

MLS #: R105922A (Active) List Price: \$697,500

193 Silver Mine Pass Concan, TX 78838



STYLE: 1 Story, Hill Country
ROOMS: 14
BEDROOMS: 6
FULL BATHS: 4
HALF BATHS: 0
APX YEAR BUILT: 2007
APX SQFT: 4444
SQFT SOURCE: Owner
GARAGE: Carport
CONDITION:
FOR SALE: Sale
PRICE PER SQFT: \$156.95

COUNTY: Uvalde
SUBDIVISION: The Ranch
SCHOOL DISTRICT: Sabinal
ZONING CODE:
APX ACREAGE: 5.01
LAND SIZE APX SQFT: 218235
LAND DIMENSIONS:
FEMA FLOOD ZONE: No
ROAD SURFACE: Asphalt

TAX ID #: TAX YEAR: 2017 TAXES TOTAL \$: 8079.7

LEGAL DESC: Lot 2, The Ranch Subdivision, Uvalde County, TX

HOA: Yes ASSOC DUES \$: 500 DEED RESTRICTIONS: Yes HOME WARRANTY: Yes

ROOM LIST: Dining, Great Room, Guest Quarters, Kitchen, Kitchen/Dining, Living, Office, Storage, Study/Library, Utility

UTILITY ROOM: WORKSHOP:

RETAIL ELEC PROVIDER: GAS COMPANY PROVIDER:

WATER: Well SEWER: Septic Tank SEPTIC SIZE:

	Dimensions:		Dimensions:		Dimensions:
Living Room:		Breakfast Room:		Bedroom 1:	
Den/Family Room:		Office:		Bedroom 2:	
Game Room:		Screen Porch/Sunroom:		Bedroom 3:	
Kitchen:		Master Bedroom:		Bedroom 4:	

FEATURES: Ceiling Fan, Fenced Yard, Fireplace-Wood, Guest House, Porch-Front, Porch-Side, Porch-Back, Porch-Covered, Security System, Workshop

APPLIANCES: Dishwasher, Microwave, Range, Refrigerator

TERRAIN: Sloping WATER FEATURES: Creek-Seasonal

CONSTRUCTION: Wood Frame

HEAT: Central Electric

FOUNDATION: Other

COOLING: Central Electric

SIDING: Stone, Stucco

WINDOWS: Thermal

ROOF: Metal

WINDOW TREATMENTS: Some

WATER HEATER:

FLOORING: Hard Tile, Wood, Other-See Remarks

WATER HTR GAL:

OWNER NAME: Tommy & Rhonda Atkinson

OCCUPANCY: Owner

SHOWING: Appt Needed

POSSESSION: Closing & Funding

FINANCING: Conventional, VA Loan

SAC: 3 AGENT OWNED: No

AGENCY TYPE: Exclusive Right to Sell

COOP: Both

SELLER PD EXPENSES: No

DISCLOSURE STATEMENT: Yes

DIRECTIONS: South side of US Highway 83 approximately 1/2 mile south of Concan. Gated entrance, code required.

PUBLIC REMARKS: Two immaculate homeste" on 5 acres in the scenic Texas Hill Country at The Ranch in Concan. This perfect combination for a family or corporate retreat includes 2 exceptional homes. Enjoy the prettiest spot on the Frio and native and free-roaming exotic and native wildlife. Just over an hour from San Antonio, the gated entry leads into the peace and quiet of nature at its finest. Extraordinary detail, excellent design and craftsmanship, and meticulous maintenance is evident in each of these distinctive homes. Enjoy the shady, manicured grounds from covered porches, patios and decks offering open views of the Frio Canyon. Two Spanish Colonial-era silver mines included! Note: Square footage and rooms described include both homes.

PRIVATE REMARKS:

DISPLAY ON INTERNET: Yes

DISPLAY ADDRESS: Yes

ALLOW AVM: No

ALLOW COMMENTS: No

ORG LP: \$697,500

LIST DT:

EXPR DT:

PNDG DT:

DOM: 1

Office Name: Encina Properties (#:161)

Listing Agent: Terry Carson (#:2)

Main: (830) 591-9689

Contact #: (830) 591-9689

Fax: 0-

Agent Email: tcarson2096@gmail.com