

\$6,250,000 - 330 Minor Threat Lane, Fredericksburg

MLS® #1715952

\$6,250,000

4 Bedroom, 4.00 Bathroom, 2,861 sqft
Farms and Ranches on 62.00 Acres

none, Fredericksburg, TX

Modern Hill Country Winery Compound featuring a full-scale production winery, tasting room, restaurant, contemporary homestead, and cabin completely encircled by mesmerizing, unobstructed long-range views. Rooted upon 62+ undulating acres featuring a staggering 30+ mile, 360 degree hilltop view, planted vineyard and native, unimproved level acreage in the thriving Hill Country AVA, just about a 15-minute scenic drive to the historically rich and charming market town of Fredericksburg. Perched at 1860â€™™, is an enchanting wine study, intimate dining restaurant with commercial kitchen and meeting space, architecturally engaging 4 bed, 3.5 bath hill country transitional homestead buffered by 2 pools, a home gym, and detached 2 car garage workshop. Thoughtfully sited below the terraced hill stands a 5400Â± sf wine makerâ€™™s facility with enclosed office and privately situated 2 bed, 2 bath foremanâ€™™s residence. The total offering presents unlimited use applications and exponential revenue opportunities. Ag-exempt, sans deed restrictions, and miles from city limits. Additional Acreage available and equipment negotiable.



Built in 2018

Essential Information

ListingFeed	abor_vow
MLS® #	1715952

List Price	\$6,250,000
Sale Price	\$5,500,000
Sale Date	August 22nd, 2023
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,861
Acres	62.00
Year Built	2018
Type	Farms and Ranches
Sub-Type	Other
Status	Closed

Community Information

Address	330 Minor Threat Lane
Subdivision	none
City	Fredericksburg
County	Gillespie
State	TX
Zip Code	78624

Amenities

Utilities	Electricity Connected
Features	None
Parking	Driveway, Garage
# of Garages	2
View	Hills, Vineyard
Waterfront	None
Has Pool	Yes

Interior

Interior	Concrete
Appliances	Refrigerator
Heating	Central
Cooling	Central Air
# of Stories	1
Stories	One

Exterior

Exterior Features	Outdoor Grill
Lot Description	Agricultural, Views
Windows	Wood Frames
Roof	Metal
Construction	Board & Batten Siding, HardiPlank Type
Foundation	Slab

School Information

District	Fredericksburg ISD
Elementary	Fredericksburg
Middle	Fredericksburg
High	Fredericksburg (Fredericksburg ISD)