but not limited to: Fig, Esperanza and Rose Bushes to name a few.

WILDLIFE : Free Roaming Native Wildlife

DESCRIPTION :

- 🏡 Improved Hillside Property with Flat Land Spaces
- 🏡 Immaculate Home and Improvements
- 🏡 Stunning Views
- 🏡 Plenty of Privacy for Quiet Living
- 🏡 Large Hardwoods
- 🏡 Caliche Drive, Well, Septic, Electric
- 🏡 960± Sq. Ft. Home: 2 Bedroom, 1 Bathroom, Smart Design with Fully Functional Floor Plan, 6" Walls, 9' Ceilings, Saltillo Tile Flooring, Tongue and Groove Ceilings, Mexican Talavera Tile Countertops, Open Living, Great Color Schemes, Central AC and Heat, LP Gas Freestanding Fireplace, All Appliances Shall Convey
- 🏡 200± Sq. Ft. Covered Front Porch with Flagstone
- 🏡 360± Sq. Ft. Covered Rear Porch with Painted Decking and Railing
- 🏡 720± Sq. Ft. Fully Enclosed Garage
- 🏡 180± Sq. Ft. Carport
- 🏡 Storage Shed
- 🏡 Outdoor Painted Metal Shower with Saltillo Tile Flooring

PRICE : \$239,000

TERMS : Cash to Seller, Third Party Finance

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