



The Rustic Retreat has been a wonderful home for us over the years as we have made a lot of great memories enjoying the Frio River with friends & family. We have found the canyons to be more beautiful than we could have imagined & with the size & floorplan of the Rustic Retreat, we have been able to accommodate large groups with ease. There are many spaces to relax and catch-up to include the grill area, the firepit, the huge patio, as well as the family room and loft area. And if your plans are to continue with this home being a vacation rental, the Hill Country style of the home as well as having 4 bedrooms and 4 full baths have been helpful. We will include the logo above with the sale, as well as our website at www.friorusticretreat.com We have included the rental history below and have been very happy with Bob & Nanette Caran at FrioFun managing our home and guests. We really hope you enjoy this home as much as we have and being very happy with the neighborhood, we are staying in it. The Jacobs Family

Upgrades & Features

- Four Bedrooms each with a full bath & granite counters
- Rustic & Unique styling for a true Hill Country feel & 3 Owner's Closets
- Gorgeous Sunset views over the Canyon & 5 minutes to the Frio River
- Designed to Sleep 15 Comfortably
- Texas-Sized Covered Patio & Front Porch for Relaxing & Gatherings
- Grilling Area with a 32x18 20" Heavy Duty Grill & Bench
- Custom Trash Bin-12/2024

- Comfortable & Spacious Owner's Retreat
- Full Sized Utility Room with Washer & Dryer
- Vaulted Ceilings in Family Room & Granite Kitchen with Stainless Appliances
- Energy-Efficient Vinyl Windows
- Monitored Security System with Remote Access for Thermostat
- Large Flagstone Firepit Area
- Hardwood Floors Throughout
- Front Retaining Wall built in 2016
- Split Air Unit Upstairs Replaced-2019
- Beautiful & Private Frio River Access for Residents

Rental Nights

- 2016-110
- 2017-83
- 2018-83
- 2019-51
- 2020-69
- 2021-68
- 2022-57
- 2023-37
- 2024-39