



1938 South Concho Drive

Lake Nasworthy | San Angelo, Texas

PROPERTY AMENITIES

At a glance

- Gated lakefront property on an owned lot
- 1.104 acres per appraisal district
- 8 bedrooms, 6 full and 2 half bathrooms
- Main residence plus three guest units

Main residence

- Four bedrooms, including one detached bedroom with a mini-split
- Primary suite with separate closets
- Granite counters, soft-close cabinetry and a walk-in pantry
- Kenmore Pro oven and Sharp Insight Pro microwave
- Propane fireplace in the living area
- Screened wraparound porch with an outdoor propane fireplace

Lakefront & outdoor living

- Covered dock with boat cover and turf decking
- Fiberglass swimming pool
- Propane firepit
- Outdoor half bathroom
- Two sprinkler systems and retaining-wall improvements

Guest accommodations

- Two-bedroom, two-bathroom apartment with full kitchen, dining area, living room and laundry closet
- Two additional guest units with private bathrooms and mini-split climate control
- Guest unit with refrigerator, coffee bar and custom shower stonework

Utilities & property improvements

30 kW propane generator serving the main home and three guest units, per owner. On-demand water heating, metal roofs and spray-foam insulation in guest units. A 50-amp RV connection at guest unit 1. New paint on all buildings. Owner reports fiber-optic and Cat6 cabling to the main house to enhance gaming capabilities.

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Details based on owner notes, listing-agent updates and appraisal district records. Buyer to verify.

Internet service and plan subject to confirmation. Furnishings and recreational equipment subject to written agreement.