

1331 Kooocksville Road Mason, TX 76856  
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Mason, TX 76856

**\$390,000**  
1.86± Acres  
Mason County



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**Mason, TX / Mason County**

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## **SUMMARY**

### **Address**

1331 Koocksville Road

### **City, State Zip**

Mason, TX 76856

### **County**

Mason County

### **Type**

Residential Property, Single Family

### **Latitude / Longitude**

30.755509 / -99.245724

### **Dwelling Square Feet**

1,800

### **Bedrooms / Bathrooms**

3 / 2

### **Acreage**

1.86

### **Price**

\$390,000

### **Property Website**

<https://www.mockranches.com/property/1331-koocksville-road-mason-tx-76856/mason/texas/97768/>



## **PROPERTY DESCRIPTION**

Positioned on nearly two acres just inside the Mason city limits along Koocksville Road, this thoughtfully constructed three-bedroom, two-bath residence offers a rare blend of modern design, functional acreage, and in-town convenience—an increasingly hard combination to find in Mason County.

Built with longevity and efficiency in mind, the home features durable materials, a practical layout, and finishes chosen for both style and everyday livability. Vaulted ceilings and polished concrete floors create an open, light-filled living environment, while large windows and glass doors frame views of the surrounding pastureland, grounding the home in its Hill Country setting.

The kitchen serves as the heart of the home, anchored by a spacious center island with seating, custom concrete countertops, stainless appliances, custom cabinetry, and modern pendant lighting. The open-concept design allows for seamless connection between the kitchen, dining, and living areas—ideal for both daily life and entertaining, without wasted or underutilized space.

The primary suite offers a comfortable retreat with a well-proportioned layout and a spa-inspired ensuite bath featuring a dual vanity, quality fixtures, and a tiled walk-in shower. Secondary bedrooms are generously sized and thoughtfully finished, sharing a well-designed bathroom that maintains both privacy and efficiency.

A dedicated laundry and mudroom provides practical storage, custom stained wood countertops, durable finishes, and direct outdoor access—an intentional feature for those managing land, animals, or an active rural lifestyle.

Outside, the property truly shines. The rear acreage is fully fenced and offers ample space for show animals, hobby livestock, or future horse facilities. The lawn surrounding the home is well maintained, and paved road access ensures year-round convenience. Covered parking adds everyday functionality, while the home's location offers quick access to Mason's award-winning schools, local services, and community amenities.

Well cared for, thoughtfully designed, and ideally located, this property presents a dependable and versatile opportunity for buyers seeking space, quality construction, and proximity to town—without compromise.

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## **Property Highlights**

- Nearly **2 acres inside Mason city limits**
- **3 bedrooms | 2 full bathrooms** with efficient, functional layout
- Vaulted ceilings and **polished concrete floors throughout**
- Open-concept living, kitchen, and dining areas
- Kitchen with custom concrete **countertops**, center island seating, custom cabinetry, and stainless appliances
- Primary suite with **dual vanity** and tiled walk-in shower
- Well designed spare bathroom serving secondary bedrooms
- Dedicated **laundry/mudroom with exterior access**
- **Metal roof** and modern construction for durability and longevity
- Covered parking area
- **Fully fenced rear acreage** suitable for show animals, hobby livestock, or future horse facilities
- Paved road access
- Well-maintained yard and usable land
- Located near **Mason ISD award-winning schools**
- Desirable neighborhood with convenient access to town amenities

Showing Instructions:

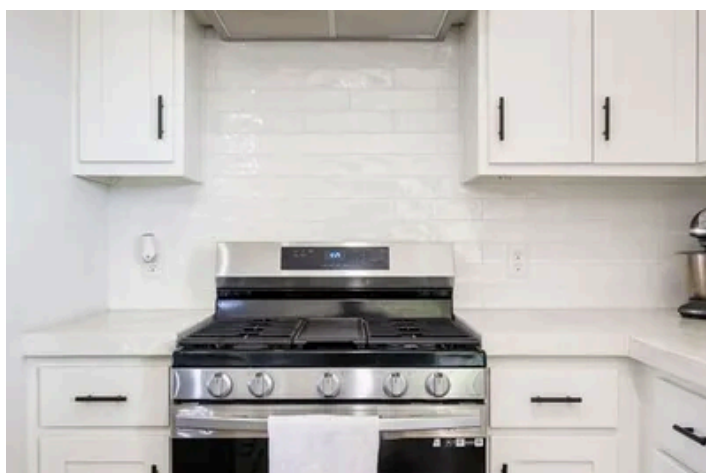
This property is marketed and shown exclusively by The Mock Ranches Group, a team with Keller Williams Realty. Please contact [512-275-6625](tel:512-275-6625) for showing information. All appointments must be made with the listing broker and be accompanied.

