



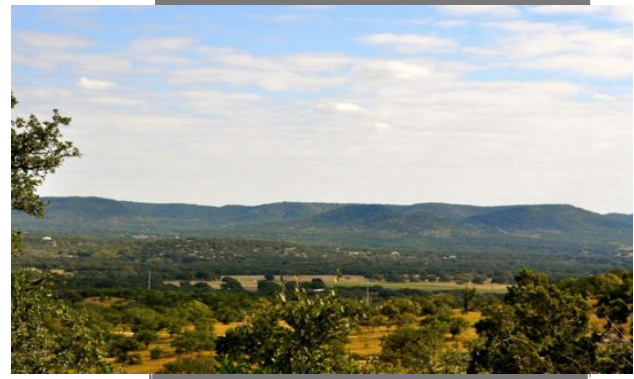
BOWNDSTM
REAL ESTATE BROKERAGE

REALTORS[®]

'Let us show you... Texas'

Rancho Paesano

33± Acres Utopia • Bandera County \$499,000



IMMACULATE CUSTOM
RUSTIC RANCH HOME

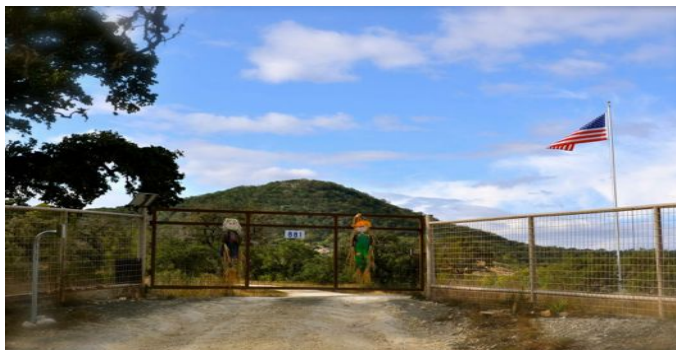
HIGH QUALITY 8 TANK
WATER STORAGE
SYSTEM

TRINITY WELL

VARIETY OF FREE
ROAMING WILDLIFE

HEALTHY HARDWOODS

STUNNING VIEWS



BRANDON BOWNDS
BROKER

1223 Main Street
P.O. Box 617
Utopia, Texas 78884

(830)966-6111

Fax (830)966-6107

EMAIL

INFO@BOWNDSREALTORS.COM

WWW.BOWNDSREALTORS.COM

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

ACREAGE

33± Well Maintained Acres featuring a Custom Rustic Ranch Style Home with an inviting Covered Patio overlooking Stunning Views.

LOCATION

Utopia, Texas • Bandera County

ACCESS

Access the Ranch off North Little Creek Road

WATER

Trinity Well • Quality Eight Tank Rain Catchment System

TOPOGRAPHY

Very diverse with many topography changes. Great combination of Gently Rolling lowlands with fertile soil to Steep and Rugged Highland Terrain with Exceptional Views. Elevations up to 1,760± Ft.

VEGETATION

Forested with a blanket of well preserved hardwoods, some including Live Oak, Spanish Oak, Blue Oak and Madrone. Prolific Plant Community. Several color changing trees add a vibrant splash of color during Fall Foliage.

WILDLIFE

A list of native wildlife and birdlife are attracted to this ranch. Whitetail Deer • Wild Hog • Turkey

SURROUNDINGS

Larger neighboring ranches. Showcasing Beautiful Sunsets and most desired Privacy!

IMPROVEMENTS & HIGHLIGHTS

Framed with Healthy Hardwoods and accented with a Manicured Yard.

Custom 3-Bed/2-Bath, 2,200± Sq. Ft. Single Story Rustic Ranch Home, Large Covered Porches, accented with Flowering Plants and shaded by a Beautiful Large Live Oak.

The Exterior of the home showcases multiple variations including: Random Sized Stone, Stucco, Covered Concrete Patio with Cedar Posts.

Great Color Scheme and Layout throughout the Exterior and Interior of the Home creating a fully functional flow.

Detached Barn/Shop/Studio provides Enclosed Parking and additional room for Storage and Work Space.



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High Quality Eight Tank Rain Catchment System, painted creating a nice flow and quality appearance.

Knotty Alder Exterior and Interior Doors add a Stylish and Upscale appearance.

The Open Interior Design is highlighted by Large Upgraded Windows looking out to Amazing Views.

Calm selection of Tile Flooring throughout the Home.

Gourmet Kitchen sure to impress with Knotty Alder Custom Built Cabinetry, Granite Countertops and Stainless Steel Appliances. Electric Range • Island with Raised Bar Area • Tile Back-splashes and Quality Characteristics. Elegant Track and Recessed Lighting • Plenty of Counter Space and Storage. Open to Great Room, excellent for entertainment.

Large Wood Burning Stove in the Kitchen/Great Room area accented with a Stone wall adding a unique flair.

The Master Bedroom sits just off the Great Room, designed for Maximum Comfort. Large windows Expose the Hills in the Background • En Suite Master Bath complete with Full Tile Shower and Bead Board Tub Surround with Tile Backsplash. Walk-In Closets. Double Vanities accented with Granite Countertops and Backsplash.

Office or Guest Bedroom features a great view out to the Oak studded property with a Backdrop of the Texas Hills.

Spacious Utility Room with Custom Cabinetry and Plenty of Storage. Great space for an additional freezer or fridge.

Electric Gated Entrance • Septic System • Trinity Well

MINERALS:

All owned minerals shall convey

PRICE

\$499,000

TERMS

Cash to Seller, Third Party Finance

CONTACT

Brandon Bownds, Broker

Office (830)966-6111

Mobile (210)288-4325

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