

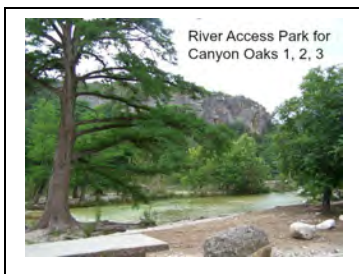
LOT 20, CANYON OAKS UNIT 3

536 MARIPOSA

CONCAN, TX 78838



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



River Access Park for
Canyon Oaks 1, 2, 3

FEATURES

- 1 Acre Lot
- 5BD/4BA
- 2 Living Spaces!
- Beautiful River Access for Owners
- Successful Rental
- Turn-Key!
- Sleeps 18 in Beds
- 4 Decks/Balconies
- Gorgeous Long Views
- 2 Fireplaces



**FRIO CANYON
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Casa de Joy is an enchanting 5BD/4BA home offering an experience akin to staying in a luxurious treehouse in the woods. Designed to blend seamlessly with its natural surroundings, this unique retreat boasts long views of the surrounding hills and private Frio River access for owners. Step inside to discover the #1 living space featuring a fireplace, vaulted ceilings and windows facing the hills. It is open to the kitchen and dining area. Two pantries and a W/D are located in the kitchen. A short staircase leads to a bedroom on the left with a bathroom and balcony. Down the hall are two more bedrooms with an adjoining bathroom that leads to the back porch. Go up a few more stairs to the tip top where there is another bedroom and full bathroom and a private balcony (where morning coffee is oh so good!).

The #2 living space is accessed via a breezeway off the kitchen. It is a lively, well-equipped game room with fireplace + another bedroom/bathroom. A perfect space for the teens! There is a carport & plenty of parking for numerous vehicles. With accommodations to sleep up to 18 comfortably and 4 decks & balconies to enjoy the outdoors, this home is ideal for gatherings and getaways, as evidenced by the robust rental history. It is being sold with all the tasteful furniture and furnishings, ensuring a seamless and immediate transition into the sun and fun of the Frio Canyon!

\$575,000