



# Pioneer Real Estate

**Shirley Shandley, Broker**

PO Box 7 - 698 South Highway 83, Leakey, Texas 78873

830.232.6422 Office

Website: [www.hillcountryrealestate.net](http://www.hillcountryrealestate.net) Email: [pioneer@hctc.net](mailto:pioneer@hctc.net)

**Property #7**  
**6.81 Acres**  
**Saddle Mountain**  
**2/2 Rock Home**  
**Leakey, Texas**  
**Listed at \$425,000**

**Shirley Shandley**

**Owner / Broker**

830.591.4461 cell

[pioneer@hctc.net](mailto:pioneer@hctc.net)

**Mike Cone**

**Broker Associate**

830.279.9355 cell

[mikecone@hillcountryrealestate.net](mailto:mikecone@hillcountryrealestate.net)

**Gayla Miller**

**Associate**

830.591.8438 cell

[GGabroMiller@hillcountryrealestate.net](mailto:GGabroMiller@hillcountryrealestate.net)



*DISCLOSURE: All information contained herein is from sources deemed reliable, but is not guaranteed by this agency and is subject to change in price or terms, correction, prior sale, or withdrawal without notice.*

**Property #7:** Beautiful and well-maintained rock home on an estate sized 6.81 acres (Per Real CAD) & located near Leakey & the Frio River. This one owner home is currently being utilized as a 2/2 but boasts TWO bonus rooms with the option of an existing office being converted to a 3<sup>rd</sup> bedroom. Downstairs you will find the master bedroom with ensuite bath, functional kitchen with newer appliances, high ceilinged living room with rock fireplace, large office, & a sunroom that could easily be used for additional sleeping space. Upstairs is the 2<sup>nd</sup> bedroom with ensuite bath, a spacious loft, & plenty of additional storage. There are several covered porches from which to enjoy the amazing views of the surrounding countryside. Mature shrubbery & trees help shade the home & the property is covered in native vegetation providing a high level of privacy & natural habitat for the abundant wildlife. There are some sensible restrictions but no HOA or POA. This property is ideal for accessing local shopping & fine dining yet "off the beaten path" so very private. Shown by appointment only and priced to sell at \$425,000!