

# \$1,395,000 - 406 E Orchard Street, Fredericksburg

MLS® #3360059

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## \$1,395,000

4 Bedroom, 3.00 Bathroom, 2,038 sqft  
Residential on 0.20 Acres

Wendel & Anderegg, Fredericksburg, TX

STR permit & fantastic income potential! Immaculately designed & staged by Christina Flood-Atkinson of Simple Goods Shop, this home seamlessly blends modern amenities with country charm. Upon entering, you'll be greeted by the open-concept floorplan, featuring wide plank white oak flooring, vaulted ceilings adorned with rustic wood beams, & high-end designer light fixtures. Natural light pours in through an abundance of Marvin black-framed windows & glass doors, illuminating every corner of the home. A perfect spot for entertaining, the living room showcases a stunning chandelier, built-in cabinetry, floating shelves, & a magnificent stone fireplace as its centerpiece. This inviting living area seamlessly connects with the gourmet kitchen, creating a cohesive & harmonious living space. The kitchen is a chef's dream, boasting a large center island, a breakfast bar, quartz countertops, two-tone shaker cabinetry, a farmhouse sink, & a \$20K suite of Cafe appliances, including a gas range. The primary bedroom is a haven of sophistication, featuring a vaulted ceiling, a comfortable sitting area, a generously sized walk-in closet, & a dreamy en-suite bathroom. The primary bathroom is appointed with a custom oak double vanity & a luxurious marble wet room that includes a soaking shower tub & dual shower heads, creating a spa-like retreat. In addition to the primary suite, this home offers three spacious secondary bedrooms, two full guest bathrooms, & a conveniently



located laundry room with a mud area & custom bench/cabinetry. Step outdoors to enjoy the charming covered front porch, perfect for sipping your morning coffee, & a shaded backyard with a covered patio & a wood privacy fence, providing a serene & private outdoor oasis. The attached 1-car garage adds convenience to your daily routine. Located in a historic district with easy access to all the charm that Fredericksburg has to offer, making it an ideal investment opportunity or a delightful place to call home.

Built in 1980

### Essential Information

ListingFeed	abor_vow
MLS® #	3360059
List Price	\$1,395,000
Sale Price	\$1,335,000
Sale Date	November 13th, 2023
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,038
Acres	0.20
Year Built	1980
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	406 E Orchard Street
Subdivision	Wendel & Anderegg
City	Fredericksburg
County	Gillespie
State	TX
Zip Code	78624

### Amenities

Utilities	Cable Available, Cable Connected, Electricity Connected, Natural Gas Connected, High Speed Internet Available, Sewer Connected, Water Connected
Features	None
Parking	Attached, Door-Single, Driveway, Garage Faces Front, Garage
# of Garages	1
Garages	Garage Door Opener
View	None
Waterfront	None

### **Interior**

Interior	Tile, Wood
Appliances	Dishwasher, Free-Standing Gas Oven, Free-Standing Gas Range, Disposal, Microwave, Range Hood, Stainless Steel Appliance(s)
Heating	Central, Fireplace(s)
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Stone, Wood Burning
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Exterior Steps, Private Yard
Lot Description	Back Yard, Front Yard, Interior Lot, Landscaped, Level, Private, Xeriscape
Windows	See Remarks
Roof	Metal
Construction	HardiPlank Type
Foundation	Slab

### **School Information**

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