

\$1,295,000 - 34 Rusty Spur Dr, Fredericksburg

MLS® #1835122

\$1,295,000

3 Bedroom, 4.00 Bathroom, 3,116 sqft

Residential on 6.57 Acres

COOL WATER RANCH, Fredericksburg, TX

Set on 6.57 scenic acres in Cool Water Ranch, just minutes from downtown Fredericksburg, this award-winning custom farmhouse by "Hill of Texas Homes" blends thoughtful design with top-tier amenities. This 3BR/3 ensuite BA + 1/2 BA home features soaring ceilings, custom alder cabinetry, rare longleaf pine built-ins, polished concrete floors, and a gourmet kitchen with premium appliances, gas range, island, and pantry. Outdoor living includes a new pool and spa (2024), outdoor kitchen, stone fire pit, motorized sunscreens, and a concrete pad dog kennel. Additional features include a 3-car garage, mini-barn, solar-powered gate, whole-house generator, deep well, 30,000-gallon rainwater collection system, and perimeter fencing. The landscaped grounds are alive with wildlife and vibrant wildflowers each spring. This turnkey Hill Country retreat is an exceptional find!

Built in 2014

Essential Information

MLS® #	1835122
Price	\$1,295,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,116
Acres	6.57



Year Built	2014
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Texas Hill Country
Status	Active

Community Information

Address	34 Rusty Spur Dr
Area	3100
Subdivision	COOL WATER RANCH
City	Fredericksburg
County	Gillespie
State	TX
Zip Code	78624

Amenities

Amenities	None
Parking	Attached
Has Pool	Yes
Pool	Hot Tub, In Ground Pool

Interior

Interior	One Living Area, Separate Dining Room, High Ceilings, All Bedrooms Downstairs, Breakfast Bar, High Speed Internet, Island Kitchen, Laundry Room, Open Floor Plan, Utility Room Inside, Walk in Closets, Walk-In Pantry
Appliances	Ceiling Fans, Custom Cabinets, Dryer Connection, Dishwasher, Electric Water Heater, Gas Cooking, Water Softener (owned), Solid Counter Tops, Smoke Alarm, Stove/Range, Washer Connection
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	1.0
Stories	1

Exterior

Exterior	Siding, Cement Fiber, Stone/Rock
Exterior Features	Bar-B-Que Pit/Grill, Covered Patio, Double Pane Windows, Dog Run Kennel, Other - See Remarks, Outdoor Kitchen, Patio Slab, Sprinkler System, Storage Building/Shed, Mature Trees

Lot Description	5 - 14 Acres, County Vlew, Horses Allowed, Mature Trees (ext feat)
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Fredericksburg
Elementary	Fredericksburg
Middle	Fredericksburg
High	Fredericksburg

Additional Information

Date Listed	January 16th, 2025
Days on Market	236
HOA Fees	200.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Kelly Jo Gonzalez
Listing Office	Kuper Sotheby's Int'l Realty

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