

# \$243,000 - 02 Verde Ct., Fredericksburg

MLS® #1854445

**\$243,000**

Bedroom, Bathroom,  
Land on 6.57 Acres

Preserve at Chula Vista Ranch,  
Fredericksburg, TX

Exceptional AG EXEMPT acreage at the exclusive Preserve at Chula Vista Ranch in Fredericksburg! 6.57 prime acres on a Cul de Sac with spectacular views on this property, mature trees and a serene location that provides privacy! With build site options, and no required time to build, this rare Tract backs to a 1,000 acre private ranch. This gorgeous Hill Country ranch community is an easy drive to historic downtown Fredericksburg with fine dining and shopping, renowned Wineries and the Peach region! Proximity to Golf course and Gillespie County airport. Enjoy the tranquil environment with stunning sunsets, breathtaking countryside and wildlife that roam the community. The Preserve at Chula Vista is a luxury, gated community that has been developed with underground utilities and paved streets, while retaining its high-end ranch appeal. Convenient to Austin and San Antonio for those wishing to build a weekend home or for a full-time move to a town voted the best small town in Texas! This is the perfect AG EXEMPT land to build your dream home (with no build time requirement), plus the option to construct a casita as well in the idyllic Fredericksburg Hill Country location!



## Essential Information

|        |           |
|--------|-----------|
| MLS® # | 1854445   |
| Price  | \$243,000 |

|          |                 |
|----------|-----------------|
| Acres    | 6.57            |
| Type     | Land            |
| Sub-Type | Residential Lot |
| Status   | Active          |

### **Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 02 Verde Ct.                  |
| Area        | 3100                          |
| Subdivision | Preserve at Chula Vista Ranch |
| City        | Fredericksburg                |
| County      | Gillespie                     |
| State       | TX                            |
| Zip Code    | 78624                         |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | Controlled Access      |
| Utilities | Well Allowed, Electric |

### **Exterior**

|                 |                         |
|-----------------|-------------------------|
| Lot Description | Wooded, Partial Cleared |
|-----------------|-------------------------|

### **School Information**

|            |               |
|------------|---------------|
| District   | CALL DISTRICT |
| Elementary | Call District |
| Middle     | Call District |
| High       | Call District |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 1st, 2025 |
| Days on Market | 212             |
| Zoning         | RESIDENTIAL     |

### **Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Agent  | Jean Benz            |
| Listing Office | JB Goodwin, REALTORS |

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