

**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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## The Dreamcatcher

**PROPERTY:** 33.3 +/- acres with beautiful 4 bed - 4 bath split level lodge style home. Located in southeastern Real County in a gated, restricted subdivision. Minutes from Garner State Park. Private. Both sides of spring-fed creek. Horse property. Abundance of wildlife.

<b>HOME:</b> 3,700 +/- sq. ft.	Cathedral Ceiling in living room
Slab Foundation	Antique Solid Oak Interior Doors
Conventional Construction	Antique Glass Knobs and Hardware
Log Veneer Exterior	Antique Light Fixtures
Metal Roof	Walk-in Closets in each bedroom
Covered Wrap-around Porch	Custom Oak Cabinets
Attached 3 Bay Carport	2 Heat Pump Units
Italian Porcelain Tile on main floor	2 Fireplaces (Native Rock)
Garden Tub and Double Shower in master bath	Stairs and Loft Carpeted
Quarried Limestone Kitchen Countertops	Skylights in loft

<b>LAND:</b> Agriculture tax exempt	Native and Exotic Wildlife
5 Stall Metal Horse Barn	Property Fenced
Water Well	Hunting Allowed
2500 Gallon Water Storage Tank	

**COMMENTS:** Shown by appointment only.

**PRICE:** \$790,000.00

**AGENT:** John McFadin  
830-966-6112

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