

\$310,000 - 552 Cat Claw Mountain Rd, ConCan

MLS® #1554147

\$310,000

3 Bedroom, 3.00 Bathroom, 1,964 sqft
Residential on 1.00 Acres

Canyon Oaks, ConCan, TX

**GREAT INVESTMENT PROPERTY OR
VACATION HOME FOR THE FAMILY.**

Incredible views of the Frio Canyon Ridge.
Beautiful 3 bedroom, 3 bath home, 2 story
home located in the very popular vacation
destination of Concan, Texas. Of course the
main attraction is the crystal clear waters of
the Frio River!!!! Floating, swimming,
Kayaking, fishing, hiking, and much more are
offered in the Concan area. The home
features an indoor bar area for watching ball
games or just relaxing for your favorite
beverage. Includes spacious dining room and
cozy living area with fireplace as well as a fully
equipped kitchen. Outside includes a BBQ Pit,
Fire Pit, patio furniture, lots of patio deck
space. Endless views are spectacular!! This is
a hard to find property for under \$400,000!!
Call Larry Roberts to schedule a showing of
this property at 830-279-4919

Built in 2004

Essential Information

MLS® #	1554147
Price	\$310,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,964
Acres	1.00
Year Built	2004



Type	Residential
Sub-Type	Single Family Detached
Style	Two Story
Status	Pending

Community Information

Address	552 Cat Claw Mountain Rd
Subdivision	Canyon Oaks
City	ConCan
County	Uvalde
State	TX
Zip Code	78838

Amenities

Amenities	Waterfront Access
Parking	None/Not Applicable
Pool	None

Interior

Interior	One Living Area, All Bedrooms Upstairs, Cable TV Available, Attic - Access only
Appliances	Ceiling Fans, Washer, Dryer, Microwave Oven, Stove/Range, Refrigerator, Dishwasher, Electric Water Heater, Private Garbage Service
Heating	Central
Cooling	One Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	2
Stories	2

Exterior

Exterior	Cement Fiber
Exterior Features	Patio Slab, Bar-B-Que Pit/Grill, Deck/Balcony
Lot Description	1 - 2 Acres, Bluff View
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Sabinal ISD
Elementary	Sabinal
Middle	Sabinal
High	Sabinal

Listing Details

Listing Office Frio River Realty

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