

\$298,000 - 109 Frances, Three Rivers

MLS® #1868494

\$298,000

3 Bedroom, 2.00 Bathroom, 1,500 sqft
Residential on 1.00 Acres

OTHER, Three Rivers, TX

WELCOME TO YOUR EASY-LIVING RELAXING HOME 1/2 way between San Antonio, TX and the Corpus Christi coast. Escape the traffic and enjoy an stress-free lifestyle. If you love the outdoors, appreciate peace and quiet, and want a comfortable home-this one's for you. This charming and thoughtfully designed 3-bedroom, 2-bath home was built to be both relaxing and functional, with an easygoing style and solid construction that keeps life simple. This one-acre property provides plenty of space to spread out. Whether you're working from home, hosting guests or just parking your boat and RV, everything's been planned to flow.

Inside, the lovely and well insulated traditional slab foundation home is updated and cozy. Ample storage. Walk in closets. Main bathroom has a walk-in spacious shower. Modern granite counter tops in kitchen with all appliances. New dishwasher, new AC system (heat pump) and new water heater. It's move-in ready, and built to last. Outside, you'll find all the space you need: *Concrete slab foundations, smart layouts, and lasting materials *Enclosed garage/workshop with extra insulation for SouthTexas summers *Enclosed boat/vehicle storage with drive-through access. *A full-sized RV covered parking with plenty of room *3 total RV hookups on the property *Enclosed car garage *RV storage *Circular driveway for easy access Located 1/2 way between San Antonio, TX and the Corpus Christi coast,



and just 1 mile from the Choke Canyon State Park, South Shore entrance, on Hwy 72, it's the perfect basecamp for anyone looking to experience laid back living.

Built in 2016

Essential Information

MLS® #	1868494
Price	\$298,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,500
Acres	1.00
Year Built	2016
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Active

Community Information

Address	109 Frances
Area	3100
Subdivision	OTHER
City	Three Rivers
County	Live Oak
State	TX
Zip Code	78071

Amenities

Amenities	Other - See Remarks
Parking	Detached, Golf Cart, Rear Entry
Pool	None

Interior

Interior	One Living Area, Separate Dining Room, Breakfast Bar, Utility Room Inside, Utility Area in Garage, 1st Floor Lvl/No Steps, Pull Down Storage, Cable TV Available, High Speed Internet, All Bedrooms Downstairs,
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	Laundry Main Level, Laundry Room, Walk in Closets, Attic - Pull Down Stairs, Attic - Floored, Shop
Appliances	Ceiling Fans, Stacked Washer/Dryer, Microwave Oven, Stove/Range, Refrigerator, Dishwasher, Smoke Alarm, Electric Water Heater, Solid Counter Tops, Private Garbage Service
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	1.0
Stories	1

Exterior

Exterior	4 Sides Masonry, Metal Structure
Exterior Features	Patio Slab, Covered Patio, Chain Link Fence, Partial Fence, Double Pane Windows, Storage Building/Shed, Mature Trees, Workshop, Additional Dwelling
Lot Description	Cul-de-Sac/Dead End
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Three Rivers
Elementary	Three Rivers
Middle	Three Rivers
High	Three Rivers

Additional Information

Date Listed	May 20th, 2025
Days on Market	135
HOA Fees	0.00

Listing Details

Listing Agent	Suzanne Thoms
Listing Office	eXp Realty

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