

Rio Frio Lodging

830-966-2320 www.friolodging.com PO Box 155 Rio Frio, Texas 78879

Rates Are Per Night & Don't Include Lodging Tax; Children 1 year old & under are Free
2 Night Minimum – Fall, Winter & Spring - Sept. thru Memorial Weekend
3 Night Minimum - Winter Holidays, Spring Break, Easter & Labor Day
4 Night Minimum - Summer - Memorial Weekend till school starts end of August

2008 Accommodations List:

Lodgings Close to Garner State Park - But Not on the River:

Hideaway- Sleeps 2 to 7 people; Secluded 1800 style cabin with antiques, 3 sleeping areas with 1 king, 1 double, 3 singles, 1 bathroom, 250 acre Ranch, nature/bluebird/Mtn bike trails, on seasonal Blanket Creek, Hot Tub, porch swing, campfire ring, hammock, fireplace, phone, (no TV). 10.1 miles west of Utopia, TX & 4.6 miles east of Garner Park & Frio River. **Rate: \$125.00 for 2 & \$10.00 each add person per night.**

Star Suite- Sleeps 2 to 5 people; Upstairs w/deck above Bluebird Hill home, 1 double, 1 twin, 1 queen sofa bed, 1 bath, small kitchen. 250 acres with nature/bluebird/Mtn bike trails, on seasonal Blanket Creek, Hot Tub, porch swing, campfire ring, hammock, Dish TV. 10.2 miles west of Utopia, & 4.5 miles east of Garner Park & Frio River. **Rate: \$110.00 for 2 people & \$10.00 each add person per night.**

Steppin Back Guest Ranch; 3 Private log Cabins on 40 acres in the Country. Each cabin has 2 bedrooms & 2 full baths, 2 queens, 2 double futon sofa beds, central H&A, Dish TV, nature trails, covered porch with view, campfire ring, BBQ grill, 12.5 miles west of Utopia & 2.5 miles east of Garner Park & Frio River.

Bluebonnet , Texas & Canyon Breeze Cabins each sleep 8 people, or Rent all 3 Cabins for up to 24 people.
Fall, Winter, Spring Rates: \$125.00 for 2 people & \$10.00 each add person per night. 2 Night min.
Winter Holidays & Spring Break: \$150.00 for 4 people & \$10.00 ea add person per night. 3 Night min.
Summer: \$150.00 for 4 people & \$10.00 each add person per night. 4 Night Minimum

TJ's Escape- Sleeps 2 to 8; Nostalgic Cedar Cabin, rock fireplace, washer/dryer, antique furniture, AC & Heat window units, (no phone or TV), campfire ring, 2 porch swings, 3 miles north of Garner State Park in the Community of Rio Frio, not on the river, 1 mile to the Frio River.

Rate: \$100.00 for 2 people & \$10.00 ea additional person per night.

On Frio River & South of Garner State Park:

****Mtn View & Country Charm are For Sale & Only Available 1 month in Advance:**

Mtn View- Sleeps 4 to 16; View of the Frio River from large covered patio & deck, central Heat & Air, fireplace, phone, Dish TV, washer/dryer, Campfire ring, Volleyball net, 5 bedrooms, 1 king, 2 queens, 6 singles, 2 queen sofa beds, 3 full baths, 700 ft of Frio River front, below Garner Park.

Fall, Winter, Spring Rates: \$200.00 for 4 people & \$10.00 ea add person per night

****Mtn View & Country Charm Must Rent Both - Memorial thru Labor Day weekends - Sleeps 24**

Can Only Reserve 1 month in Advance: \$460.00 for 12 & \$10.00 ea add per night.

Country Charm- Sleeps 2 to 8; This Guest House by Mtn. View can rent separately Fall thru Spring. Central Heat/Air, 2 bedroom, 1 bathroom, 1 king, 1 queen, 2 singles, 1 bunk, full kitchen, TV/VCR for videos only, fish/swim, rope swing, 700 feet of nice Frio River front below Garner State Park.

Fall, Winter, Spring Rates: \$120.00 for 2 people & \$10.00 each add person per night.

2 Night Minimum – Fall, Winter & Spring - Sept. thru Memorial Weekend

3 Night Minimum - Winter Holidays, Spring Break, Easter & Labor Day

4 Night Minimum - Summer - Memorial Weekend till school starts end of August

2008 Accommodations List:

Lodgings on the Frio River North of Garner State Park:

Rio Lindo- Sleeps 2 to 4 people; Cozy Cabin on 4 acres & a hill over Frio River, fish & swim, 2 bedrooms, 2 queens, 1 bathroom, central H&A, rock fireplace, phone, (no TV), washer & clothes line, campfire ring, horse shoe pitching. 2 miles North of Leakey TX, in the Country, 10 miles north of Garner State Park.

