

RANCHES • LIVE WATER • FARMS • RECREATIONAL PROPERTIES



BOWNDSTM
RANCHES

New Listing
VANDERPOOL
VILLA

3.5± ACRES

VANDERPOOL, TEXAS
BANDERA COUNTY

'Let us show you... Texas'



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Property is subject to prior sale, correction or withdrawal without notice.



PRICE

\$549,000

- RARE Riverfront Property
- Beautiful Grand Electric Gated Entrance
- Gravel Driveway lined with Vivid Color-Changing Maple Trees
- 1 Bed / 1 Bath Loft-Style Vanderpool Villa surrounded by Panoramic Mountain, Vineyard, River and Valley Views
- Wrap-Around Covered Porches
- Attached Recreation Quarters complete with Bar, Half-Bath and Large Covered Patio
- Fenced and Landscaped Front and Side Yard
- Eye-Catching Landscaped Garden constructed with a Natural Stream Bed Water Feature, Boulders, Flowers, Greenery and Small Bridge
- Party Pavilion Equipped with Lighting, Sink, Storage, BBQ Grill and Stone Pizza Oven
- Large Covered Parking / Storage Barn



BOWNDS
RANCHES

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Water Features

- Sabinal River Frontage
- Natural Stream Bed Feature constructed to run through the Landscaped Garden decorating the Front and Side Yards

Topography

- Manicured Acreage Studded with Beautiful Hardwoods
- Level Usable Land Carpeted with Lush Green Grasses
- Native Untouched Acreage near the River
- Solid Rock Bottom River
- Limestone Shores
- Serene Setting. Quiet Atmosphere.

Vegetation

- Live Oak
- Sycamore
- Maples
- Juniper
- Bluebonnets
- Aquatic Plants
- Landscape Plant & Flower Variety

Wildlife

- Whitetail
- Turkey
- Hog
- Squirrel
- Raccoon
- Minnows
- Song Birds
- Woodland Birds

