



Style: 1 Story
Rooms: 14
Bedrooms: 7
Full Baths: 4
Half Baths: 0
Apx Year Built: 2004
Apx SqFt: 5037
SqFt Source: CAD
Garage: 2 Car, Attached
Condition: As Is
For Sale: Sale
Price Per SQFT: \$476.47

County: Uvalde
Subdivision: The Ranch
School District: Sabinal
Zoning Code:
Apx Acreage: 18.48
Land Size Apx SqFt: 804988.00
Land Dimensions:
FEMA Flood Zone: Yes
Road Surface: Asphalt

Tax Year: 2020 **Taxes Total \$:** 18812.00

Legal Description: Lot 22 & 23, The Ranch Subdivision, Uvalde County

HOA: Yes **Assoc Dues \$:** 500.00 **Deed Restrictions:** Yes **Home Warranty:** Yes

Room List: Game, Great Room, Kitchen, Office, Utility

Utility Room: House

Workshop:

Retail Electric 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, Fireplace-Wood, Patio, Porch-Front, Porch-Back, Storage Shed

Appliances: Cooktop, Dishwasher, Disposal, Microwave, Oven-Double, Refrigerator, Vent Hood

Terrain: Level **Water Features:** River

Construction: Wood Frame
Foundation: Slab
Siding: Stone
Roof: Tile
Water Heater:
Water Heater Gal:

Heat: Central Electric
Cooling: Central Electric
Windows: Aluminum
Window Treatments: Some
Flooring: Carpet, Hard Tile

Owner Name: Fayle & Van Hoose

Occupancy: Owner **Showing:** Appt Needed

Possession: Closing & Funding **Financing:** Conventional, FHA

SAC: 2.5 **Agent Owned:** No **Agency Type:** Exclusive Right to Sell **Coop:** Both

Seller Paid Expenses: No **Disclosure Statement:** Yes

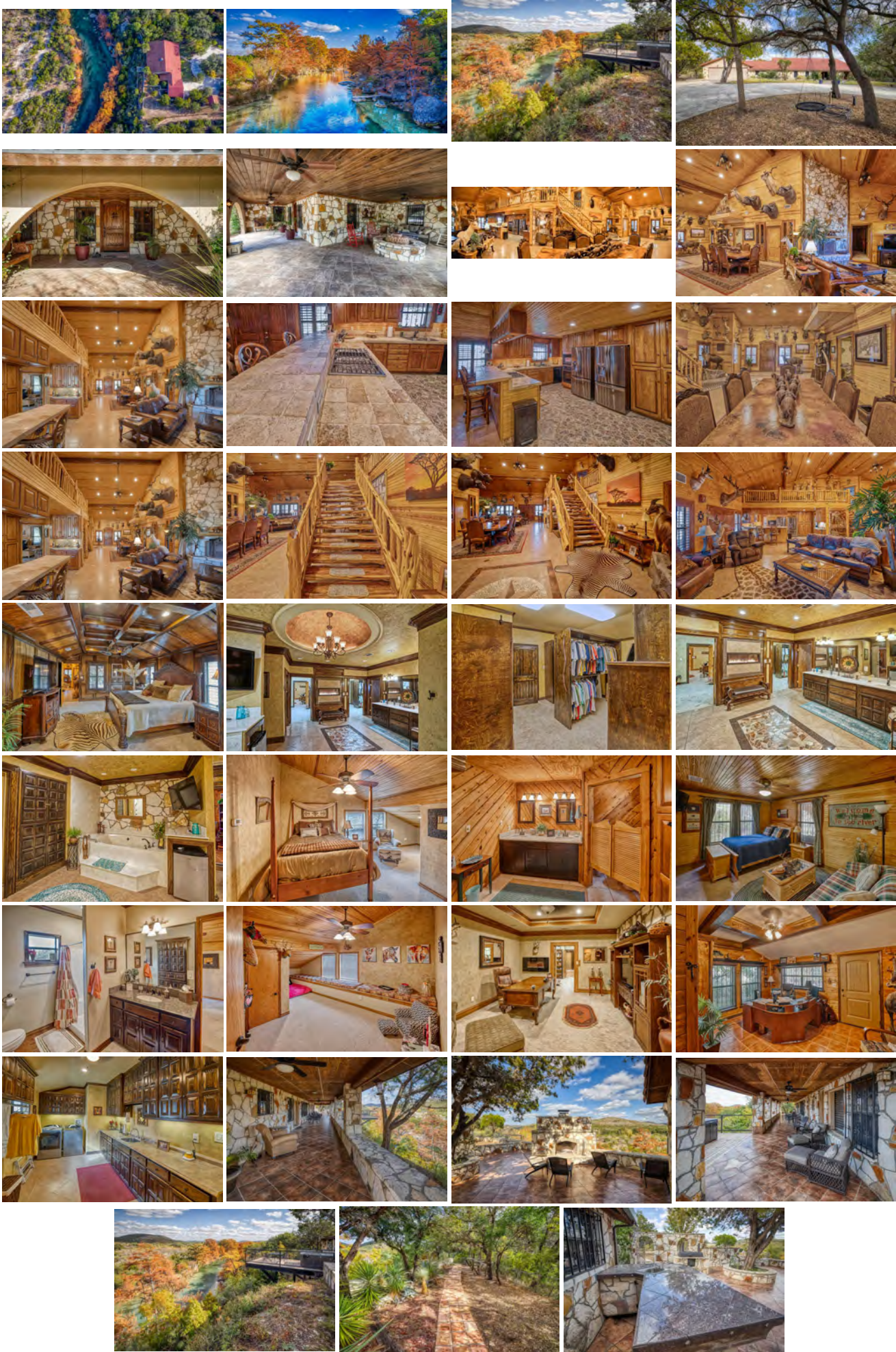
Directions: From the intersection of Highway 127 and Highway 83, travel north on Highway 83 to the gated entry at The Ranch. Gate access code required.

Public Remarks: Exceptional Frio River estate on over 18 acres near Concan overlooking the crystal clear Frio River. The 7 bedroom, 4 bath home is uniquely situated to provide spectacular views of the Frio and the hills beyond from 2 outdoor decks just off the expansive covered back porch. Remarkably large rooms throughout and thoughtful private areas contribute to the overall experience of estate living and entertaining. Outdoor areas include covered porches, an outdoor kitchen and fireplace, and a hot tub overlooking the Frio. Manicured grounds are home to a variety of native and exotic wildlife and impart a sense of tranquility and relaxation the moment you drive through the gate. This extraordinary estate is one-of-a-kind in a unique, natural setting. Shown by appointment only to qualified buyers..

Private Remarks:

Display on Internet: Yes **Display Address:** Yes **Allow AVM:** No **Allow Comments:** No

Org LP: \$2,400,000 **Pndg Dt:** **DOM:** 4



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