Notice to Buyers Agents:

Buyer agents must make first contact and be present for all showings.

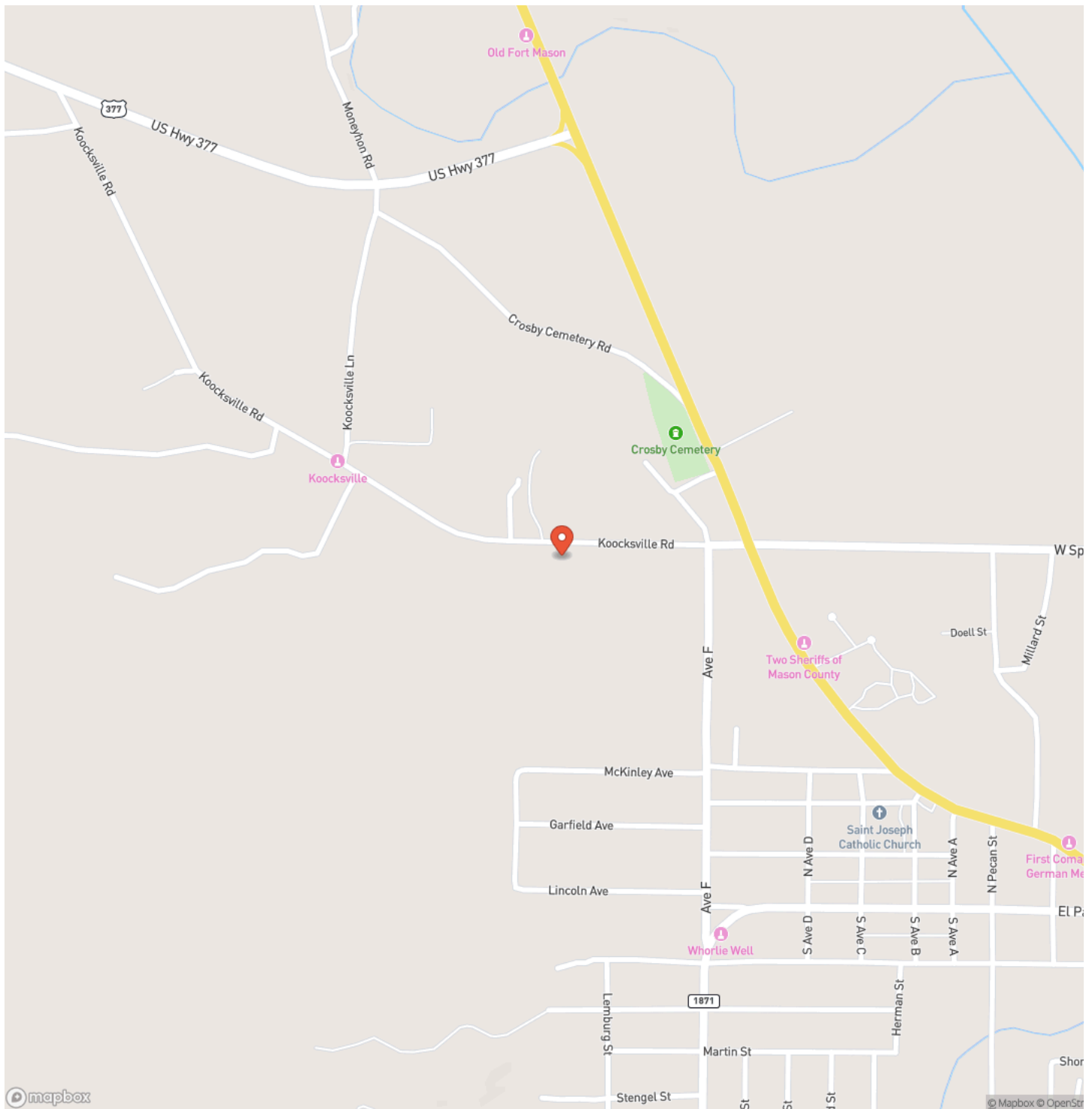


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## Locator Map

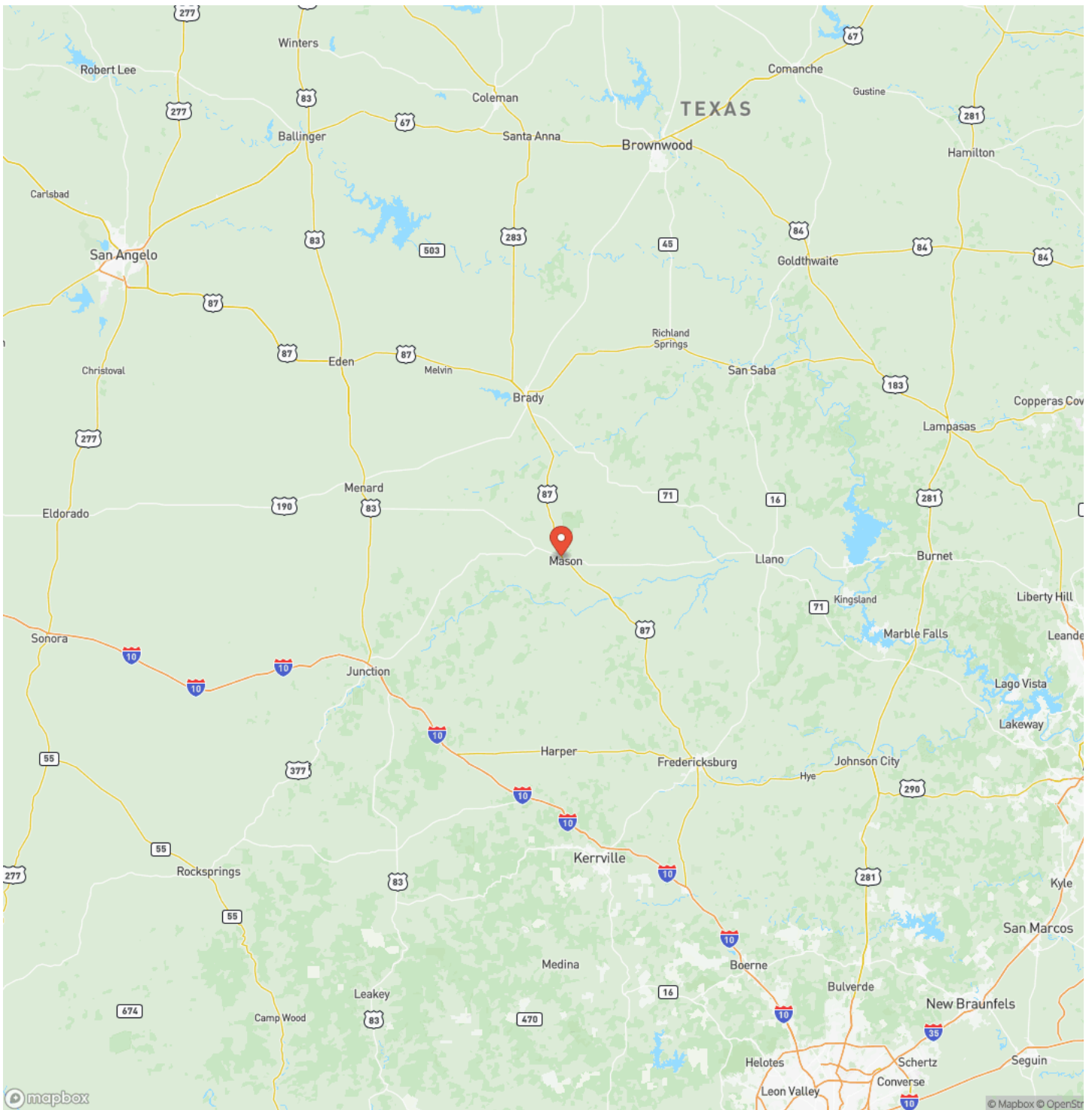


