

\$1,250,000 - 191 Campfire Circle, Fredericksburg

MLS® #1852206

\$1,250,000

5 Bedroom, 5.00 Bathroom, 2,770 sqft

Residential on 6.56 Acres

OUT/GILLESPIE COUNTY, Fredericksburg, TX

Nestled at the end of a quiet cul-de-sac, this stunning stone home sits on nearly seven acres, offering breathtaking long-range views and the tranquility of nature-just minutes from Main St. in Fredericksburg, Tx. A welcoming front porch invites you to sit and rock the day away before stepping into the foyer, where a traditional yet spacious floor plan unfolds. The main level features a formal dining room, kitchen, laundry room, master suite as well as a fourth bedroom with an adjoining full bath, which could alternatively be used as home office or additional entertaining space when its French doors are opened. The updated gourmet kitchen boasts custom wood cabinetry, including wine and spice racks, an appliance garage, pop-up mixer shelf and built in recycling bins. Granite topped island includes amazing work space and seating for casual dining. Handcrafted blown glass light fixtures by Garcia Art Glass complement the warm tones of the granite and hand-laid tile accents. A charming bay window is the perfect spot for your favorite plants or fresh herbs. Tucked away for privacy, the master suite offers a peaceful retreat with a spa-like ensuite, featuring a soaking tub and separate shower. A Toto bidet with a heated seat and sensor adds a touch of luxury. The cozy family room is the highlight for gathering friends and family complete with a wood-burning fireplace, custom bookshelves, and large windows that frame the natural



beauty of the surrounding hills. Upstairs, two spacious bedrooms have abundant natural light and share a Jack and Jill bathroom design. A walk-in attic provides easy access for storage, perfect for seasonal decor. Main level utility room includes washer/dryer hookups, built in shelving, cabinets and an additional water outlet for an optional sink. Step outside onto the expansive deck overlooking the acreage and pond where you can take in breathtaking sunsets. The fenced yard is ready for pets and the attached additional guest suite serves as fifth bedroom that adjoins the main house with a separate entrance, its own HVAC unit, and full bath-ideal for guests or extended family. Beyond the home, this property offers exceptional outdoor features, including two storage sheds, a covered carport with space for two vehicles, EV outlet, and separately built studio equipped with water and HVAC. This versatile space is perfect for home office, art studio or additional guest quarters. This Texas Hill Country masterpiece combines comfort, functionality, and timeless charm in a peaceful setting. Welcome home to the Texas Hill Country.

Built in 1998

Essential Information

MLS® #	1852206
Price	\$1,250,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,770
Acres	6.56
Year Built	1998
Type	Residential
Sub-Type	Single Family Detached

Style	Two Story, Texas Hill Country
Status	Active

Community Information

Address	191 Campfire Circle
Area	3100
Subdivision	OUT/GILLESPIE COUNTY
City	Fredericksburg
County	Gillespie
State	TX
Zip Code	78624

Amenities

Amenities	None
Parking	None/Not Applicable
Pool	None

Interior

Interior	One Living Area, Separate Dining Room
Appliances	Ceiling Fans, Dryer Connection, Dishwasher, Electric Water Heater, Ice Maker Connection, Microwave Oven, Private Garbage Service, Refrigerator, Water Softener (Leased), Solid Counter Tops, Smooth Cooktop, Stove/Range, Washer Connection
Heating	Central
Cooling	One Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, One
# of Stories	2.0
Stories	2

Exterior

Exterior	Cement Fiber, Stone/Rock
Exterior Features	Additional Dwelling, Double Pane Windows, Deck/Balcony, Detached Quarters, Partial Fence, Sprinkler System, Storm Doors, Storage Building/Shed, Mature Trees, Workshop
Lot Description	5 - 14 Acres, Cul-de-Sac/Dead End, County Vlew, Horses Allowed, Mature Trees (ext feat), Pond /Stock Tank, Secluded, Wooded
Roof	Composition
Construction	Pre-Owned

Foundation Slab

School Information

District Fredericksburg
Elementary Fredericksburg
Middle Fredericksburg
High Fredericksburg

Additional Information

Date Listed March 1st, 2025
Days on Market 243
HOA Fees 0.00

Listing Details

Listing Agent Renee Campbell
Listing Office Texas Hill Country Realty Co.

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