



STYLE: 1 Story
ROOMS: 10
BEDROOMS: 5
FULL BATHS: 3
HALF BATHS: 1
APX YEAR BUILT: 2018
APX SQFT: 4053
SQFT SOURCE: CAD
GARAGE: 2 Car
CONDITION:
FOR SALE: Sale
PRICE PER SQFT: \$271.40

COUNTY: Uvalde
SUBDIVISION: Shut In Creek
SCHOOL DISTRICT: Sabinal ISD
ZONING CODE:
APX ACREAGE: 5.84
LAND SIZE APX SQFT: 254390
LAND DIMENSIONS:
FEMA FLOOD ZONE: No
ROAD SURFACE: Asphalt, Caliche

TAX ID #: 29614 **TAX YEAR:** **TAXES TOTAL \$:**

LEGAL DESC: Lot 6, Shut In Creek Subdivision #1
HOA: No **ASSOC DUES \$:** **DEED RESTRICTIONS:** Yes **HOME WARRANTY:** Yes

ROOM LIST: Dining, Great Room, Kitchen, Living, Utility, Other-See Remarks
UTILITY ROOM: House **WORKSHOP:**

RETAIL ELEC PROVIDER: **GAS COMPANY PROVIDER:**
WATER: Rural Co-op, Well **SEWER:** Septic Tank **SEPTIC SIZE:**

	Dimensions:		Dimensions:		Dimensions:
Living Room:		Breakfast Room:		Bedroom 1:	15 x 13
Den/Family Room:	27 x 24	Office:		Bedroom 2:	15 x 14
Game Room:		Screen Porch/Sunroom:		Bedroom 3:	14 x 13
Kitchen:	17 x 12	Master Bedroom:	21 x 18	Bedroom 4:	14 x 13
Utility	13 x 9				
Bathroom 1	23 x 12				

FEATURES: Ceiling Fan, Fireplace-Wood, Hot Tub, Pool Below Ground, Porch-Back, Porch-Covered
APPLIANCES: Cooktop, Dishwasher, Dryer, Microwave, Oven-Double, Refrigerator, Vent Hood, Washer
TERRAIN: Level, Rolling **WATER FEATURES:** Other-See Remarks

CONSTRUCTION: Wood Frame **HEAT:** Central Electric
FOUNDATION: Slab **COOLING:** Central Electric
SIDING: Stone, Stucco **WINDOWS:** Other-See Remarks
ROOF: Metal **WINDOW TREATMENTS:** Some
WATER HEATER: **FLOORING:** Laminate, Satillo Tile
WATER HTR GAL:

OWNER NAME: C. & B. Whatley
OCCUPANCY: Vacant **SHOWING:** Appt Needed, Lockbox

POSSESSION: Closing & Funding **FINANCING:** Assumption, Conventional, VA Loan

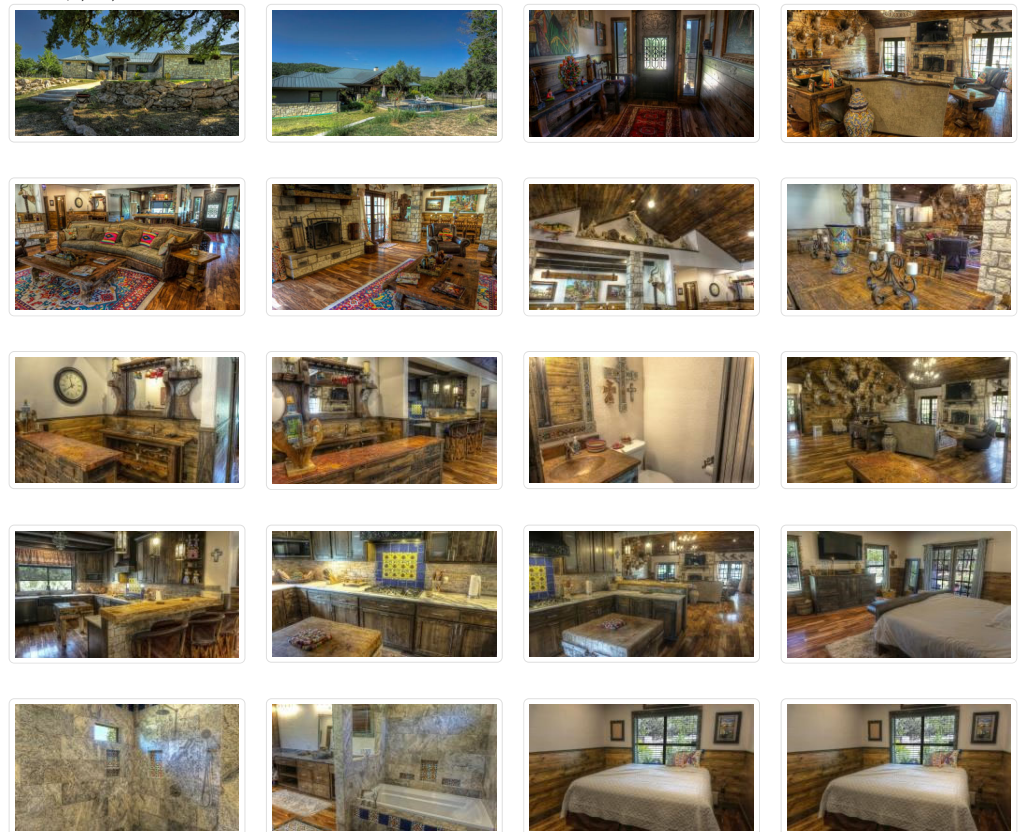
SAC: 3 **AGENT OWNED:** Yes **AGENCY TYPE:** Exclusive Right to Sell **COOP:** Both
SELLER PD EXPENSES: No **DISCLOSURE STATEMENT:** Yes

