

BOWNS & ASSOCIATES INC. REALTORS ®

P.O. Box 617
UTOPIA, TX 78884

Ranches - Recreational Properties - Commercial—Residential

“Selling The Texas Hill Country For Three Generations”

Hill Country Dream Place

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.

HOME: 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

LAND: 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’