

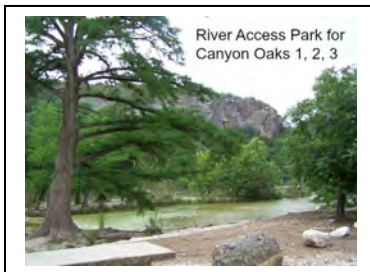
CANYON OAKS UNIT 1--LOT 57

94 BLUEBONNET DR.

CONCAN, TX 78838



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**FEATURES**

- 1.2 Ac. Lot
- Stunning Views!!!!
- Gentle Topography
- 2BD/2BA Home
- 1260 sq. ft. per UCAD
- Open Living/Kitchen
- Wet Bar
- Wood Burning FP
- Large Utility Room
- Nightly Rentals OK
- BEAUTIFUL River Access for Owners



FRIO CANYON  
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Built to capitalize on the gorgeous views of the Frio River Canyon, this 2BD/2BA rock home in Concan is cute as a button! The 2 bedrooms each have an ensuite bathroom along with French doors to access to the covered deck that runs the length of the home. Beautiful live oak trees provide shady respite while enjoying the stone patios and BBQ area. The large 1.2 acre lot has ample usable area and affords plenty of privacy. A wood burning fireplace and wet bar add charm and function to the living area. Furnishings and appliances all convey with sale! Owners have access to a private park on the river and the subdivision has several RV spaces for guests to utilize. This home has never been in a rental pool, though future owners could choose to utilize it in that manner if desired.

Seller is a licensed real estate agent in the state of Texas

**\$315,000**