Rate: \$135.00 for 2 people & \$10.00 for each additional person per night.

Cliff Top- Sleeps 4 to 11; Spiral stairs down to secluded spot on the Frio River, 2 bedrooms, 1 king, 1 double, 3 singles, 1 queen sofa bed, 1 double futon, central H&A, phone, washer/dryer, TV/DVD for movies only (no reception), stereo, 10 miles N. of Leakey, on Hwy 83, 18 minutes north of Garner State Park.

Rate: \$150.00 for 4 people & \$10.00 ea add person per night.

Sparkling Frio – Sleeps 4 to 14 max; 1950s style nostalgic home on a gorgeous part of the Frio River. 3 bedrooms, 2 baths, 1 king, 1 queen, 1 double, 4 singles, 1 queen sofa bed, 2 single rollways, Central H&A, 4 Dish TV's with DVD, Pool table in garage, washer/dryer, back porch deck, BBQ grill, campfire ring, porch swing, river rope swing, great swimming, fishing & kayaking area. 6 miles N of Leakey.

Fall, Winter, Spring Rates: \$200.00 for 4 people & \$10.00 ea add person per night. 2 Night min.

Winter Holidays/Spring Break/Easter: \$250.00 for 8 people & \$10.00 ea add person per night. 3 Night min.

Summer thru Labor Day: \$350.00 for 10 people & \$10.00 ea add person per night. 4 Night min.

River Tree Lodge- Sleeps 4 to 10 max; Gated Community, 2 story log home, southwest decor, 3 bedrooms, 3 baths, 1 king, 2 queens, 4 singles, 1 queen sofa bed, central H&A, rock fireplace, phone, 2 Dish TV's with DVD, washer/dryer, campfire ring, hammock, on Frio River, 8 miles north of Garner Park.

Fall, Winter, Spring Rates: \$250.00 for 4 people & \$10.00 ea add person per night. 2 Night min.

Winter Holidays/Spring Break/Easter: \$340.00 for 8 people & \$10.00 ea add person per night. 3 Night min.

Summer thru Labor Day: \$360.00 for 10 people & \$10.00 ea add person per night. 4 Night min.

Frio House- Sleeps 4 to 13; 2 Story home with 600 ft. of Beautiful Frio River, 2 covered porches, porch swing, upstairs deck, central H&A, Dish TV, washer/dryer, BBQ grill, campfire ring, 3 bedrooms, 2 & ½ baths, 2 kings, 1 queen, 2 twin day beds w/twin trundles, 1 double sofa bed, 1 twin rollway, fish & swim on Frio River near 337 crossing & Leakey, 15 min. to Garner.

Fall, Winter, Spring Rates: \$180.00 for 4 people & \$10.00 each add person per night. 2 Night min.

Winter Holidays/Spring Break/Easter: \$240.00 for 8 people & \$10.00 ea add person per night. 3 Night min.

Summer thru Labor Day: \$260.00 for 10 people & \$10.00 each add person per night. 4 Night min.

**** Rent Frio House & Rio House together for large groups or individually.**

Rio House- Sleeps 4 to 10; with 600 ft. of Beautiful Frio River, central H&A, Dish TV, washer/dryer, BBQ grill, campfire ring, 3 bedrooms, 1 & ½ baths, 1 king, 2 queens, 1 double, 1 double sofa bed, 1 queen sofa bed, fish & swim on Frio River near 337 crossing & Leakey, 15 min. to Garner.

Fall, Winter, Spring Rates: \$150.00 for 4 people & \$10.00 each add person per night. 2 Night min.

Winter Holidays/Spring Break/Easter: \$150.00 for 4 people & \$10.00 ea add person per night. 3 Night min.

Summer thru Labor Day: \$150.00 for 4 people & \$10.00 each add person per night. 4 Night min.

Frio River's Edge - Sleeps 4 to 14; 2 story log home, 2 large bedrooms, 2 baths, 2 kings, 3 queens, 1 full, game room with double futon sofa bed. Central H&A, rock fireplace, 2 Dish TV's with DVD, washer/dryer, BBQ grill, campfire ring, above Frio River with steps to the river's edge, just east of Leakey & 10 miles NE of Garner Park.

Fall, Winter, Spring Rates: \$200.00 for 4 people & \$10.00 ea add person per night. 2 Night min.

Winter Holidays/Spring Break/Easter: \$250.00 for 8 people & \$10.00 ea add person per night. 3 Night min.

Summer thru Labor Day: \$350.00 for 10 people & \$10.00 ea add person per night. 4 Night min.

