



BOWND'S™

REAL ESTATE BROKERAGE

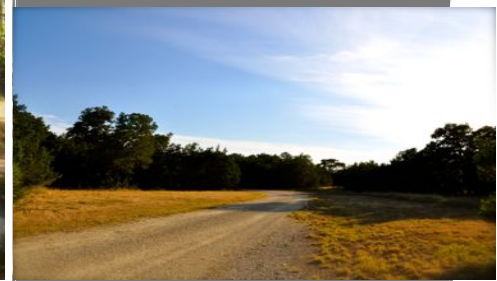
REALTORS®

'Let us show you... Texas'



Vanderpool Retreat

10± Acres Vanderpool • Bandera County \$369,000



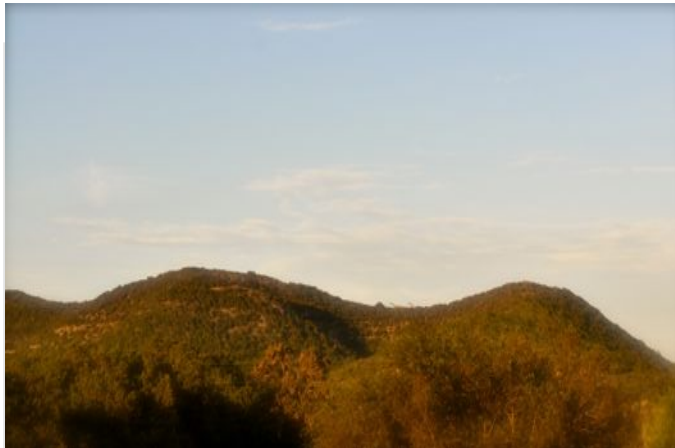
TWO STORY
LOG HOME

DRIVE-THROUGH
INSULATED
WORKSHOP

COVERED PARKING

PRIVATE

GREAT VIEWS



BRANDON BOWND'S
BROKER

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Information is believed reliable, but is not guaranteed by Realtor®. Property is subject to prior sale, correction or withdrawal without notice.

ACREAGE

10± Improved Private Acres

LOCATION

Vanderpool, Texas • Bandera County

ACCESS

Gated Entrance off FM 337

WATER

Water Well

TOPOGRAPHY

Level to Gently Rolling with Fertile Soil. Set up and ready to enjoy. Heavily wooded with Oaks and an abundant variety of other trees native to the Hill Country.

VEGETATION

Covered with a variety of beautiful hardwoods casting most welcome shade and providing for privacy. Including Live Oak, Laurel Oak, Madrone, Mountain Laurel, Fig and Rosemary. Lush green native grasses and prolific plant community.

WILDLIFE

Wildlife is terrific flowing through the property with lots of diverse habitat. Acorns are produced regularly and are an important food source for white-tailed deer, raccoons, squirrels, wild turkey, and a variety smaller birds and rodents. Prime area for free roaming wild game.

SURROUNDINGS

Vanderpool Retreat is perfectly set amidst larger neighboring properties. Serene Ambience.

IMPROVEMENTS

2,392± Sq. Ft. Log Home with Fenced Yard: 884± Sq. Ft. Main Floor, 1,508± Sq. Ft. Second Story, 3 Vaulted Bedrooms, 2 Bathrooms, Porcelain Tile Flooring, Tongue and Groove Ceilings with Exposed Beams, Tile Countertops and Wood Burning Fireplace. Great potential for a backyard swimming pool.

624± Sq. Ft. Attached 2 Car Garage with 672± Sq. Ft. Attached Covered Carport, Available Covered/Enclosed Parking for 4 Vehicles

272± Sq. Ft. Covered Front Porch

272± Sq. Ft. Covered Back Porch

1,200± Sq. Ft. Drive Through, Insulated Workshop with Additional Covered Parking for Equipment or Vehicles



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750± Sq. Ft. Storage Shed

Well

Septic

Electric

HIGHLIGHTS

Improved Hill Country Property with FM 337 Frontage

Views

Plenty of Privacy for Quiet Living

Large Hardwoods

Caliche Drive, Well, Septic, Electric

CONVEYANCE

Appliances Shall Convey

DESCRIPTION

Think... Peace and Quiet. Relaxing atmosphere. Settle into vacation mode or full time living in front of the fireplace.

Set up the Telescope, break out the binoculars and gaze at the stars and planets with clarity.

Beautiful sunsets. Listen to the sounds of nature from your patio. Fill the feeders and watch the wildlife roaming nearby.

Convenient location with short travel distance to Lost Maples State Natural Area only a few minutes down the road, Garner State Park with a scenic drive just over the hills, fine French dining at the Laurel Tree in Utopia, gourmet dining at Mac and Ernie's Eatery in Tarpley or a round of leisure golf at the Utopia Golf Course.

PRICE

\$369,000

TERMS

Cash to Seller, Third Party Finance

CONTACT

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