

\$1,100,000 - 1416 Countryside Bend, Fredericksburg

MLS® #1856606

\$1,100,000

3 Bedroom, 3.00 Bathroom, 2,966 sqft

Residential on 5.36 Acres

OUT/GILLESPIE COUNTY, Fredericksburg, TX

Country location at the edge of town, only a few minutes from Main Street, Fredericksburg and features a beautiful, treed setting surrounding the Hill Country style home. The updated home has 3 bedrooms; 1 office; 3 baths; open living with fireplace; kitchen has abundant cabinets with pullouts, island, breakfast bar; breakfast area; dining room with bay window; sunroom. The third bedroom is a separate private suite having its own living room and kitchenette. Light and bright sunroom leads out to the outdoor patio, a marvelous area to entertain family and friends. Other bonus features are an oversized, attached, two car garage and an outbuilding for workshop, storage, or studio. The 5.36 acre estate has paved county road frontage, security gate and curbed driveway leading to the house.

Built in 1989

Essential Information

MLS® #	1856606
Price	\$1,100,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,966
Acres	5.36
Year Built	1989



Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Active

Community Information

Address	1416 Countryside Bend
Area	3100
Subdivision	OUT/GILLESPIE COUNTY
City	Fredericksburg
County	Gillespie
State	TX
Zip Code	78624

Amenities

Amenities	None
Parking	Two Car Garage, Attached
Pool	None

Interior

Interior	Separate Dining Room, Two Eating Areas, Island Kitchen, Breakfast Bar, Study/Library, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Walk in Closets, Two Living Area, Shop
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Microwave Oven, Refrigerator, Disposal, Dishwasher, Water Softener (owned), Electric Water Heater, Garage Door Opener, Private Garbage Service, 2+ Water Heater Units
Heating	Central
Cooling	Three+ Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Living Room, Wood Burning
# of Stories	1.0
Stories	1

Exterior

Exterior	Stone/Rock, Other
Exterior Features	Patio Slab, Sprinkler System, Storage Building/Shed, Mature Trees, Cross Fenced, Has Gutters, Workshop
Lot Description	5 - 14 Acres, Cul-de-Sac/Dead End

Roof	Composition
Construction	Pre-Owned

School Information

District	Fredericksburg
Elementary	Fredericksburg
Middle	Fredericksburg
High	Fredericksburg

Additional Information

Date Listed	April 8th, 2025
Days on Market	205
HOA Fees	0.00

Listing Details

Listing Agent	Neal Reeh
Listing Office	Real Estate Advisory Team, LLC

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