



GORE
REAL ESTATE GROUP

Selling Texas a Little at a Time.

**Best of Both Worlds
Golf Course Living
on the Leon River**

107 River Ridge Dr. • Gatesville, TX

**Call or Text 254.206.3635 with
code '910' for 24/7 info!**



GoreGroupTexas.com

2424 E. Main St. • Gatesville, TX 76528

254.206.0915 • Office: 254.248.0809



River Front Living on the Golf Course perfect for Entertaining

3672 Sq. Ft. 4 Bedrooms, 3 full baths, & 2 half baths on 1.9+/- acres featuring a park-like setting leading to the Leon River.

This beautiful 2 Story home features Riverstone Rock. Perfect property for folks that love to Entertain.

Rock Fire place with Propane Gas

Large open concept floor plan with open living area, kitchen, and breakfast bar.

Large office with built in desk and custom cabinets.

Kitchen Features Under Cabinet lighting, Granite Countertops and Custom Cabinets.

Breakfast nook features pool and countryside views.

Formal dining room

Grand master Suite has a luxurious master bath with large walk in shower, dual shower heads, claw foot tub, dual vanities, and large walk in closet.

Second bedroom can serve as another master with an en suite shower/tub combo.

Bedrooms 3 & 4 feature a Jack and Jill bath and Large Walk-in Closets.

2nd story has an oversized game room with a built in entertainment center, wet bar, outside balcony sitting area with breathtaking views of the Leon River valley.

Large screened in porch area features a full outdoor kitchen, Mounted TV and is wired for surround sound.

In ground pool surrounded by beautiful landscaping and iron fence.

Intercom and Security System

Storage shed with attached large dog kennel.

Large three car garage with plenty of cabinets and countertop space for projects.



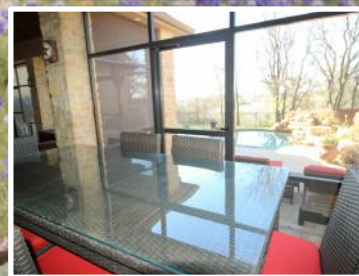
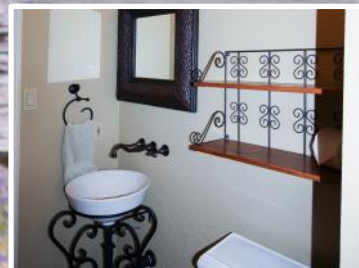
Your dreams are our goals...

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Property Information Overview

Acreage.....	1.9 +/- Acres
Location.....	107 River Ridge Rd, Gatesville
Price.....	\$495,000
Square Footage.....	3,672 Sq. Ft.
Bedrooms/Bathrooms.....	4 Bedrooms, 3 Full Baths, 2 Half Baths
Utilities.....	City Water, City Sewer, Co-op Electric
School District.....	Gatesville ISD
Taxes.....	\$8,180
Distance from Waco.....	39 Miles
Distance from Temple.....	35 Miles
Distance from Austin.....	99 Miles
Distance from Houston.....	209 Miles
Distance from DFW.....	155 Miles
Special Features.....	On the Leon River, Huge upstairs game room, large office, and formal dining room



Directions: From Gatesville Wal-Mart: Turn left leaving Walmart onto Hwy 36 to Temple. Turn right onto Old Waco Rd, turn left onto Golf Course Rd, and then turn left onto Surrey Lane. Turn right onto River Place West, turn left onto Rio Drive. Follow Rio Drive to the end and then turn right. Property will be on your left. Watch for signs.



