

**BOWNS & ASSOCIATES INC., REALTORS®**

P.O. Box 617  
UTOPIA, TX 78884

Ranches – Recreational Properties – Commercial -- Residential

*“Selling the Texas Hill Country For Three Generations”*

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# SABINAL HOME

**PROPERTY:** Two City Lots with Two-Story Home and many additional features

**LOCATION:** Sabinal, Uvalde County, Texas. Fronting May Avenue.

**TERRAIN & TREES:** Level Terrain with Live Oak, Pecan and various Flowering Plants.

**IMPROVEMENTS:** Two Story Home (2,200+/- Square Feet)

- 3 Bedrooms (All Upstairs)
- 1 Bath Downstairs (with Plumbing for 2<sup>nd</sup> Upstairs)
- Formal Living and Dining Areas
- Breakfast Area
- High Ceilings
- Newer Windows
- Ceiling Fans
- Gas Furnace
- Electric Fireplace
- White Rock Wood Burning Fireplace
- Tile, Carpet and Wood Flooring

Detached Garage (900+/- Square Feet)  
Large Wood Deck (672+/- Square Feet)  
Two Vehicle Carport (648+/- Square Feet)  
Screened Rear Balcony (132+/- Square Feet)

Front Porch (128+/- Square Feet)  
Front Balcony (128+/- Square Feet)  
Above Ground Pool

**DESCRIPTION:**

- City Street Frontage	- Large Live Oak	- Two City Lots
- Spacious Yard Areas	- Pecan	- Fencing
- Beautiful Trees	-Various Flowering Plants	

**COMMENTS:** Very nice home dating back from the early to mid 1900's with a convenient location to stores, eateries, school, post office, bank and library. Some furniture and appliances to convey.

**PRICE:** \$169,000

**TERMS:** Cash to seller

**BROKER:** Brandon Bowns  
Office (830)966-6111  
Mobile (210)288-4325

\*Above information is believed reliable, but is not guaranteed by Realtor. Property is subject to prior sale, correction, or withdrawal without notice.

*‘Let us show you.. The Texas Hill Country’*

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