

727 LEAKEY SPRINGS Rd.

LOTS 1A, 2A, 1B, 2B LEAKEY SPRINGS

LEAKEY, TX 78873



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



### **FEATURES**

- **4BD/3BA/+Office**
- **Spacious Rooms**
- **Utility Room**
- **Office**
- **Wet Bar**
- **Fireplace**
- **3280 sq. ft. per RCAD**
- **4 Lots Totaling 13.85 ac.**
- **Beautiful Irrigated Lawn**
- **Greenhouse**
- **Fenced Garden Area**
- **Barn on Slab**
- **HOA Common Area**

**FRIOT CANYON  
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Tucked behind a gated entrance just moments from downtown Leakey, this exceptional Hill Country estate offers the rare combination of space, privacy and refined craftsmanship on four lots totaling 13.85 acres. The expansive 3280 +/- sq. ft. home is thoughtfully designed for both comfortable living and effortless entertaining.

Inside, you'll find 4 bedrooms, 3 bathrooms, and a private office area, all finished with impeccable attention to detail. High-quality materials shine throughout, including gorgeous granite surfaces, designer tile accents, and 18x18 travertine tile flooring throughout the main living areas. Custom cabinetry with premium features and built-ins elevates the functionality and style at every turn!

The primary suite is a true retreat, incorporating the office and utility area and featuring an exceptionally large walk-in closet with custom built-ins. The layout provides privacy and convenience while maintaining a seamless flow through the home.

The level, park-like land offers a generous expanse of lush turf grass and is dotted with mature pecan and live oak trees. Additional improvements include a detached storage building, a large barn on a slab, a green house, and a dedicated garden area. Owners enjoy access to Leakey Springs through the HOA common area.

**\$995,000**