

\$308,999 - 116 Darby Drive, Fredericksburg

MLS® #1861836

\$308,999

3 Bedroom, 2.00 Bathroom, 1,474 sqft
Residential on 0.11 Acres

Friendship Oaks, Fredericksburg, TX

The Newlin - This single-level home showcases a spacious open floorplan shared between the kitchen, dining area and family room for easy entertaining. An owner's suite enjoys a private location in a rear corner of the home, complemented by an en-suite bathroom and walk-in closet. There are two secondary bedrooms at the front of the home. Estimated COE July 2025. Prices and features may vary and are subject to change. Photos are for illustrative purposes only.

Built in 2024

Essential Information

MLS® #	1861836
Price	\$308,999
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,474
Acres	0.11
Year Built	2024
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Active

Community Information

Address	116 Darby Drive
Area	3100



Subdivision	Friendship Oaks
City	Fredericksburg
County	Gillespie
State	TX
Zip Code	78624

Amenities

Amenities	Other - See Remarks
Parking	Two Car Garage
Pool	None

Interior

Interior	One Living Area, Breakfast Bar, Utility Room Inside, Open Floor Plan, Cable TV Available, All Bedrooms Downstairs, Laundry Main Level, Walk in Closets
Appliances	Washer Connection, Dryer Connection, Stove/Range, Dishwasher
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	1.0
Stories	1

Exterior

Exterior	Cement Fiber
Exterior Features	Privacy Fence
Roof	Composition
Construction	New
Foundation	Slab

School Information

District	Fredericksburg
Elementary	Fredericksburg
Middle	Fredericksburg
High	Fredericksburg

Additional Information

Date Listed	April 28th, 2025
Days on Market	185
HOA Fees	87.50

HOA Fees Freq. Quarterly

Listing Details

Listing Agent Christopher Marti

Listing Office Marti Realty Group

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