

\$1,499,000 - 1447 Royal Oaks Loop, Fredericksburg

MLS® #1874848

\$1,499,000

7 Bedroom, 6.00 Bathroom, 3,977 sqft
Residential on 2.84 Acres

N/A, Fredericksburg, TX

NEW PRICE!! Charming Historic Farmhouse with Cellar and Move In Ready! NO Restrictions. Currently operating as a successful bed & breakfast, the property features five private guest units, each thoughtfully designed for comfort and seclusion. Whether you wish to continue the B&B tradition or explore new ventures, the unrestricted zoning offers unlimited potential-wedding venue, boutique winery, artist retreat, or your own private sanctuary. Step into a timeless piece of Texas heritage with this beautifully preserved 1862 farmhouse, being the First Dairy Farm in Fredericksburg, with a hand-dug antique well, on 2.8 scenic acres and 7 producing pecan trees in the heart of the Texas Hill Country. Located just 5 minutes from vibrant historical downtown Fredericksburg. This unique property offers the perfect blend of tranquil country living and convenient city access. Lovingly maintained, the historic stone home showcases authentic German craftsmanship complemented by tasteful modern updates. From the inviting front porch to the warm, character-filled interiors, every detail reflects the care and pride poured into preserving this historic gem. Currently enjoyed as the main residence, the house also offers an exceptional income opportunity-whether reimagined as a boutique B&B or an inviting Hill Country restaurant. A spacious garden area is perfect for small gatherings, events, or simply enjoying the peaceful countryside. With



easy access to Austin and San Antonio, this turnkey property invites you to live, work, and thrive in a truly special setting. The possibilities are as endless as the Hill Country skies. Three brand-new roofs have been recently installed, offering peace of mind and long-lasting protection for years to come.

Built in 1862

Essential Information

MLS® #	1874848
Price	\$1,499,000
Bedrooms	7
Bathrooms	6.00
Full Baths	6
Square Footage	3,977
Acres	2.84
Year Built	1862
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Historic/Older, Other
Status	Active

Community Information

Address	1447 Royal Oaks Loop
Area	3100
Subdivision	N/A
City	Fredericksburg
County	Gillespie
State	TX
Zip Code	78624

Amenities

Amenities	None
Parking	Attached
Pool	None

Interior

Interior	Eat-In Kitchen, Utility Room Inside, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, All Bedrooms Downstairs
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Microwave Oven, Stove/Range, Gas Cooking, Dishwasher, Gas Water Heater
Heating	Other
Cooling	Other
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room
# of Stories	1.0
Stories	1

Exterior

Exterior	Stone/Rock
Lot Description	Level, 2 - 5 Acres, Corner
Roof	Metal
Construction	Pre-Owned

School Information

District	Fredericksburg
Elementary	Fredericksburg
Middle	Fredericksburg
High	Fredericksburg

Additional Information

Date Listed	June 11th, 2025
Days on Market	141
HOA Fees	0.00

Listing Details

Listing Agent	Yolanda Dittmar
Listing Office	Dittmar Realty

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