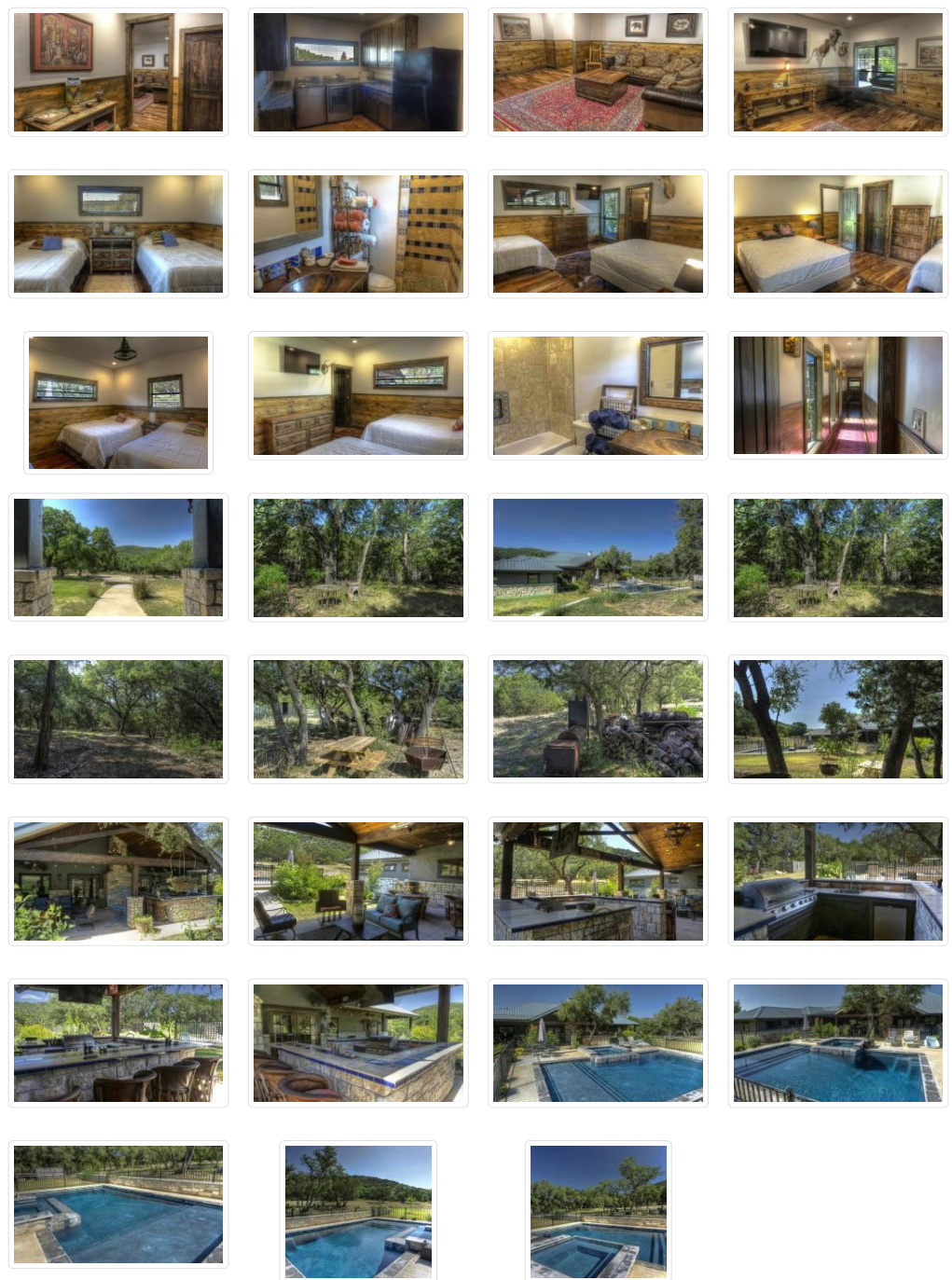
DIRECTIONS: From Highway 127 at Andy's take CR 348 (River Road) east for 9/10 mile. Turn left(north) on Mariposa in Canyon Oaks. Take Mariposa to the end, approximately 1 mile and look for Encina Properties sign at the gate.

PUBLIC REMARKS: Custom Spanish Hill Country home hidden on almost 6 private acres. Enjoy end-of-the-road privacy and relax in your own private oasis and still be close to the Frio River, Concan Country Club, Garner State Park and every attraction in the Frio Canyon. Plenty of room inside and out to spread out and enjoy the Texas Hill Country. There are 5 bedrooms (4 with a private bath) and one half-bath. Two living rooms, spacious master bath, fireplace, swimming pool, hot tub, and outdoor bar and grill. Additional outdoor features include an expansive yard, a wood-burning BBQ pit, two large back porches, walking trails and plenty of parking. This home has excellent potential as an income-producing property (sleeps 16) or as your own luxury home in the heart of Concan. Owner is a licensed RE agent.

PRIVATE REMARKS:

DISPLAY ON INTERNET: Yes **DISPLAY ADDRESS:** Yes **ALLOW AVM:** No **ALLOW COMMENTS:** No
ORG LP: \$1,100,000 **LIST DT:** **EXPR DT:** **PNDG DT:** **DOM:** 8





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