

\$358,500 - 1004 Catholic Cemetery, George West

MLS® #1894439

\$358,500

4 Bedroom, 2.00 Bathroom, 1,860 sqft

Residential on 2.34 Acres

N/A, George West, TX

Versatile Property - Residential or Commercial Use!! Formerly The Twisted Oaks Bar & Grill, this unique property offers endless potential on 2.34 acres just south of town. Located within the city limits, the property enjoys full city utilities while still providing plenty of space and flexibility. Whether you're seeking a spacious residence, an income-producing opportunity, or a blend of both, the location and layout deliver exceptional versatility. Residence Features (2021 Manufactured Home -1,860 SQFT) *4 Bedrooms / 2 Full Bathrooms *Open concept living with crown molding *Large kitchen island with butcher block countertop *Stainless steel appliances (convey with property) *Built-in microwave & tile backsplash *Neutral interior paint throughout *Decorative ceilings with ceiling fans in most rooms *Dedicated laundry room with exterior access *Spacious bedrooms with walk-in closets *Huge primary suite with:
-Walk-in tiled shower -Double vanity
-Oversized walk-in closet Exterior & Property Improvements (2.34 Acres - Inside City Limits with Utilities) *Prime corner location with dual entry from Hwy 281 & Cemetery Rd. *City water and utilities (no need for well/septic) *Fully fenced for privacy and security *3 Outbuildings: -30' x 60' open-sided metal building (formerly bar space) with 2 half baths - perfect for entertainment, events, or conversion -Storage shed with full kitchen & AC unit -Grill, 2 fryers, refrigerator, vent hood, prep sink included -Open-sided metal building



with 3-compartment firepit *Ample parking & accessibility for commercial or residential needs With its city utilities, prime Hwy 281 frontage, and versatile layout, this property can easily serve as a comfortable homestead, a business location, or both. Few opportunities combine this much space, functionality, and location inside George West city limits-making this one a must-see!

Built in 2021

Essential Information

MLS® #	1894439
Price	\$358,500
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,860
Acres	2.34
Year Built	2021
Type	Residential
Sub-Type	Manufactured
Style	One Story, Manufactured Home - Double Wide
Status	Active

Community Information

Address	1004 Catholic Cemetery
Area	3100
Subdivision	N/A
City	George West
County	Live Oak
State	TX
Zip Code	78022

Amenities

Amenities	None
Parking	None/Not Applicable
Pool	None

Interior

Interior	One Living Area, Liv/Din Combo, Eat-In Kitchen, Island Kitchen, Breakfast Bar, Shop, Utility Room Inside, Open Floor Plan, Cable TV Available, High Speed Internet, All Bedrooms Downstairs, Laundry Room, Walk in Closets
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Microwave Oven, Stove/Range, Refrigerator
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	1.0
Stories	1

Exterior

Exterior	Vinyl
Exterior Features	Patio Slab, Covered Patio, Bar-B-Que Pit/Grill, Partial Fence, Storage Building/Shed, Mature Trees, Wire Fence, Ranch Fence
Lot Description	Corner, County Vlew, Horses Allowed, 2 - 5 Acres, Partially Wooded, Mature Trees (ext feat), Level, Creek - Seasonal
Roof	Composition
Construction	Pre-Owned

School Information

District	George West ISD
Elementary	George West
Middle	George West
High	George West

Additional Information

Date Listed	August 21st, 2025
Days on Market	70
HOA Fees	0.00

Listing Details

Listing Agent	Cynthia Dubois
Listing Office	United Country RE-Bluntzer RE

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