

# HIGH PLACES REALTY

PO BOX 207 664 South US Hwy 83  
Leakey, TX 78873



**Property #003**  
**MLS # 98996**  
**\$229,000**

MARY KAY WINDHAM  
GRI, SRES, RSPS, CNE



## Property Features

- 2 BR/2 B
- Custom Metal Frame
- 1.05 Acres
- Spacious Family Room
- Concrete Floors
- Sunroom and Greenhouse
- Cypress Woodwork
- Beautiful Fenced Backyard
- Twin Forks with 2 Private HOA River Parks

**MARY KAY WINDHAM**  
Owner/Broker

**HIGH PLACES REALTY**

Any time of the year is a great time to explore the Texas Hill Country, for a weekend or a lifetime. We count it a privilege to be able to help people like you own a part of it.

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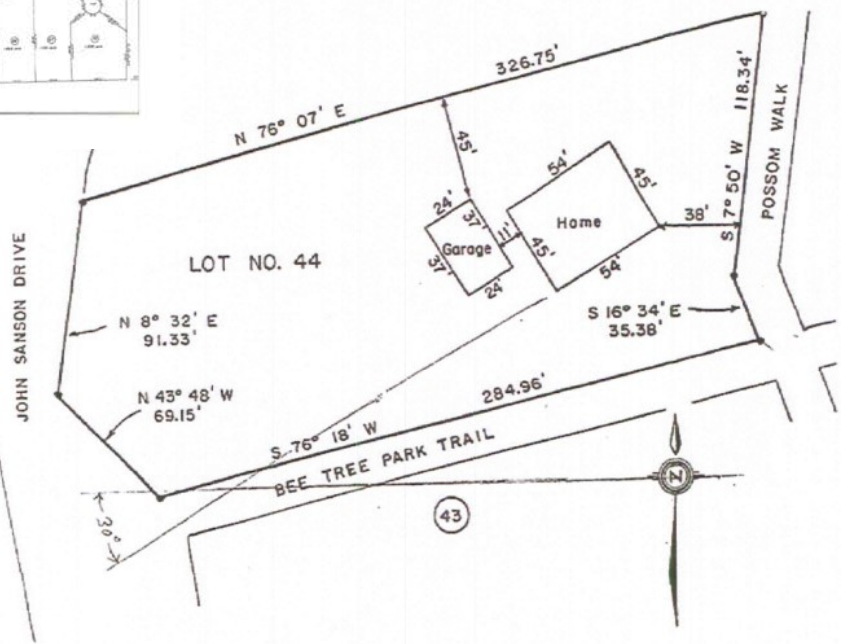
**#003 SOLID AS A ROCK**, this 2BR/2B custom home has metal frame, thick walls and vaulted ceilings throughout. Situated in Twin Forks Unit 1, you will have access to TWO private HOA river park areas, where the East and the West prongs of the Frio River join. This 1.05 acre lot was hand-selected by one of the two developers of Twin Forks. Locally sourced Cypress wood has been incorporated throughout the home in trim, cabinets, shelving and counter tops. This family-friendly home has easy-to-maintain scored concrete floors and a massive fireplace to keep you warm in the spacious grand room. A gardener's delight, the back yard is high fenced and is packed with wonderful native plants and shrubs, all protected from deer, with a greenhouse. One of the bedrooms has a bright sunroom off of it overlooking the beautiful backyard. There is also a 2 car carport with 1 car garage and large open room above for extra space to use as you wish. This unique custom home is being offered for **REDUCED \$229,000 FRIO RIVER ACCESS/and 2 PRIVATE HOA RIVER PARKS**



**TWIN FORKS ESTATES  
LEAKEY TEXAS**



GATED ENTRANCE



SCALE 1" = 50'  
• - iron stake

PLAT SHOWING:  
All of Lot No. 44, Twin Forks Estates-Unit I as recorded in Vol. 1, Page 10, Plat Records of Real County, Texas.

I, Paul L. Bushong, on the basis of my knowledge, information, and belief, hereby certify that as a result of a survey made on the ground under my supervision, the same conforms to the normal standards of care of professional land surveyors.