

7.23 ACRES

281 ROARING SPRINGS DR.

CAMP WOOD, TX 78833



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



### **FEATURES**

- 7.23 Ac. Lot
- 3BD/2BA/Loft Home
- Many Updates!!!
- 1700 sq. ft. of Wrap-Around Deck + Upper Deck
- Cute "Casita"
- 3 Car Carport
- Quality Storage Bldg.
- Concrete Driveway
- Large Utility Room
- Standing Seam Roof
- Stunning Views!!!!
- Dark Skies
- **AMAZING** Common Areas in Subdivision

## **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



**Calling All Star Gazers and Dark Skies Enthusiasts!** Situated on a gentle hillside, above a 5 acre lake, miles from any light pollution, this beautiful 3BD/2BA+loft home on 7+ acres is the place for you! A spring-fed creek forms an amazing waterfall at the edge of the property and provides soothing sound while enjoying the huge wrap-around deck. An upper back deck and a cute casita provide room for your many guests to find their own serene spot. The home has had many substantial upgrades including beautiful Anderson windows, fresh paint, cedar trim accents, standing seam roof, new appliances, concrete driveway, large carport, and a sturdy storage building, to name a few. Most of the furniture and appliances will convey along with some great outdoor gear. This property is located in the private, gated community of Roaring Springs Ranch, and adjoins the 53-acre homeowners' park with picnic area, hiking trails, spring-fed swimming pool and the gorgeous lake.. This is the perfect property for year around enjoyment to include swimming, fishing, bird watching, hiking, and astrotourism.

**\$475,000**