

**Little Paradise**  
**1993 Bentwood Dr**  
**Floresville, TX 78114**

**\$474,900**  
**5.520 +/- acres**  
**Wilson County**



**MOSSY OAK PROPERTIES**  
**OF TEXAS**

**MORE INFO ONLINE:**

**[MoreofTexas.com](http://MoreofTexas.com)**

**Little Paradise**  
**Floresville, TX / Wilson County**

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**SUMMARY**

**Address**

1993 Bentwood Dr

**City, State Zip**

Floresville, TX 78114

**County**

Wilson County

**Type**

Residential Property

**Latitude / Longitude**

29.2051 / -98.1764

**Acreage**

5.520

**Price**

\$474,900

**Property Website**

<https://moreoftexas.com/detail/little-paradise-wilson-texas/12214/>



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## **PROPERTY DESCRIPTION**

Nestled among the mature oak trees located in the established subdivision of Bentwood, you will find this well maintained 3 bedroom 2 1/2 bath home sitting on 5.52 acres. This custom home is approximately 10 years old and offers a split floor plan with a formal dining room and an island kitchen. Kitchen has been upgraded with quartz countertops, smooth surface down draft cooktop, stainless sink, and built in oven/convection microwave. Working from home? This home has a nice office off of the master bedroom with ample closet space. The master bathroom offers a bathtub, his and her vanities, and walk in tile shower. Did I mention the double walk in closets in the master suite! Make your way out into the attached double car garage that is oversized and includes a 3rd bay that can be used for a workshop or storage area. This home is beautifully landscaped and the yard around the house has a 9 station automatic sprinkler system. Wanting to enjoy the outdoors? Relax on the big covered back porch, or get your swim suit on and get in the jacuzzi. The backyard is great for entertaining or just spending time outside breathing the fresh air. Sit under the pergola or prepare a meal under the covered Bar-B-Q area. As the sun goes down get a fire started in the fire ring and enjoy a nice South Texas evening. Also included on the property is a detached garage/workshop that is approximately 650 sqft. The workshop has electricity and is finished out on the inside. Next to the workshop there is also a 25X35 metal carport with a small enclosed storage area. This property is ready for you to make it your home! Don't wait homes like this don't stay on the market long!





