## La Casa Roja- on the Llano River

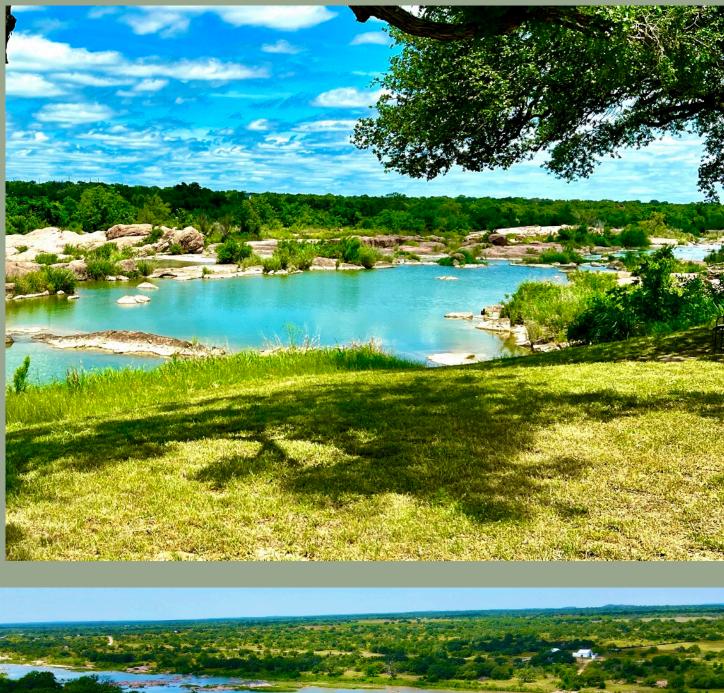
12101 W. Ranch Road 152

Llano, Texas 78643



Gould Land Company

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## La Casa Roja

Schedule your visit to the stunning La Casa Roja on the banks of the Llano River, a beautiful and rejuvenating retreat like no other. This exquisite 3 bedroom, 2 bath home sits on 10 +- acres of private land, offering 300 feet of prime river frontage for your exclusive enjoyment. \* Possible 10Ac adjoining land with 300' of river

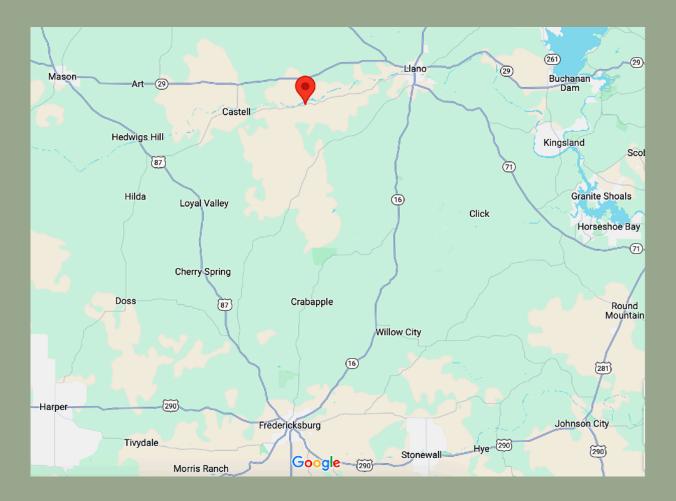
Picture yourself waking up to the tranquil symphony of nature, sipping your morning coffee on the expansive screened porch as you gaze out at the majestic Llano River. Step down to the riverbank and feel the stress melt away as you dip your toes into the clear waters, perfect for swimming, fishing, or simply basking in the beauty of your surroundings.

Prepare gourmet meals in the fully-equipped kitchen and dine alfresco on the 500 square foot screen porch, while taking in a breathtaking Texas sunset and views of the river. Cozy up by the crackling wood-burning fireplace in the den, or unwind with your favorite shows on the Smart TV.

With downtown Llano just a short drive away and nearby attractions like Castell General Store; Fredericksburg and Enchanted Rock waiting to be explored, you'll have endless opportunities for adventure. But with the serene atmosphere and top-notch amenities at La Casa Roja, you may find it hard to tear yourself away from this slice of paradise.

Don't let this opportunity slip through your fingers, contact us today for your appointment to view the **La Casa Roja.** Your dream river retreat awaits – make it a reality now.

Offering price \$1,700,000





Home Description-with furnishings (detailed inventory will be provided by owner)

3 Bedrooms | 2Bathrooms - sleeps 6

Bedroom 1- King Bed w 32" flat screen & Private Bath

Bedroom 2 -King Bed

Bedroom 3- Queen Bed

Guest Bathroom share with bedroom 2 & 3

Deck and patio with BB | 500sf pet resistant screen porch

## Kitchen

## Den

42" Flat screen Smart TV/DVD

Direct TV Network

Wifi

iPod docking station

Dining Area

Wood burning Fireplace

Washer Dryer

- \* New Metal Roof
- \* New Water heater
- New Water pump
  Septic is original /well maintained