**MORE INFO ONLINE:**

**Mockranches.com**

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## Locator Map



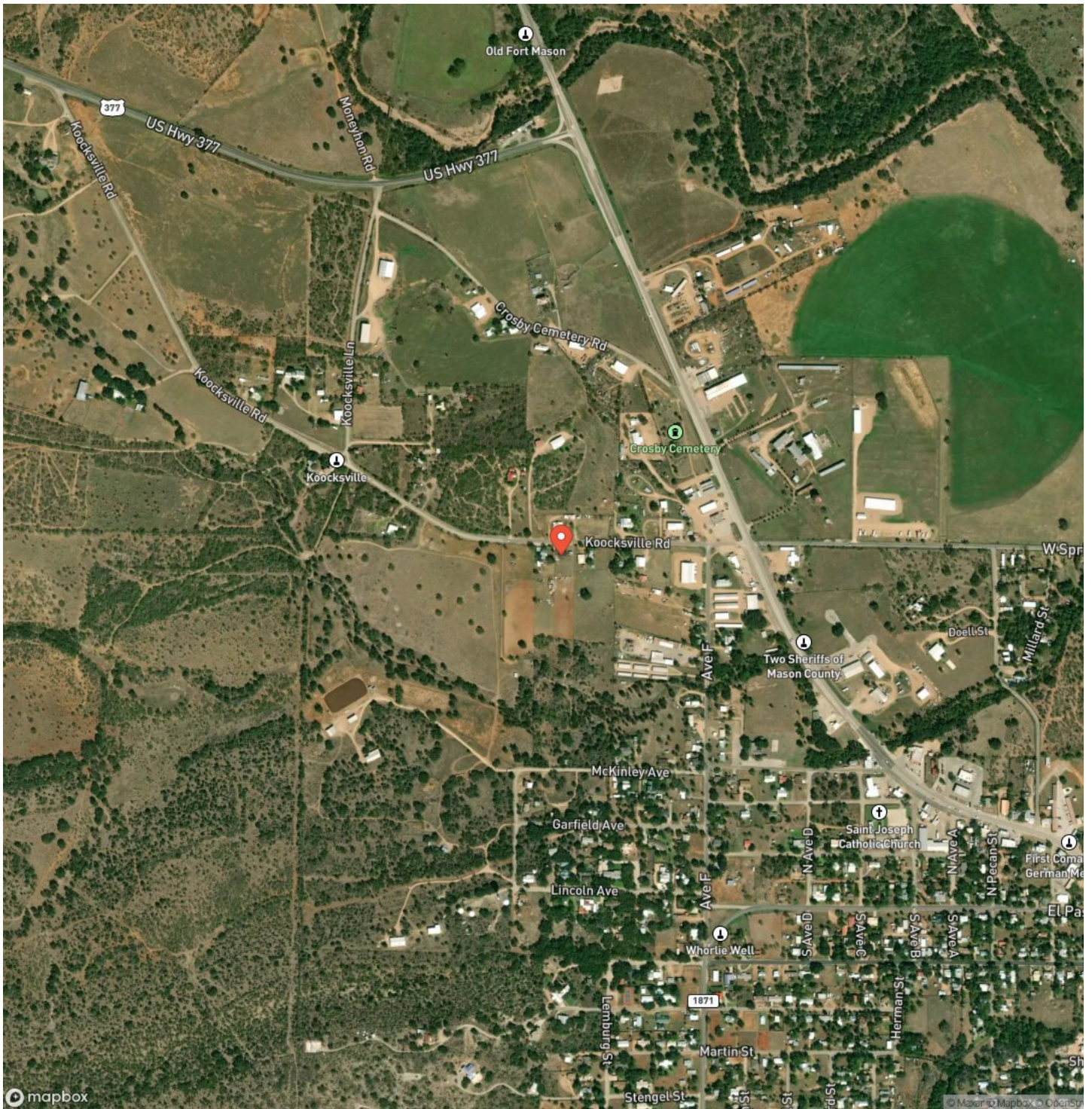
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## Satellite Map



**MORE INFO ONLINE:**

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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Morgan Willis

## Mobile

(325) 347-7408

## Email

MorganWillis@mockranches.com

## Address

## City / State / Zip

Stephenville, TX 76401

## NOTES

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