

# 11 Stepping Stone Concan, Texas



## Attributes:

- Gated community
- 3,300 sq-ft Indoor Living Space
- Grand Central Room for gathering
- 7 bedrooms / 7 ½ baths
- Multi-Chef kitchen including: duplicate ranges, refrigerators, microwaves, and sinks
- Full-size clothes washer & dryer
- TVs – all convey as does most of the furniture
- 1,300 sq-ft covered outdoor Living Space all connected with concrete walkways
- Barbecue Patio with Iron BBQ Pit
- PebbleSheen Keith Zars Heated Pool with sun deck/splash area
- SONOS Outdoor Sound System
- 575 sq-ft. Party Barn/Garage
- 4 zone programable irrigation system
- Sand Volleyball court
- Outdoor fireplace
- Parking for 15 vehicles
- Private Frio River access through 2 parks





This unique Texas Hill Country, lodge-style home is perfectly nestled on an oak tree-shaded HeartStone Subdivision corner lot and designed for the comfort and entertainment needs of guests. The Double L River House is located in the “heart” of Concan and is only a short 2 ½ minute walk from the banks of the crystal clear Frio River.

Boasting a total of 7 bedrooms, 7 ½ baths. Two Breezeway Suites with private baths & private entrances from the breezeway offer a little extra privacy. Three other Master Suites, each with private baths are spaced throughout the main house. A Bunk Room & Flex/Game Room at the end of the hall have convenient access to 2 complete hall baths.



Towering heritage Live Oak trees shade the spacious fenced back yard, which is safety-gated and showcases a PebbleSheen Keith Zars Heated Pool with a sundeck splash area. A picnic table and wrought iron tables & chairs offer outdoor meal seating for up to 26. The bonus Party Barn/Garage is outfitted with a top-quality regulation-size Ping Pong table, cold-drink refrigerator, additional seating, and ice chest & tube storage. Guests of all ages enjoy utilizing the sand volleyball court, tetherball and washer pitching equipment that is provided as well as a handy outdoor ½ bath. Concrete pathways and patios connect all these backyard amenities and offer flexible entertaining and lounging options. Plenty of “watching” activities are also available, including bird watching, family watching and, after everything quiets down at night, the Double L offers a prime location for late-night stargazing - the handcrafted cedar porch swing.





































