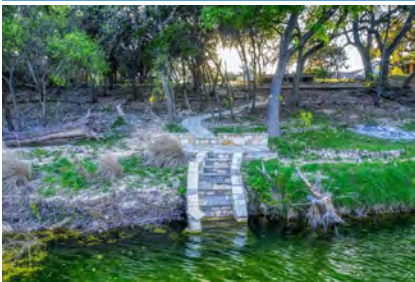


MLS #: R106158A (Active) List Price: \$299,900 (43 Hits)

252 SD 37981 Barksdale, TX 78828



Style: 1 Story, Cottage
Rooms: 3
Bedrooms: 1
Full Baths: 1
Half Baths: 0
Apx Year Built: 2007
Apx SqFt: 1800
SqFt Source: CAD
Garage: 2 Car, Carport, Detached
Condition: As Is
For Sale: Sale
Price Per SQFT: \$166.61

County: Edwards
Subdivision: River Oaks
School District: Nueces Canyon
ISD
Zoning Code: Residential
Apx Acreage: 1.53
Land Size Apx SqFt: 66646.80
Land Dimensions:
FEMA Flood Zone:
Road Surface: Caliche

Tax ID #: 80399 Tax Year: Taxes Total \$:
Legal Desc: RIVER OAKS SUBDIVISION, TRACT 21, ACRES 1.53
HOA: Assoc Dues \$: Deed Restrictions: Home Warranty:
Room List: Kitchen, Kitchen/Dining, Loft, Storage, Other-See Remarks
Utiity Room: Workshop: Detached
Retail Elec Provider: Gas Company Provider:
Water: Well Sewer: Septic Tank Septic Size:

	Dimensions		Dimensions		Dimensions
Living Room		Breakfast Room		Bedroom 1	
Den/Family Room		Office		Bedroom 2	
Game Room		Screen Porch/Sunroom		Bedroom 3	
Kitchen		Master Bedroom		Bedroom 4	

Features: Ceiling Fan, Deck, Porch-Front, Porch-Side, Porch-Back, Porch-Wrap, Satellite Dish, Workshop

Appliances: Dryer, Range, Refrigerator, Vent Hood, Washer

Terrain: Sloping

Water Features: River

Construction: Metal/Steel Frame
Foundation: Slab
Siding: Metal Siding
Roof: Metal
Water Heater: Electric
Water Htr Gal:

Heat: Central Electric
Cooling: Central Electric
Windows: Thermal
Window Treatments: Some
Flooring: Concrete

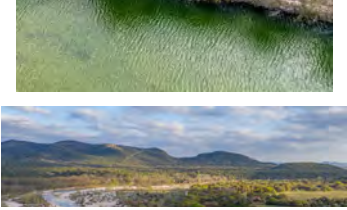
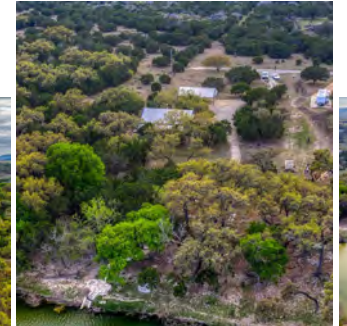
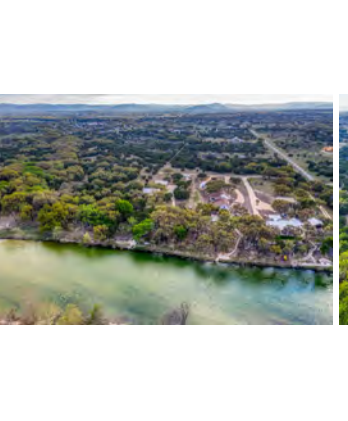
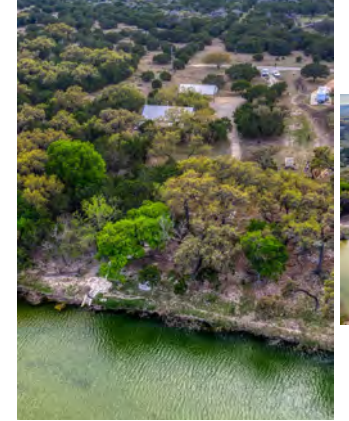
Owner Name: Roy and Julie Mays
Occupancy: Vacant Showing: Appt Needed, Lockbox
Possession: Closing & Funding Financing: Conventional, FHA, VA Loan
SAC: 3 Agent Owned: No Agency Type: Exclusive Right to Sell Coop: Both
Seller Pd Expenses: No Disclosure Statement: Yes

Directions: From Uvalde, travel 43 miles to Barksdale. At the fork in the road, stay straight onto State Hwy 335. Almost immediately, Turn right off State Hwy 335 into the gated entrance of River Oaks. Call for gate code

Public Remarks: This is one of the most remarkable river spots you'll ever see. A secluded private swimming hole sits at the end of a sidewalk that winds itself down to the water's edge. A deck overlooks the river, and there's a regulation horseshoe pitching site. The 1000 sq ft home has an open floor plan with repurposed wood fashioned into wall paneling and cabinets, and doors that slide up to bring the outside in! It's clearly the work of an artisan. A big granite slab tops the kitchen island, and the porch wraps around three sides of the home. There's a shed (12 x 20) and a workshop (12 x 20) with a router and wood to cut as well! A two car carport has storage for kayaks and tubes and much more!. Come see this tree-studded, sparkling water paradise today!

Private Remarks:

Display on Internet: Yes Display Address: Yes Allow AVM: No Allow Comments: No
Org LP: \$299,900 List Dt: 3/28/2019 Expr Dt: 9/28/2019 Pndg Dt: DOM: 111



Listing Office: Riata Realty (#:146)
Main: (830) 591-4430
Fax:

Listing Agent: Linda Koehl (#:116)
Contact #: (830) 591-4430
Agent Email: lindakoehl@yahoo.com

Information Herein Deemed Reliable but Not Guaranteed
MLS #: R106158A