

\$92,000.

**COMPLETE PACKAGE
RAILROAD & HOME**

RAILROAD INCLUDES:

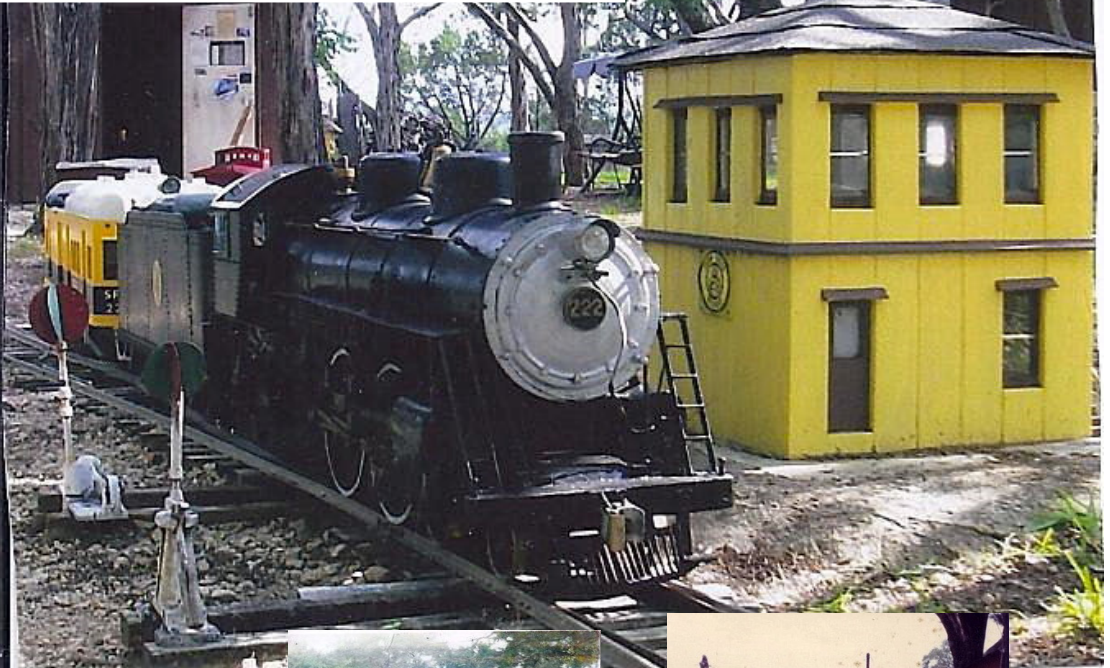
- Over 1000' of 7½" Gauge Track
- Atlantic Style Steam Engine
- SRS (Sperry Rail Service) Car
- 2 Flat Cars, Gondola, Box Car
- Machine Shop, Loading Ramp
- Interlocking Tower, Switches
- Electric Crossing Gate
- 2 Full Size RR Crossing Signs

HOME FEATURES:

- 2 Bdrms with Private Bath Access
- Study or Optional 3rd Bedroom
- Approx. 1050 Square Feet
- Indoor Utility Area
- Eat-In Kitchen with Views
- Open Living and Dining Combo
- Private Cul-de-Sac Location
- Just Under 1 Acre (2 Lots)
- 2 Large Fenced Gardens
- Subdivision Amenities

THE COON CREEK RAILROAD IS ...

**For
SALE**



EVERYONE WILL WANT TO MEET HERE!

311 Eagle Rock Road; Spring Branch, Texas 78070

Enchanting property just off FM 306, on a quiet, secluded cul-de-sac street in Cypress Cove Subdivision. Own your own private railroad with delightful engineer's house situated on almost 1 full acre providing plenty of room to roam! Lovingly built home features a very well thought-out and versatile floor plan. Well suited for many needs with multi-purpose/ 3rd bedroom.

From the eat-in kitchen & nice views to the cozy dining /den combo with heat-a-later fireplace, every detail of this home is special! Rain water collection from roof helps water garden areas and lawn, circle drive for easy access, the best neighbors ever and The ... **COON CREEK RAILROAD!!!** Come experience a lifetime of fun on this 1½" to 1' scale train system with room for expansion.

Over 1000' of track, with all the bells and whistles, circles the homestead! Adjustable loading ramp accommodates fellow train enthusiasts, 5 trains have run on this track at one time... everyone will want to come to your place! Located on the north side of Canyon Lake with easy access to everywhere!

This is truly a once in a lifetime opportunity!

Please call Bob & Alma Briggs to arrange a private viewing at **830-885-4581** or Email: eglsnst@gvtc.com