

\$1,150,000 - 215 Texas Trail, Fredericksburg

MLS® #9897539

\$1,150,000

5 Bedroom, 3.00 Bathroom, 3,700 sqft
Residential on 12.95 Acres

County Line Acres, Fredericksburg, TX

Here is your opportunity to own a Fredericksburg Hill Country home on 12.9 acres with nearly 360 views from the house & property on one of the highest points in the county. Enjoy the stunning views from the wrap around porch, patio, as well as, out of all the windows. Find this 1999 custom built home of four sides Austin stone, 3,700sf with 4 or 5 bedrooms, an office and 3 full bathrooms with an additional unfinished area upstairs that could be utilized. The 5th bedroom could be a second family room, guest or Airbnb space, as it has it's own outside door access. Gather and entertain in the main living area with soaring ceilings approx. 18' high with abundant windows, an impressive stone fireplace and gorgeous vast views of hills and oak trees and find an adjoining spacious kitchen with granite countertops and a huge center island. This 12.9 acre property is two lots combined and the majority of it is wildlife exempt for a major benefit to the reduction of property taxes and for enjoying nature at its best. It's approx. 20 minute drive to downtown Fredericksburg, 1 hr to San Antonio and 1.75 hrs to Austin. Please verify room measurements and schools. Your hill country dream house awaits! Use this link for the aerial and floor plan video; copy and paste it to the browser line:
<https://mls.homejab.com/property/view/215-texas-trail-fredericksburg-tx-78624-usa>.



Built in 1999

Essential Information

ListingFeed	abor_vow
MLS® #	9897539
List Price	\$1,150,000
Sale Price	\$1,045,000
Sale Date	April 19th, 2022
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	3,700
Acres	12.95
Year Built	1999
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	215 Texas Trail
Subdivision	County Line Acres
City	Fredericksburg
County	Gillespie
State	TX
Zip Code	78624

Amenities

Utilities	Electricity Connected, Sewer Connected, Water Connected
Features	None
Parking	Attached, Garage Faces Front, Garage
# of Garages	3
Garages	Garage Door Opener
View	Hills, Rural
Waterfront	None

Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Electric Oven, Electric Water Heater, Free-Standing Electric Oven, Range Hood, Water Softener Owned
Heating	Central
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room
# of Stories	1
Stories	One

Exterior

Exterior Features	Garden, Private Entrance
Lot Description	Moderate Trees, Native Plants, Views
Windows	Screens
Roof	Metal
Construction	Masonry, Stone
Foundation	Slab

School Information

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