

# \$1,650,000 - 461 Knopp School Road, Fredericksburg

MLS® #1564141

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## \$1,650,000

5 Bedroom, 3.00 Bathroom, 3,273 sqft  
Farms and Ranches on 22.24 Acres

None, Fredericksburg, TX

The centerpiece of the property is the charming 2 story farmhouse with 18 inch walls which boasts 4-5 bedrooms & 3 bathrooms, original rock walls with wood floors. The original structure was built in 1848 and has been added on to and modernized over the years. There is a heated swimming pool & hot tub and fire pit along with multiple covered porches and observation deck. Additionally, there is a great wood 2 story barn converted into performance space that has hosted dinners, music events and potentially could be used for weddings or other events. Old barns and outbuildings add to the properties deep historical past. A water well with 30,000 gallon concrete storage tank services the homestead with septic system and CTEC power in place.

The land gently slopes up to the improvement area where large live oak, post oak, mesquite and pecan trees surround the homestead. The adjoining pastures are improved suitable for livestock grazing, hay or agriculture. There are pleasant views of the neighboring hills offering an extremely private setting. The property is cross "fenced in to multiple pastures. The property is accessed off blacktop Knopp School Road with electric front entry gate and crushed granite road up to the improvement area.

Built in 1848

## Essential Information



ListingFeed	abor_vow
MLS® #	1564141
List Price	\$1,650,000
Sale Price	\$1,675,000
Sale Date	December 6th, 2021
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	3,273
Acres	22.24
Year Built	1848
Type	Farms and Ranches
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	461 Knopp School Road
Subdivision	None
City	Fredericksburg
County	Gillespie
State	TX
Zip Code	78624

### **Amenities**

Utilities	Electricity Connected, Water Available
Features	See Remarks
Parking	Detached
View	Hills
Waterfront	None

### **Interior**

Interior	See Remarks
Appliances	See Remarks
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	2

Stories Two

**Exterior**

Exterior Features See Remarks

Lot Description Gentle Sloping

Windows See Remarks

Roof Metal

Construction See Remarks

Foundation See Remarks

**School Information**

District Fredericksburg ISD

Elementary Fredericksburg

Middle Fredericksburg

High Fredericksburg (Fredericksburg ISD)