



# FLORES OAKS RANCH

*For Sale*

45 Acres • Downtown Floresville-15 Min. • San Antonio-45 Min.

Wildlife Exemption • Custom Home • In-Ground Pool • New  
Saltwater Filtration • Guesthouse • Metal Workshop • Fenced and  
Cross-Fenced • Public Water & Electric • No HOA/Unrestricted

*Offered At \$1,325,000*



Represented By Debbie Mann, REALTOR ® • DHR Real Estate Company



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# FLORES OAKS RANCH

343 FLORES OAKS DR.  
FLORESVILLE, TEXAS 78114  
MLS #177896

## MAIN HOUSE • 2697 SF • 1-STORY

3 Bedrooms • 3.5 Baths • Hand Scrapped Bamboo Flooring • High Ceilings • Wood Burning Fireplace • Chef's Kitchen with Gas Cooking, Walk-In Pantry • Primary Suite Sanctuary with En-Suite Bath, Dual Walk-in Shower • Office • Secondary Bedrooms and Gameroom On Opposite Side • Full Bath To Serve Pool Area and Gameroom • Laundry Room



## GUEST HOUSE WITH 2ND LAUNDRY ROOM & STORAGE

Deck with Sweeping Views • 1 Bedroom • 1 Full Bath • Murphy Bed with Loft • 1st Floor Laundry Room • Ample Storage

**Metal Building: 24' x 20' dual roll up doors, power, concrete slab • Level Terrain • Majestic Trees • Scenic Paths for Hunting and Outdoor Adventures • White Tail Deer, Turkey, Dove • Unrestricted • No Flood Plain • Situated at End of Cul-Du-Sac • Surrounded by Large Acre Estates**



All measurements and figures are approximate. Source of information is deemed reliable, please verify.