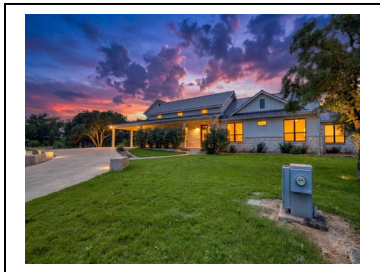


152 TEQUILA SUNRISE  
 LOTS 37-38 CONCAN COUNTRY CLUB  
 CONCAN, TX 78838



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



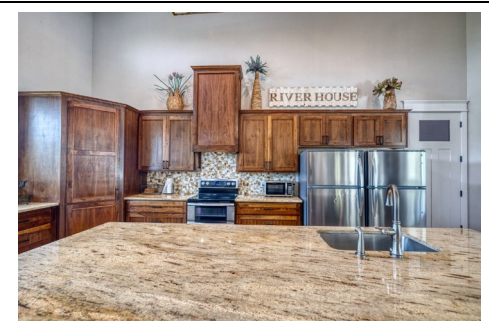
**FEATURES**

- Custom Home on 2 Lots
- 7BD/7BA + 2 Half Baths
- 4164 sq. ft. per UCAD
- Exceptional Finishes
- Sleeps 30+
- Zoned AC (3 units)
- Furnishings Convey!
- Fenced Pool & Hot Tub
- Outdoor Firepit
- Beautiful Landscaping
- Oak Trees
- Golf Package Included
- Sprinkler System
- Water Softener
- Gutters

**FRIO CANYON  
 REAL ESTATE**  
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 830-232-4501 FAX

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 WWW.FRIOCANYONREALESTATE.COM



Welcome to 152 Tequila Sunrise, a breathtaking 7-bedroom, 7-bathroom plus 2 half-bath luxury vacation home on the golf course built in 2021. An adjacent undeveloped lot—ideal for privacy, resale, or even another income property is included in this offering! This exquisite home is a short-term rental with a robust rental history. It is not your “typical Concan home”! Spanning 4,164 square feet, every spacious bedroom boasts a private ensuite bathroom and its own EcoBee thermostat for personalized comfort. Enjoy tall ceilings, custom Don Young windows, a standing seam metal roof, and fantasy brown quartz and granite countertops throughout. Step outside to a sparkling pool with a hot tub, wet bar and outdoor half-bath along with horseshoes and other outdoor games. The backyard is low-maintenance with lush AstroTurf, while a drip irrigation system and lawn sprinkler system keep the front lawn looking great. A golf package which includes 6 rounds of golf per day through May 2027 is included! A water softener & recirculating hot water complete this unparalleled offering. Don't miss your chance to own a piece of paradise in Concan!

**\$1,595,000**