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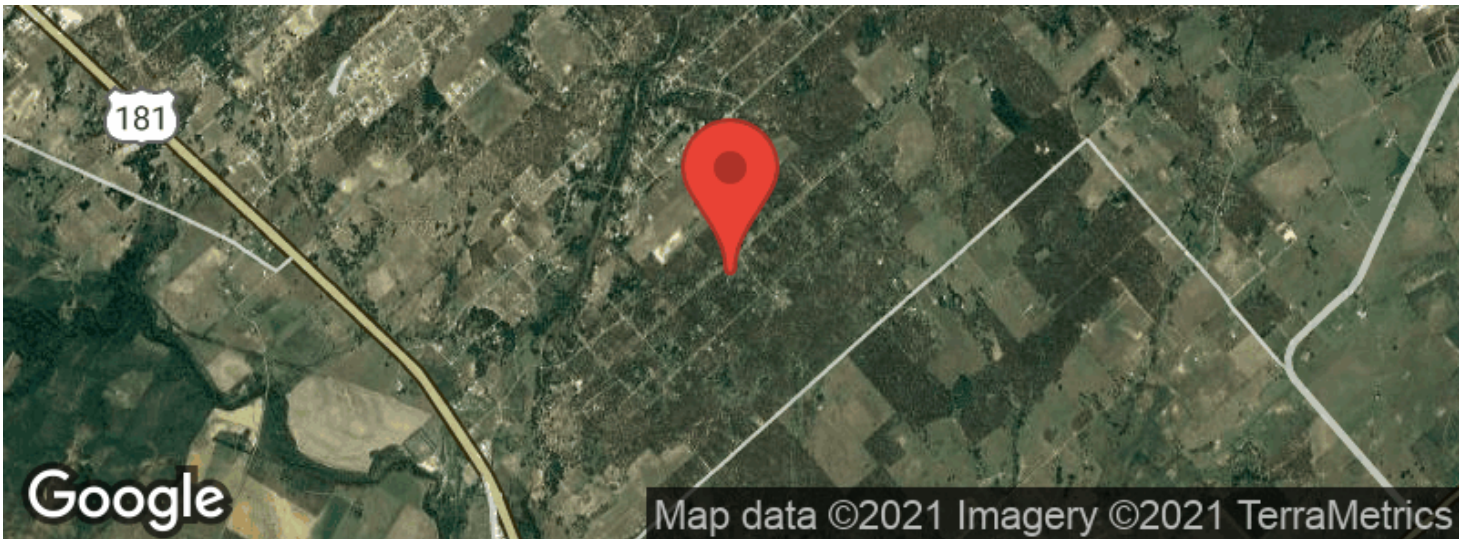
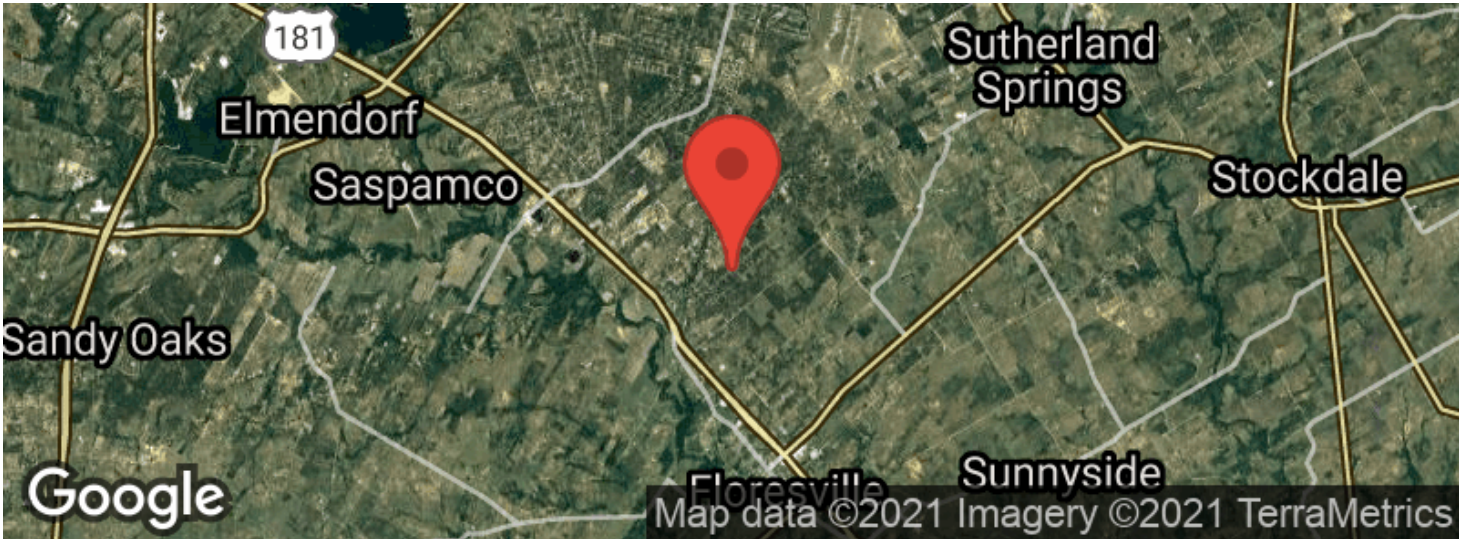
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## Locator Maps





# Aerial Maps



**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Jeff Oltjendiers

**Mobile**

(830) 391-1500

**Email**

jeffo@mossyoakproperties.com

**Address**

1612 Railroad St

**City / State / Zip**

Florsville, TX, 78114

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**NOTES**

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## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



**MoreofTexas.com**



## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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**Mossy Oak Properties of Texas**

**4000 W University Dr**

**Denton, TX 76207**

**(833) 466-7389**

**MoreofTexas.com**

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