

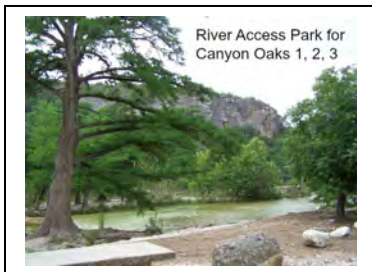
CANYON OAKS UNIT 1—LOT 8

31 LAUREL LANE

CONCAN, TX 78838



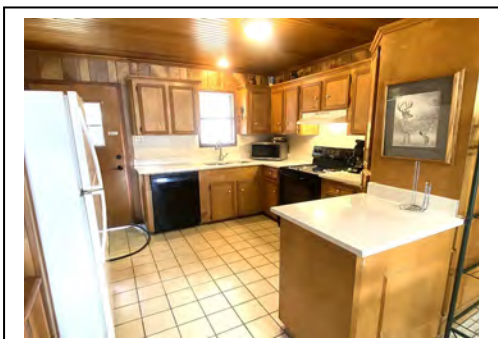
REAL ESTATE IS OUR BUSINESS.....
OUR ONLY BUSINESS!



River Access Park for
Canyon Oaks 1, 2, 3

FEATURES

- Beautiful, Shaded Lot
- Convenient Location
- Functional Floor Plan
- 4BD/3.5BA Home
- Furnished
- In-Ground Pool
- 1352 sq. ft. per UCAD
- Open Living/Kitchen
- 4BD/3.5BA
- Outdoor Firepit
- Detached Garage
- Nightly Rentals Allowed
- **BEAUTIFUL River Access for Owners**



**FRIO CANYON
REAL ESTATE**

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Welcome to Park View, your dream retreat in Concan! This one-level stone home is nestled on a tree covered lot and features 4 bedrooms and 3.5 baths surrounding a beautiful pool area. 2 of the bedrooms have their own entrances and ensuite baths, plus, there's a half bath with direct access from the pool....smart! Quartz countertops, gutters, a newer septic, and updated electrical are notable upgrades. The detached garage is perfect for storing river gear and could be converted to additional sleeping space.

The outdoor amenities are sure to impress with a cozy fire pit, BBQ area, and the centerpiece... a large, beautiful fenced pool! Owners also have access to a beautiful park on the Frio River just down the road. Enjoy the convenience of being close to River Road and all the local attractions.

Park View has a robust nightly rental history, making it a fantastic investment opportunity. Well-kept and ready to welcome you, don't miss out on this one.

<https://friorivervacationrentals.com/properties/parkview/>

\$395,000