

\$1,195,000 - 9108 Ranch Road 965, Fredericksburg

MLS® #1679773

\$1,195,000

6 Bedroom, 6.00 Bathroom, 3,994 sqft
Residential on 10.05 Acres

A0838 - G C & S F RR CO #323, Fredericksburg, TX

2 HOMES - TURN-KEY READY FOR STR, FAMILY COMPOUND OR RECREATIONAL RANCH ON 10.5 ACRES! Income producing properties located between Fredericksburg & Enchanted Rock just 9 miles N of Main St. Currently this unrestricted ranch & gorgeous venue is popular for both retreats & wedding parties w/potential for expansion. Enjoy the breath-taking spectacular sunset & exceptional views from the welcoming wrap-around porches while watching roaming wildlife, enhancing the rural peaceful atmosphere. House #1 is 3 bed 3.5 bath w/standing seam metal roof on 1 acre. House #2 is 3 bed 2 bath w/2022 new composition roof on .5 acre. Each sleeps 14 with open concept & high ceilings. Gazebo, stone patio, fire-pit, even a fenced dog run area for your four legged family members. Underground electric, detached double garages with electric door openers & 500 sf storage w/enclosed A/C workshop area. Well house w/water softener, 185 ft deep well produces 15 gpm. This ranch is a fantastic place to relax while you enjoy the dark Texas sky & incredible stars at night. Future BnB bookings honored 90 days past closing. Listing Agent must be present, please give reasonable notice to show. Weekday showings preferred, or Sun afternoon. Showings will not be available when BnB guests are scheduled on weekends. (Check in Fri 3pm & check out Sun 11am.) Call Showing Time to schedule. STR permit unknown. Owner is LREA. Buyer to verify all info.



Built in 2000

Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1679773
List Price	\$1,195,000
Sale Price	\$1,000,000
Sale Date	November 21st, 2023
Bedrooms	6
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	3,994
Acres	10.05
Year Built	2000
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Ranch, Texas Hill Country
Status	Sold

Community Information

Address	9108 Ranch Road 965
Subdivision	A0838 - G C & S F RR CO #323
City	Fredericksburg
County	Gillespie
State	TX
Zip Code	78624

Amenities

Amenities	None
Parking	Two Car Garage, Detached, Oversized
Pool	None

Interior

Interior	Two Living Area, Converted Garage, High Ceilings, High Speed Internet, Laundry in Kitchen, Laundry Main Level, Secondary Bedroom Down, Utility Area in Garage, Walk in Closets
Appliances	Cook Top, Ceiling Fans, Disposal, Dryer, Dishwasher, Electric Water Heater, Garage Door Opener, Microwave Oven, Private Garbage Service, Refrigerator, Satellite Dish (owned), Self-Cleaning Oven,

	Smoke Alarm, Stove/Range, Wood Stove, Washer
Heating	2 Units, Central, Wood Stove
Cooling	One Window/Wall, Two Central
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Living Room, Other, Two, Wood Burning
# of Stories	2
Stories	2

Exterior

Exterior	Other, Stone/Rock
Exterior Features	Additional Dwelling, Bar-B-Que Pit/Grill, Cross Fenced, Covered Patio, Double Pane Windows, Dog Run Kennel, Has Gutters, Other - See Remarks, Partial Fence, Patio Slab, Privacy Fence, Special Yard Lighting, Storage Building/Shed, Mature Trees, Wire Fence, Workshop
Lot Description	5 - 14 Acres, Ag Exempt, County Vlew, Horses Allowed, Hunting Permitted, Level, Mature Trees (ext feat), Partially Wooded, Sloping, Xeriscaped
Roof	Composition, Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Fredericksburg ISD
Elementary	Fredericksburg
Middle	Fredericksburg
High	Fredericksburg