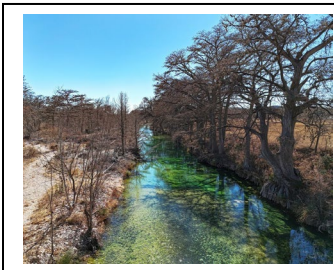


196 CANAL CIRCLE
 LOT 7, RIO PARK ESTATES
 RIO FRIO, TX 78879



REAL ESTATE IS OUR BUSINESS.....
 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

FRIO CANYON REAL ESTATE

230 S. US HWY. 83
 P.O. BOX 1489
 LEAKEY, TX 78873

830-232-4500 OFC
 830-232-4501 FAX

INFO@FRIOCANYONREALESTATE.COM
 WWW.FRIOCANYONREALESTATE.COM



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