

Cypress Crossing
Frio River Ranch

Interior Features/Improvements

- TurnKey - Many Furnishings to Convey
- Main House Sleeps 10
- Apartment Sleeps 4
- RO System (Home Kitchen Sink & Refrigerator)
- Water Softener (Whole Home + Apartment)
- SimpliSafe Security System with Door Key Pad for Remote Access
- 5 Exterior + 1 Interior Cameras
- 5 Toilets Replaced in 2024
- Utility Refrigerator
- Two Walk-In Primary Closets + Room for Desk Area
- Plantation Shutters and Screens
- Easy care flooring being slate tile downstairs and laminate flooring upstairs
- 50 gallon gas hot water heater added 2025
- 1,000 gallon septic tank & was inspected 2025
- Special order Iron double front door
- Stone Pump house
- Waterfall faucets in upstairs bathroom
- 2 mini-split Heat & Air units in Apartment 2024
- Tempurpedic mattresses on all King and Queen beds 2021
- Pool Table and Portable Pickle Ball Court remain with property for hours of family fun

Outdoor Features/Improvements

- Oversized Concrete Driveway
- Newer Metal Roof
- Partially Covered Patio with Fire Pit
- Flowerbeds & St. Augustine Lawn with Sprinklers
- Substantial Limestone Block Patio with LED Perimeter + Up Lighting
- House has Iron Fence with Decorative Lighting
- Tree Lighting
- 3 Wells
- 2 Solar Powered Gates
- Ag Exemption
- On-site hunting + 2 feeders
- 14' x 250' Permitted Engineered Concrete Crossing completed in 2019
- Can drive all along River bank for easy access with coolers, kayaks, etc.
- Rock crossing by Homestead to drive through River to access 50 AC
- Numerous trails exist for hiking
- Lake has concrete patio with steps and concrete feature for erosion control
- Small pond with wood deck for wildlife
- 50 ac is unrestricted (except for regulations of Real County)