

AGAVE POINT ESTATE



DR

DR

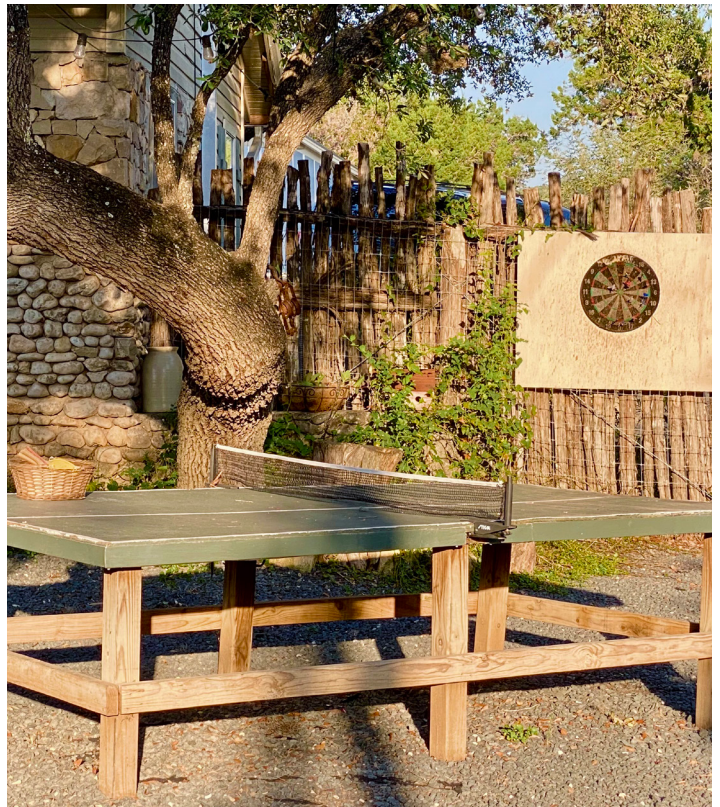
DULLNIG
RANCH SALES



DESCRIPTION

Agave Point is a gated Historic Estate set in a private Hill Country vacation community near the Frio River. This 1.63± acre compound, bordered by Shut-In Creek, includes a main house, pool and cabana, guest cabin, and barn. Ancient 350-year-old doors open to a lush backyard oasis of tropical flowers, palm trees, and white rock pathways leading to five bedrooms, six baths, and an outdoor shower, accommodating up to 18 guests. Two adjoining lots (1.175± and 0.6972± acres) offer room for future development.

3.13± Acres
Uvalde County



***3.13± Acres
Uvalde County***

IMPROVEMENTS

Historic River House

- The historic River House is the cornerstone of the Estate providing comfort for every generation. Built from rocks pulled from the Frio River, vintage hardwood floors, bead board ceilings and plantation shutters, it captures the morning sunlight, yet offers cool shade in the evening. Comfortable indoor dining tables seat 18. The quaint breakfast kitchen #1 has vaulted ceilings, gas stove/oven and stainless appliances. There's a generous full bath and another half- bath in the laundry room. A grand master suite includes original wood floors, romantic 4-poster King bed and custom built-in twin bunk beds. A children's daybed is tucked into an alcove.



Historic Barn

- Light & bright, this exceptional retreat has the 2nd commercial grade kitchen, with wood floors, vaulted ceilings and two sets of French doors overlooking the pool. There are 3 stainless gas ovens, 4 sinks, 6-burner gas range and a huge center island to make large scale meals and events a breeze. The covered porch has a dining table overlooking the pool rimmed by tropical landscaping. Enhancements include an outdoor sound system and night lighting. A private bedroom has vaulted ceiling, plus 2 twin bunk beds. Pretty bathroom features a river rock shower & wood floors.

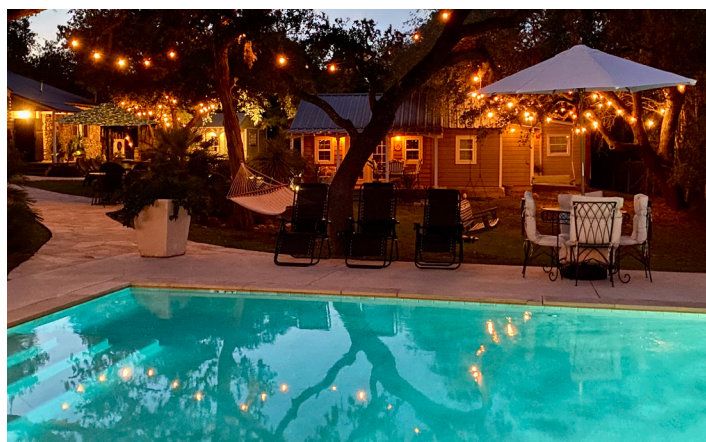


Pool House

- Step thru French doors into a private and inviting oasis. King size 4-poster bed, vaulted ceilings and wood floors. Large spa-like ensuite bath has marble sinks & floor-to-ceiling tile shower. The deep aquamarine pool is 40' long with white rock cabana, perfect for upscale al fresco entertaining. The lush resort-style landscaping offers shady privacy with a tropical flair, with pool lighting and ambient lighting. It is a short walk down a quaint rustic lane to the Frio River for water activities.



3.13± Acres
Uvalde County



COMPOUND AMENITIES

- Easy access on River Road in the heart of Concan
- High fenced private backyard
- Dirt pathway down to the Frio River near the Big Rock
- Smart flatscreens and WiFi throughout
- Poolside wet bar and dining, Bluetooth music, poolside movies, outdoor shower
- Gated driveway with 2 entrances and 3-car garage
- 1 water well with Concan water at property
- Gravity fed historic water tower
- Wood burning fireplace plus rock firepit
- 350-yr-old Mexican entry doors
- Play areas
- Extensive white rock for pathways, lanterns and pool areas.
- Development potential with 2 additional lots along Shut-In Creek
- Note: Furnishings do not convey; Available for sale

SCHOOLS

Sabinal IS.D.

TAXES

\$5,435.63. No city tax.

3.13± Acres
Uvalde County



3.13± Acres
Uvalde County

TOTAL: 3.131 ACRES

LOT B: 1.175 AC.

LOT C: .6972 AC.

RIVER RD

COUNTY RD 392

COUNTY RD 392

COUNTY RD 392

COUNTY RD 392

Benino

0 100 200 300 400ft

mapbox

3.13± Acres
Uvalde County



3.13± ACRES
UVALDE COUNTY
500 CR 348
CONCAN, TX, 78838

Texas law requires all real estate licensees to give the following Information About Brokerage Services: trec.state.tx.us/pdf/contracts/OP-K.pdf

Robert Dullnig
Broker Associate of Dullnig Ranches

dullnigranches.com
Phone: 210.213.9700
Email: dullnigranches@gmail.com

6606 N. New Braunfels
San Antonio, Texas 78209

DR
DULLNIG
RANCH SALES

 Kuper | Sotheby's
INTERNATIONAL REALTY

Kuper Sotheby's International Realty is an RBFCU company © MMXVII Sotheby's International Realty Affiliates LLC. All Rights Reserved. Sotheby's International Realty Affiliates LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each Office is Independently Owned and Operated. Sotheby's International Realty and the Sotheby's International Realty logo are registered (or unregistered) service marks licensed to Sotheby's International Realty Affiliates LLC.