**Granite Counters
Custom Cabinets
Breakfast Bar**



**Island
Large Pantry
Under Cabinet Lighting**



Grand Living Area Vaulted Ceilings



Open Floor Plan



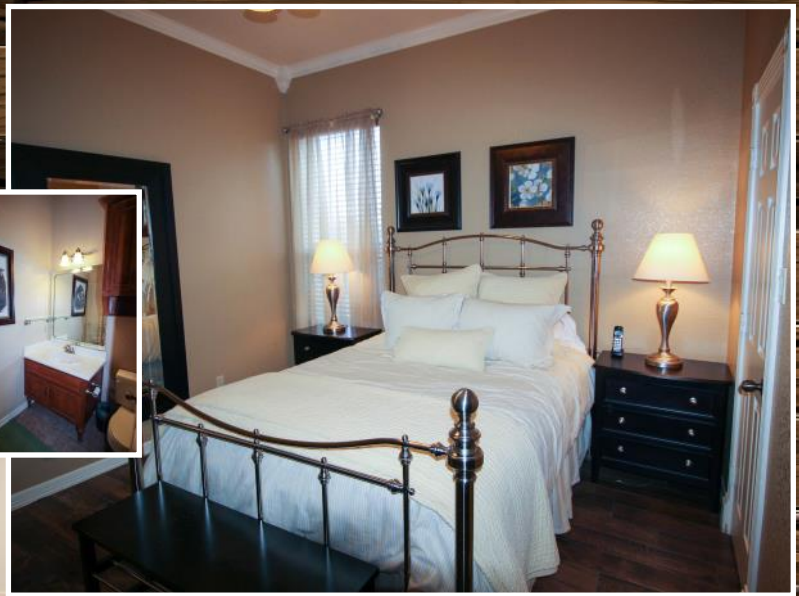
Formal Dining Room



Breakfast Nook with View of Pool



Second Bedroom with En Suite



Large Bedrooms



Jack & Jill Style Bathroom



Large Closets in all Bedrooms



Master Suite

Claw Foot Tub



Walk In Shower



Massive Master Bedroom

Upstairs Game Room with Bar



**Beautiful
Leon River
Valley Views**



**In Ground Pool
Beautifully Landscaped**



**Iron Fence
around Pool**



Screened in Porch



**Complete
Outdoor Kitchen**

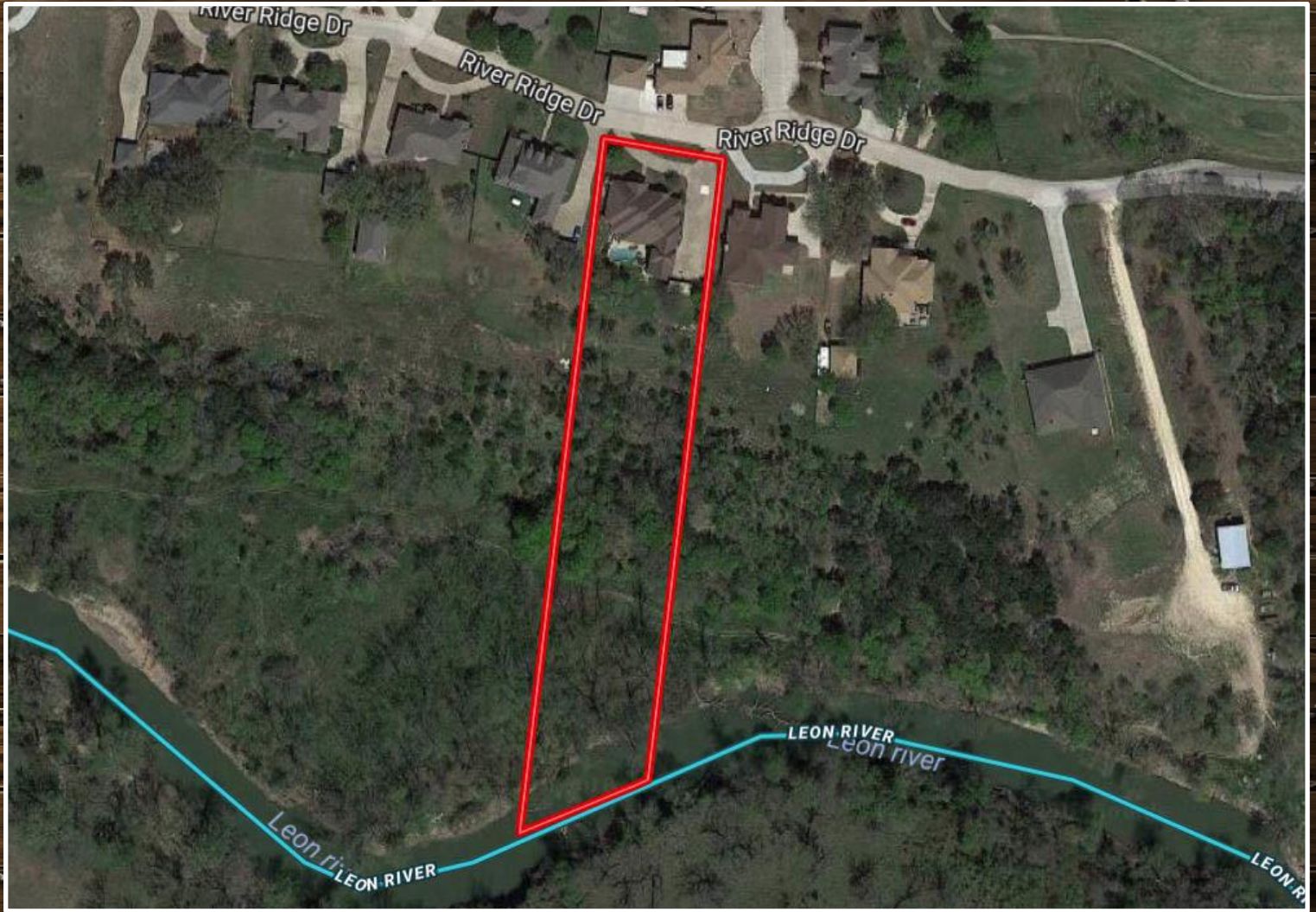




On the Gorgeous Leon River



Aerial Map



Boundary lines are an approximation and are not final.

Topo Map



Boundary lines are an approximation and are not final.

A map of Central Texas centered around Austin. A red pin marks the location of 107 River Ridge Drive, situated north of Killeen and west of Temple. The map displays major highways including I-35, I-38, I-49, US-281, US-84, and US-79. Other labeled cities include Stephenville, Comanche, Hillsboro, Corsicana, Fairfield, Waco, Temple, Killeen, Harker Heights, Copperas Cove, Lampasas, Georgetown, Round Rock, Pflugerville, Austin, San Marcos, New Braunfels, Seguin, Boerne, San Saba, Llano, Burnet, Marble Falls, Hearne, Madisonville, College Station, Navasota, Brenham, Giddings, Bastrop, La Grange, Columbus, and Roswell.

GPS Coordinates can be typed into Google Earth or Google Maps for property location:

31.409, -97.732

Boundary lines are an approximation and are not final.



For more information on this listing, please contact:

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