

\$2,200,000 - 130 Overlook Dr, Fredericksburg

MLS® #1749623

\$2,200,000

4 Bedroom, 4.00 Bathroom, 4,547 sqft

Residential on 4.09 Acres

OUT/GILLESPIE COUNTY, Fredericksburg, TX

Set on 4.087 acres in the Texas Hill Country, this modern farmhouse offers refined living just 15 minutes from historic Fredericksburg—a destination known for its renowned vineyards, boutique shopping, dining, and cultural attractions. Whether you're exploring local wineries or hiking at Enchanted Rock State Natural Area, this location provides the perfect blend of tranquility and access to the best of the Hill Country. Thoughtfully designed, this two-story residence includes 4 bedrooms, 3.5 bathrooms, and elegant custom details throughout. Inside, you'll find heated floors, recessed mood lighting, and limestone walkways that create a warm, inviting setting. The chef's kitchen is a true centerpiece with top-tier appliances, quartz and woodblock countertops, an 11-foot island, and a spacious butler's pantry, flowing seamlessly into open dining and living areas enriched by rustic ceiling beams, a brick accent wall, and a wood-burning fireplace. Expansive steel-framed doors on both sides of the home open to a picturesque yard—ideal for enjoying Hill Country breezes or entertaining guests. The private primary suite, located in the east wing, offers a luxurious retreat with arched ceilings, spa-like en suite bathroom, freestanding tub, heated stone bench, dual vanity, and an oversized dressing room. A dedicated home office sits just off the suite. Upstairs, three additional bedrooms, two full bathrooms, and a light-filled family room with



hardwood floors provide ample space for guests or multi-generational living. The oversized detached garage accommodates two vehicles, a golf cart or ATV, plus storage. A 36x30 barn, currently used as a horse barn, can be adapted for various uses. With HOA approval for two large animals, there's room for horses or even Texas Longhorns. This is more than just a home-it's a lifestyle property that offers luxury, versatility, and access to the best of Hill Country living.

Built in 2021

Essential Information

MLS® #	1749623
Price	\$2,200,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,547
Acres	4.09
Year Built	2021
Type	Residential
Sub-Type	Single Family Detached
Style	Texas Hill Country
Status	Active

Community Information

Address	130 Overlook Dr
Area	3100
Subdivision	OUT/GILLESPIE COUNTY
City	Fredericksburg
County	Gillespie
State	TX
Zip Code	78624

Amenities

Amenities	None
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Parking	Detached
Pool	None

Interior

Interior	One Living Area, Liv/Din Combo, Island Kitchen, Walk-In Pantry, Study/Library, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Laundry Main Level, Laundry Room, Walk in Closets, Game Room
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Built-In Oven, Microwave Oven, Gas Cooking, Refrigerator, Disposal, Dishwasher, Garage Door Opener, Solid Counter Tops, Double Ovens, Carbon Monoxide Detector, Dryer, Gas Water Heater, Ice Maker Connection, Plumb for Water Softener, Propane Water Heater, 2+ Water Heater Units, Washer
Heating	Central, Heat Pump, 3+ Units
Cooling	Three+ Central, Heat Pump
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	2.0
Stories	2

Exterior

Exterior	Stucco, Masonry/Steel
Lot Description	2 - 5 Acres
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Fredericksburg
Elementary	Fredericksburg
Middle	Fredericksburg
High	Fredericksburg

Additional Information

Date Listed	October 24th, 2023
Days on Market	632
HOA Fees	533.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Brian Stamness
Listing Office	Phyllis Browning Company

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