

\$575,000 - 82 Bowman Ln, Smiley

MLS® #1888049

\$575,000

3 Bedroom, 3.00 Bathroom, 3,706 sqft

Residential on 10.00 Acres

N/A, Smiley, TX

Welcome to 82 Bowman Ln - A Serene 10-Acre Ranchette Retreat. Nestled among mature, manicured trees at the top of a gently sloping hill, this beautifully updated 3-bedroom, 2-bath home offers stunning panoramic views of the surrounding 10-acre property. Enjoy peaceful mornings overlooking the rolling landscape that leads to a tranquil pond-your own private escape just minutes from town. Inside, the home has been thoughtfully refreshed with new light fixtures, fresh paint throughout, and stylish luxury vinyl plank flooring. The spacious layout is filled with natural light and designed for comfortable country living. The property also features: A 1,000 sq ft finished-out barn with a half bath-perfect for a home office, game room, or guest retreat. An open-sided barn ideal for storage or livestock. An oversized 2-car garage. A custom outdoor entertainment area with a built-in gas grill, perfect for weekend gatherings. With both a private well and city water, and an agricultural exemption in place, this ranchette is as practical as it is picturesque. Don't miss the opportunity to own this unique blend of country charm and modern convenience. Schedule your showing today!

Built in 1948

Essential Information

MLS® #

1888049



Price	\$575,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,706
Acres	10.00
Year Built	1948
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Ranch
Status	Active

Community Information

Address	82 Bowman Ln
Area	3100
Subdivision	N/A
City	Smiley
County	Gonzales
State	TX
Zip Code	78159

Amenities

Amenities	None
Parking	Two Car Garage
Pool	None

Interior

Interior	Two Living Area, Liv/Din Combo, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Walk-In Pantry, Utility Room Inside, Open Floor Plan, All Bedrooms Downstairs, Laundry Main Level, Walk in Closets
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Washer, Dryer, Microwave Oven, Stove/Range, Disposal, Dishwasher, Smoke Alarm, Electric Water Heater, Garage Door Opener, Smooth Cooktop, Solid Counter Tops, City Garbage service
Heating	Central
Cooling	Two Central
Fireplace	Yes

# of Fireplaces	1
Fireplaces	One
# of Stories	1.0
Stories	1

Exterior

Exterior	Stone/Rock, Aluminum
Exterior Features	Patio Slab, Covered Patio, Bar-B-Que Pit/Grill, Partial Fence, Storage Building/Shed, Has Gutters, Mature Trees, Detached Quarters, Additional Dwelling, Outdoor Kitchen, Ranch Fence
Lot Description	County Vlew, Horses Allowed, 5 - 14 Acres, Ag Exempt, Mature Trees (ext feat), Secluded
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Nixon-Smilely ISD
Elementary	Nixon Elementary
Middle	Nixon
High	Nixon

Additional Information

Date Listed	July 29th, 2025
Days on Market	89
HOA Fees	0.00

Listing Details

Listing Agent	Paula O'neal
Listing Office	Windrose Realty, LLC

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