

\$1,850,000 - 119 Sagebiel Ranch Rd, Fredericksburg

MLS® #1709204

\$1,850,000

5 Bedroom, 3.00 Bathroom, 3,004 sqft
Residential on 19.15 Acres

P Bugler #489, Fredericksburg, TX

Welcome to your new magnificent property with breathtaking views located on 19 acres (Ag Exempt) in the prestigious Texas Hill Country located near downtown

Fredericksburg, Texas. A 4 bedroom, 2 bath luxury home (2842 sq ft) along with a newly remodeled second building with a 1350 sq ft apartment with 1 bedroom, 1 bath and gym (but can be easily used as a garage, workspace, playroom or anything else). The home is known as a "barndominium" and has been featured in many barndominium publications (yes, that's a thing!). Beautiful views overlooking Enchanted Rock (sunsets are breathtaking). This beautiful home has 5 bedrooms, 3 bathrooms. The main house is 4 bedroom, 2 bath with the second building as a 1 bed, 1 bath with kitchen and attached gym/garage/workspace. Massive covered porch and patio and with a 2nd story deck with breathtaking views. Home has fire pits, hot tub, high ceilings, large windows for the hill country views, and custom high end finishes throughout. Huge kitchen, a porch with rocking chairs which are perfect for sunsets, BBQ grill, hot tub, and fire pit. Upstairs has two landing areas. One used as an office, the other with a pull out couch and play area. You can't miss the custom touches throughout the home. Located roughly 15 minutes from downtown Fredericksburg. Perfectly secluded but close enough to town. Land is unrestricted and agriculture exempt. Land is perfect for hunting, shooting, four wheeling, hiking...and



just having a blast. Owner used the home as a vacation home but also rented it out on Airbnb as a short term rental when they weren't there. Very successful and profitable. Has dozens of 5 star reviews and was rated most loved homes on Airbnb. Perfect for a full-time home, vacation home, or Airbnb. Option to purchase the home furnished, including a full gym. Completely turnkey to live, rent, or whatever else you want! THIS IS A ONE-OF-A-KIND PROPERTY!

Built in 2018

Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1709204
List Price	\$1,850,000
Sale Price	\$1,687,000
Sale Date	April 15th, 2024
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	3,004
Acres	19.15
Year Built	2018
Type	Residential
Sub-Type	Single Family Detached
Style	Contemporary
Status	Sold

Community Information

Address	119 Sagebiel Ranch Rd
Subdivision	P Bugler #489
City	Fredericksburg
County	Gillespie
State	TX
Zip Code	78624

Amenities

Amenities	Other - See Remarks
Parking	Two Car Garage, None/Not Applicable
Pool	None

Interior

Interior	One Living Area, Eat-In Kitchen
Appliances	Ceiling Fans, Disposal, Dryer Connection, Dishwasher, Microwave Oven, Private Garbage Service, Smoke Alarm, Stove/Range, Washer Connection
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	2
Stories	2

Exterior

Exterior	Metal Structure
Exterior Features	Additional Dwelling, Double Pane Windows, Partial Fence, Patio Slab, Storage Building/Shed, Mature Trees
Lot Description	15 Acres Plus, Ag Exempt, County View, Gently Rolling, Horses Allowed, Level, Partially Wooded, Pond /Stock Tank, Secluded, Sloping
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Fredericksburg ISD
Elementary	Fredericksburg
Middle	Fredericksburg
High	Fredericksburg