

# \$1,250,000 - 319 Bent River, ConCan

MLS® #1912508

**\$1,250,000**

4 Bedroom, 4.00 Bathroom, 2,525 sqft

Residential on 5.60 Acres

FRIO CANYON ESTATES, ConCan, TX

Where the Texas Hill Country meets relaxation! This custom 4-bedroom, 4.5-bath home offers the perfect blend of luxury and Hill Country charm. Nestled on over 5 acres at the end of a quiet road, this home provides privacy, long views, and Frio River access. Enjoy days and evenings by the heated pool and cabana, or fishing in the stocked pond just steps from your door. Nearby Frio River attractions like Garner State Park, Concan, and Leahey make this home ideal for relaxation and adventure. A rare find just north of Concan - perfect as a private getaway or investment property.

Built in 2011

## Essential Information

|                |                               |
|----------------|-------------------------------|
| MLS® #         | 1912508                       |
| Price          | \$1,250,000                   |
| Bedrooms       | 4                             |
| Bathrooms      | 4.00                          |
| Full Baths     | 3                             |
| Half Baths     | 1                             |
| Square Footage | 2,525                         |
| Acres          | 5.60                          |
| Year Built     | 2011                          |
| Type           | Residential                   |
| Sub-Type       | Single Family Detached        |
| Style          | Two Story, Texas Hill Country |
| Status         | Active                        |



## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 319 Bent River      |
| Area        | 3100                |
| Subdivision | FRIO CANYON ESTATES |
| City        | ConCan              |
| County      | Uvalde              |
| State       | TX                  |
| Zip Code    | 78838               |

## Amenities

|           |                               |
|-----------|-------------------------------|
| Amenities | Waterfront Access             |
| Parking   | Detached, None/Not Applicable |
| Has Pool  | Yes                           |
| Pool      | In Ground Pool                |

## Interior

|              |                                                                                             |
|--------------|---------------------------------------------------------------------------------------------|
| Interior     | One Living Area, Island Kitchen, Study/Library, Utility Room Inside, Open Floor Plan        |
| Appliances   | Ceiling Fans, Washer, Dryer, Cook Top, Built-In Oven, Gas Cooking, Refrigerator, Dishwasher |
| Heating      | Central                                                                                     |
| Cooling      | Two Central                                                                                 |
| Fireplaces   | Not Applicable                                                                              |
| # of Stories | 2.0                                                                                         |
| Stories      | 2                                                                                           |

## Exterior

|              |                          |
|--------------|--------------------------|
| Exterior     | Stone/Rock, Cement Fiber |
| Roof         | Metal                    |
| Construction | Pre-Owned                |
| Foundation   | Slab                     |

## School Information

|            |             |
|------------|-------------|
| District   | Sabinal ISD |
| Elementary | Sabinal     |
| Middle     | Sabinal     |
| High       | Sabinal     |

## Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | October 3rd, 2025 |
|-------------|-------------------|

|                |          |
|----------------|----------|
| Days on Market | 48       |
| HOA Fees       | 125.00   |
| HOA Fees Freq. | Annually |

### **Listing Details**

|                |                   |
|----------------|-------------------|
| Listing Agent  | Terry Carson      |
| Listing Office | Encina Properties |

The data relating to real estate on this web site comes in part from the Internet Data Exchange program of LERA MLS®, and is updated as of November 21st, 2025 at 2:06am CST (date/time). IDX information is provided exclusively for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.