



BOWND'S™

REAL ESTATE BROKERAGE

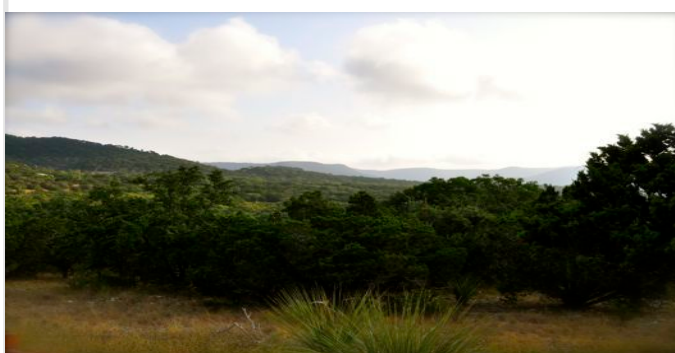
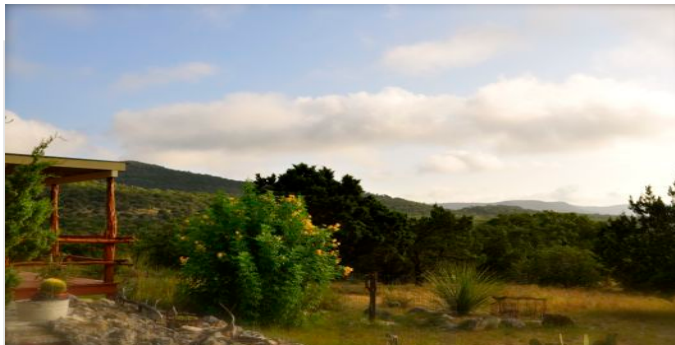
REALTORS®

'Let us show you... Texas'



Skyline View

10.8± Acres Utopia • Bandera County \$239,000



IMMACULATE
IMPROVEMENTS

STUNNING VIEWS

QUIET LIVING

PRIVATE



BRANDON BOWND'S
BROKER

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Information is believed reliable, but is not guaranteed by Realtor®. Property is subject to prior sale, correction or withdrawal without notice.

ACREAGE

10.8± Acres with immaculate, well maintained home and land offering Stunning Views as far as the eye can see!

LOCATION

Utopia, Texas • Bandera County

ACCESS

Entrance off Sunrise Hill Road

WATER

Water Well

TOPOGRAPHY

Well maintained with great work efforts. Hillside property, set up and ready to enjoy. Great potential for a pond to stock fish. Heavily wooded with Oaks and an abundant variety of other trees native to the Hill County creating most desired privacy.

VEGETATION

Variety of Large Beautiful Hardwoods, some to include: Live Oak and Spanish Oak, Madrone, Mountain Laurel. Self Established Plants and Trees including but not limited to: Fig, Esperanza and Rose Bushes to name a few.

WILDLIFE

Free Roaming Native Wildlife

SURROUNDINGS

Serene Ambience. Boundless panoramic views across the Texas Hills.

IMPROVEMENTS

960± Sq. Ft. Home: 2 Bedroom, 1 Bathroom, Smart Design with Fully Functional Floor Plan, 6" Walls, 9' Ceilings, Saltillo Tile Flooring, Tongue and Groove Ceilings, Mexican Talavera Tile Countertops, Open Living, Great Color Schemes, Central AC and Heat, LP Gas Freestanding Fireplace, All Appliances Shall Convey

200± Sq. Ft. Covered Front Porch with Flagstone

360± Sq. Ft. Covered Rear Porch with Painted Decking and Railing

720± Sq. Ft. Fully Enclosed Garage

180± Sq. Ft. Carport

Storage Shed

Outdoor Painted Metal Shower with Saltillo Tile Flooring

Caliche Drive, Well, Septic, Electric

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HIGHLIGHTS

Improved Hillside Property with Flat Land Spaces

Immaculate Home and Improvements

Stunning Views

Plenty of Privacy for Quiet Living

Large Hardwoods

County Road Frontage

DESCRIPTION

Perfect Full-Time, Retirement or Recreational Home. Expansive Windows, Private Patios, Amazing Views and Beautiful Sunsets. Relieve your stresses. Relax!

Set up the Telescope and gaze at the stars and planets with clarity. Break out the binoculars and watch the wildlife roaming nearby.

Convenient location just a few short minutes to Lost Maples State Natural Area, offering enjoyment and fall foliage full of vibrant colors, Mac and Ernie's Roadside Eatery, a great dining experience serving up gourmet meals, and a beautiful scenic drive over to Garner State Park sure to bring back fun traditions and beautiful scenery.

PRICE

\$239,000

TERMS

Cash to Seller, Third Party Finance

CONTACT

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