

HIGH PLACES REALTY

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



Property #003
MLS #119423
449,000.

MARY KAY WINDHAM

GRI, SRES, RSPPS, CNE



Property Features

- 281 Roaring Springs Camp Wood 78833
 - Roaring Springs Subdivision
 - 3 BR/2B
 - 7.22 Acres with Exceptional View of the Spring-Fed Lake
 - Fishing & Paddle Boarding
 - Cozy Guest Cabin



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.

Office: 830-232-4408
Cell: 830-374-7901
Fax: 830-232-4409

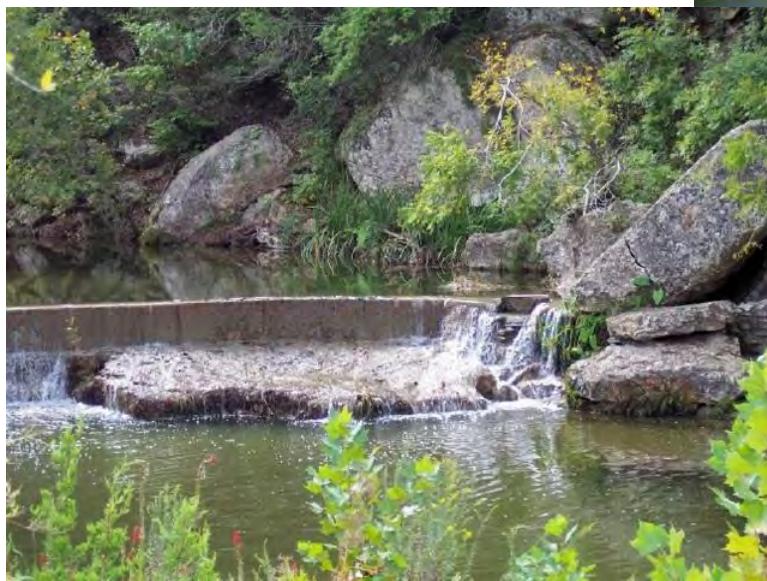
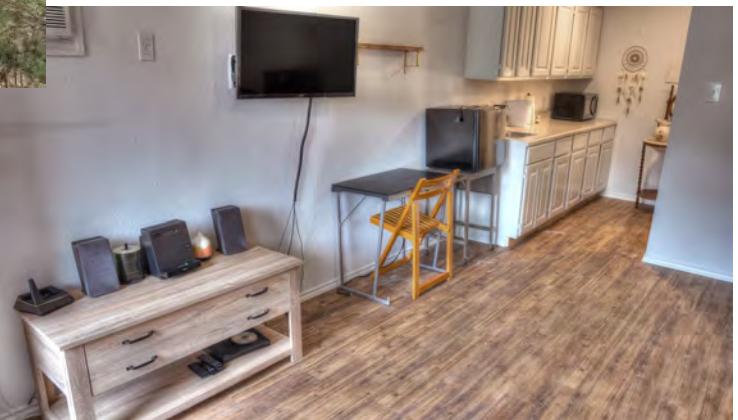
marykay@highplacesrealty.com

Visit at:
www.highplacesrealty.com

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Located in gated Roaring Springs, approximately 12 miles west of Leakey, landowners will have access to a 50+ acre common park area loaded with spring-fed water. Owners will be able to enjoy a trickling creek, picture perfect waterfall cascading down chiseled rock formations, a deep swimming hole and a stocked lake for fishing and paddle boarding! The home has been recently remodeled and the wide, covered, porch wraps around the entire home for lots of outdoor entertaining and relaxing. The home takes in the views with large picture windows in the living/dining area. The kitchen is an efficient galley style with a large utility room off of it. On the main level is the master bedroom and bath with a walk-in closet, equipped with built ins. Nestled into a hillside, this 3BR/2B/loft home has incredible views of a scenic, spring-fed lake. The second floor offers two bedrooms, bathroom and loft area along with a private deck off the back bedroom. There is a cozy guest cabin perfect for those wanting their own space and a fenced area for the pets! Home will come mostly furnished and includes water gear to enjoy at the lake. All this is situated on 7.22 acres and it extends up and over the hill and to another road, making the land accessible from both sides of the hill. This property should push all the buttons for those looking for a family retreat or someone wanting a quiet lake life! **\$449,000.**





PREPARED FOR: Samuel & Grace Wright

SURVEYED ON THE GROUND: May 17, 2024

ADDRESS: 281 Roaring Springs Drive, Camp Wood, TX

REAL COUNTY, TEXAS

PARK AREA

*Roaring Springs Ranch
Subdivision
Vol. 1, Pg. 33 P.R.*

Vol. 1, Pg. 33 P.R.

Lot 85

Lot 84
7.22 Acres

Lot 83

S 62°35'46" W
(Recorded as 295.3)
Deer Valley Road

Lot 51

First American Title Guaranty Company
Title Commitment GF No. 240510
Effective Date: May 14, 2024
Issued Date: May 24, 2024

Plat of Lot 84, Roaring Springs Ranch Subdivision,
according to a plat thereof recorded in Volume 1,
Page 33, Plat Records of Real County, Texas.

I hereby certify that the foregoing plat was prepared from an actual survey performed on the ground by me and to the best of my knowledge and belief it is true and correct. Hay & Associates Surveying Co. accepts responsibility for this plat only to the original clients for which it was prepared.

for this plat only to the original Client
Charles M. Hay
Charles M. Hay, R.P.L.S. No. 6437
Hay & Associates Surveying Co.
Firm No. 10193959
271 CR, 448, Hondo, Texas 78861
contacthaysurveying@gmail.com
.00
2024032

at only to the original client.



LEGEND: OHE OVERHEAD ELECTRIC
 X FENCE

O.P.R. OFFICIAL PUBLIC RECORDS
 REAL COUNTY, TEXAS

R.P.R. REAL PROPERTY RECORDS
 REAL COUNTY, TEXAS

D.R. DEED RECORDS
 REAL COUNTY, TEXAS

P.R. PLAT RECORDS
 REAL COUNTY, TEXAS

ROARING SPRINGS

REAL COUNTY, LEAKY TEXAS

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