2008 Accommodations List:

Lodgings on Sabinal River at Utopia & Close to Lost Maples State Park:

Utopia River Retreat – Sleeps 2 to 32 max; this Paradise at Utopia has 1 large main house & 3 cozy cabins on 15 rolling acres, giant cypress & oak trees filled with birds & wildlife. ¼ mile of private river front on the clear Sabinal River, 2' to 10' deep with rope swing, great for swimming, fishing, a giant BBQ grill & party pavilion for groups. 15 min. to Lost Maples State Park. *Rent all together for large groups or individually.

The Fortress - Sleeps 4 to 14 people; Converted limestone barn, used as a Fortress against Indian raids in 1800's; now a wonderful vacation home rich with history. Three open loft bedrooms upstairs & 1 full bath, each has 1 queen. Downstairs has 2 bedrooms, each has 1 king bed, 2 double futon sofa bed, 2 & ½ baths; gun slotted rock walls surround a Jacuzzi bathtub. Rock fireplace, 52" satellite TV/DVD, stereo, deer antler lights, cypress wood kitchen cabinets, lg. Mexican dining table with cactus chandelier, patio with chairs, Hot Tub, & grill.

Fall, Winter, Spring Rates: \$260.00 for 4 people & \$10.00 ea add person per night

Winter Holidays/Spring Break/Easter: \$360.00 for 8 people & \$10.00 ea add person per night

Summer Memorial Weekend thru Labor Day: \$400.00 for 12 people & \$10.00 ea add person

Meadows, Dove Nest & Lookout - Same Property has 3 Cozy Cabins all on hill overlooking river, each cabin has 2 bedrooms, 2 queens, 1 double futon sofa bed, 1 bath, full kitchen plus microwave, H&A, fireplace, TV/DVD, BBQ grill, picnic table, & laundry room on property.

Each Cabin Sleeps 2 to 6 people

Fall, Winter, Spring Rates: \$120.00 for 2 people & \$10.00 each add person per night. 2 Night min.

Winter Holidays & Spring Break: \$150.00 for 4 people & \$10.00 ea add person per night. 3 Night min.

Summer: \$150.00 for 4 people & \$10.00 each add person per night. 4 Night Minimum

La Hacienda- Sleeps 4 to 21; Spanish style home on 10 private acres near Utopia, TX.; hot tub, phone, Dish TV, central H&A, fireplace, washer/dryer, campfire ring, hammock, Volleyball net, horse shoe pitching, 4 bedrooms, 3 queens, 3 doubles, 5 singles, 2 queen sofa beds, 3 full baths, Rope swing on the clear Sabinal River; 20 min. from Garner, 15 min. from Lost Maples Park.

Fall, Winter, Spring Rates: \$300.00 for 4 people & \$10.00 ea add person per night. 2 Night min.

Winter Holidays/Spring Break/Easter: \$350.00 for 8 people & \$10.00 ea add person per night. 3 Night min.

Summer thru Labor Day: \$500.00 for 14 people & \$10.00 ea add person per night. 4 Night min.

Loma Linda - Sleeps 4 to 10; 2 Story Log Home with 600 ft. of Beautiful Sabinal River & Utopia Golf Course, fish & swim, hammock, porch swing, BBQ grill, campfire ring, volleyball net, pool table, central H&A, Cast Iron Fireplace, Dish TV & DVD, stereo/CD player, washer/dryer, 3 bedrooms & loft; 1 king, 5 doubles, 3 twins, 2 & 1/2 baths. 2 miles S. of Utopia, 20 min. to Garner or Lost Maples State Parks.

Winter Rate: \$250.00 for 4 people & \$10.00 each add person per night. 2 Night min.

Winter Holidays/Spring Break/Easter: \$340.00 for 8 people & \$10.00 ea add person per night. 3 Night min.

Summer thru Labor Day: \$360.00 for 10 people & \$10.00 each add person per night. 4 Night min.

(Lazy B - Sleeps 4 to 10; log home next door which can only be rented after Loma Linda is taken – Same Rates)

Closest to Lost Maples State Park but Not on the River:

Farhaven – Sleeps 2 to 6: Cozy quiet Cottage on 76 acres in the Country, Not on a river, central H&A, 2 bedrooms, 1 full bath, 1 king, 1 queen, 1 queen sofa bed, microwave, Dish TV/DVD, stereo, (no phone) BBQ grill, hammock, campfire ring, hiking/nature trails, scenic views, 8 miles S. of Lost Maples Park, 5 miles N. of Utopia. **Rate: \$115.00 for 2 people & \$10.00 ea additional person per night.**