

\$2,450,000 - 159 Inspiration, Fredericksburg

MLS® #1869459

\$2,450,000

4 Bedroom, 5.00 Bathroom, 4,869 sqft
Residential on 10.01 Acres

Hidden Springs, Fredericksburg, TX

Welcome to 159 Inspiration Loop. This stunning 4-bedroom, 4.5-bath, 4,869-square-foot homestead (includes conditioned spaces) is located in the gated Hidden Springs community near Fredericksburg and sits on 10 beautifully treed acres. This is a once-in-a-lifetime opportunity to own a little piece of heaven on earth. Thoughtfully designed for hosting family and friends, this property offers something for everyone. The homestead includes a 2,381-square-foot main home with 2 bedrooms and 2.5 baths. The kitchen is truly a cook's dream, featuring a French door double oven, refrigerator/freezer, 6-burner gas cooktop with griddle, and a dishwasher located in the island. For entertaining, there's also a spacious "dirty kitchen" with its own refrigerator/freezer, wine fridge, sink, speed oven/microwave, and a second dishwasher. The beautiful living room features a floor-to-ceiling stone gas fireplace, wood ceilings, and large windows that fill the space with light and provide views of the landscaped, fenced backyard. The primary suite boasts abundant natural light, serene views, and two walk-in closets. The ensuite bath includes a double vanity, large walk-in shower, and a private toilet room. A second bedroom with its own ensuite and walk-in closet is located on the opposite side of the home for privacy. The 1,500-square-foot guest house sits to the right of the main home and includes 1 bedroom, 1 bath, a full kitchen, and a loft that can serve as



a second bedroom or flex space. The cozy living area centers around a stacked-stone gas fireplace. The bathroom is a true retreat with a large shower and a clawfoot tub that overlooks green space on the property. The kitchen is well-appointed with a pantry and everything needed for comfortable living-perfect for guests or multigenerational living. The oversized 3+-car garage features custom alder cabinetry and overhead storage. A finished and conditioned loft space sits above the garage, ideal for a studio, gym, or office. To the left of the main home is the barndominium, which holds up to 6 cars and/or functions as a workshop. Adjacent to it is an approximately 12' x 40' guest suite, which includes a living area, wet bar/kitchenette, bathroom, and bedroom overlooking a serene grove of trees. Outdoor living is just as impressive. A fully landscaped and fenced backyard includes a covered outdoor kitchen with alder cabinetry, built-in grill, and a custom wood-fired pizza oven. Nearby, a conditioned mini kitchen adds extra convenience. Multiple porches-front, back, and side-offer peaceful spots to watch the deer and sheep roam. Hidden Springs is a unique Agrihood community, featuring a 29-acre community greenspace and garden, pickleball courts, a pool, and a pavilion. All of this is just a 15-minute drive from historic Fredericksburg and the Hill Country Wine Trail. An agricultural valuation is in place.

Built in 2020

Essential Information

MLS® #	1869459
Price	\$2,450,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1

Square Footage	4,869
Acres	10.01
Year Built	2020
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Texas Hill Country
Status	Active

Community Information

Address	159 Inspiration
Area	3100
Subdivision	Hidden Springs
City	Fredericksburg
County	Kendall
State	TX
Zip Code	78624

Amenities

Amenities	Controlled Access, Pool, Tennis, Clubhouse, Sports Court, Other - See Remarks
Parking	Detached
Pool	None

Interior

Interior	Two Living Area, Separate Dining Room, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, 1st Floor Lvl/No Steps, High Ceilings, Laundry Room, Walk in Closets
Appliances	Washer Connection, Dryer Connection, Built-In Oven, Stove/Range, Gas Cooking, Dishwasher, Garage Door Opener, Solid Counter Tops, Double Ovens, Custom Cabinets
Heating	Central
Cooling	Two Central
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Stone/Rock/Brick
# of Stories	1.0
Stories	1

Exterior

Exterior	Wood, Rock/Stone Veneer
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Exterior Features	Patio Slab, Covered Patio, Gas Grill, Partial Fence, Partial Sprinkler System, Double Pane Windows, Special Yard Lighting, Mature Trees, Detached Quarters, Additional Dwelling, Outdoor Kitchen, Workshop, Other - See Remarks
Lot Description	County Vlew, 5 - 14 Acres, Ag Exempt, Mature Trees (ext feat)
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comfort
Elementary	Comfort
Middle	Comfort
High	Comfort

Additional Information

Date Listed	May 23rd, 2025
Days on Market	160
HOA Fees	2875.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Toni Manchester
Listing Office	CENTURY 21 The Hills Realty

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