

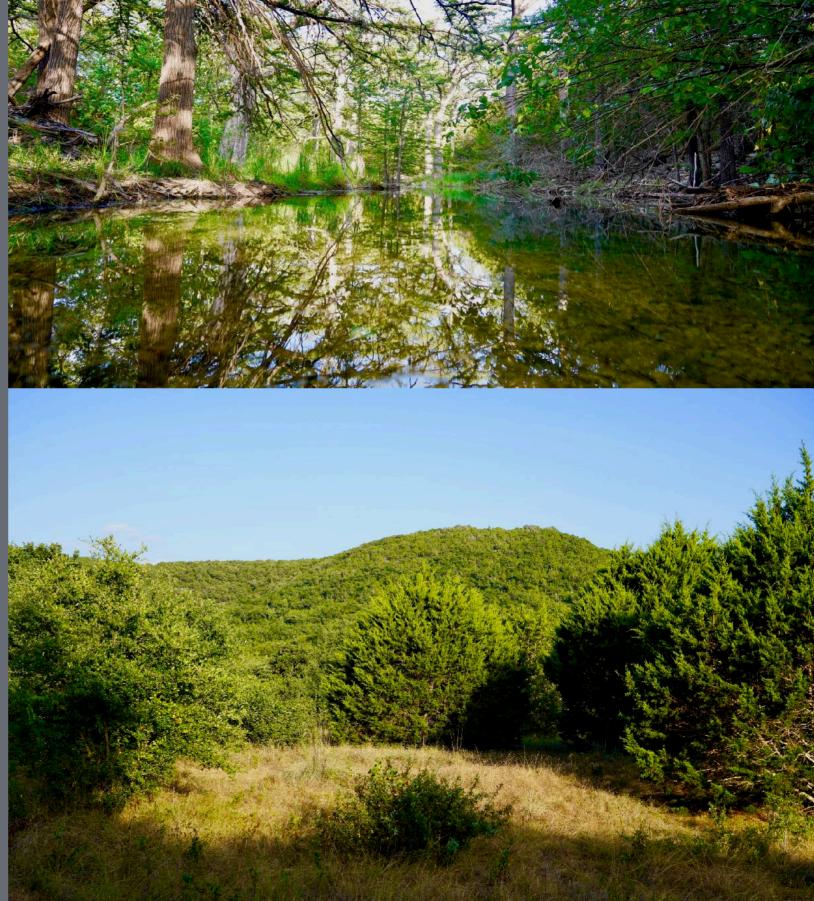
# Mew Listing STICKS ON THE RIVER Rase Opportunity

**25.31± ACRES** 

10770 E RANCH ROAD 337 VANDERPOOL, TEXAS REAL COUNTY

'Let us show you... Texas'





### **PRICE**

# \$749,000

- Located off FM 337, one of the most beautiful areas in the Texas Hill Country
- Over 1,230± Feet of Cypress-Lined West Sabinal River Frontage
- 2 Bed / 2.5 Bath Two-Story River Home with a Unique Architectural Design
- Large Bedrooms and Bathrooms
- 3 Fireplaces including one in the Master Bedroom
- Family Room / Study / Office T&G Ceilings, Fireplace, Beautiful Windows looking out to the River, Widespread Patios
- Great Room Cathedral T&G Ceiling, Tall Windows, Fireplace, Widespread Balconies, Screened-In Porches
- Oversized Garage with Utility Room, Bathroom and Wet Bar



Brandon Bownds, Broker (830)966-6111

info@bowndsrealtors.com



### **Water Features**

- 550± Ft BOTH Sides and 686± Ft
   ONE Side West Sabinal River
- 247± Ft Wilson Creek
- Water Well, Wet-Weather Draw

# **Highlights**

- · River and Mountain Views
- Excellent Family Retreat or Full-Time Living
- Swimming, Fishing, Hunting
- Relaxing Private Setting

## **Vegetation**

- Live Oak
- Sycamore
- Spanish Oak
  - Fern
- Pecan
- Mesquite
- Cypress
- Aquatic Plants

# **Wildlife**

- Whitetail
- Bass
- Turkey
- Minnows
- Hog
- Songbirds
- Perch
- Migratory Birds