

196 CANAL CIRCLE**LOT 7, RIO PARK ESTATES****RIO FRIOT, TX 78879**

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OUR ONLY BUSINESS!



FEATURES

- **3BD/3BA/+Flex Room**
- **Spacious Rooms**
- **Utility Room**
- **Breakfast Nook**
- **Dining Room**
- **Fireplace**
- **3473 sq. ft. per RCAD**
- **1.122 Acre Lot**
- **"Almost Waterfront"**
- **700+ sq. ft. of Covered Deck**
- **Attached 2 Car Garage**
- **NO HOA**
- **Over 1 Mile of Frio Front Common Area**

FRIOT CANYON REAL ESTATE

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Riverfront Lifestyle without Riverfront Taxes!

Enjoy space, privacy, and exclusive river access in this expansive 3BD/3BA brick home. The beautiful Frio River is just steps from your covered back deck and you have the run of over 1 mile of it. This home offers flexible living for either a full time or second residence including a massive upstairs bonus room, attached 2 car garage, and outdoor entertaining space—perfect for relaxing or hosting with the river as your backdrop.

\$550,000