

\$444,990 - 178 Mallard Street, Fredericksburg

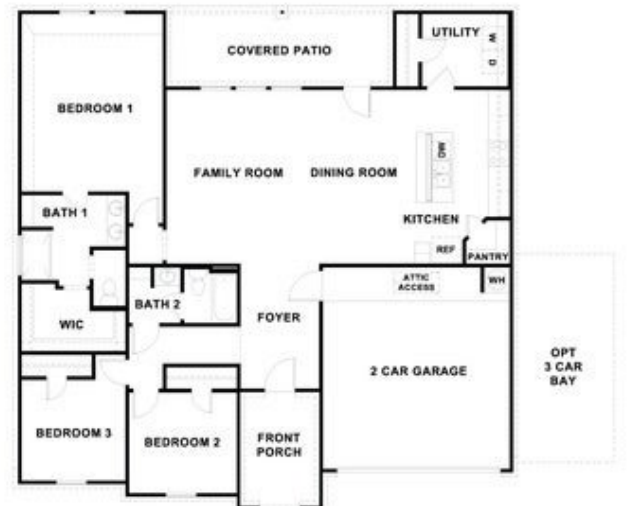
MLS® #1879719

\$444,990

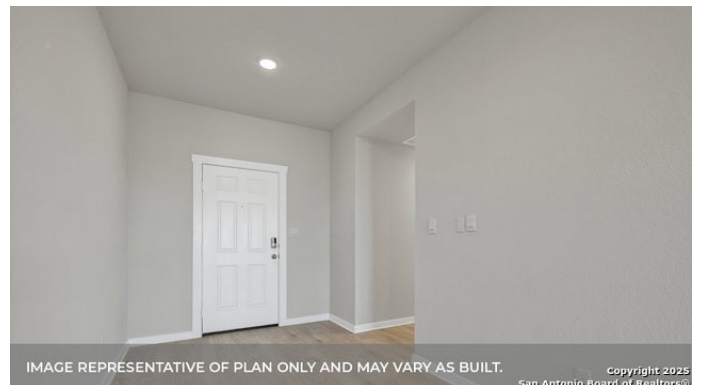
3 Bedroom, 2.00 Bathroom, 1,668 sqft
Residential on 0.20 Acres

SONOMA OAKS, Fredericksburg, TX

OCTOBER ESTIMATED COMPLETION. The Coleman is one of our one-story floorplans featured in our Sonoma Oaks community in Fredericksburg, Texas. This home includes 3 bedrooms, 2 bathrooms across 1,668 square feet and a 3 car garage. Enter the home from the front porch, and cross through the foyer to the open living area. The family room, dining and kitchen space are designed as an open concept, allowing conversations to flow easily across the living area. The kitchen includes quartz countertops, decorative tile backsplash, a large island with undermount sink, a corner pantry closet, stainless-steel appliances and 36" upper cabinets. The utility room is off the kitchen and built with an extra closet for linens and other kitchen items. Natural light beams in through three rear windows along the family room wall. The primary bedroom is off the family room and includes an attached bathroom. Enjoy the 5' walk in shower, quartz countertop vanity with double sinks, private toilet area with a door, and walk-in closet in this relaxing bathroom space. The secondary bedrooms are located at the front of the house, off the foyer. There is a hall bathroom that includes a shower/tub combination as well as extra shelving for storage or decor. The Coleman includes vinyl flooring throughout the common areas of the home and the primary bedroom, and carpet in the secondary bedrooms. All our new homes at Sonoma Oaks feature a covered back patio, full yard



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landscaping and irrigation system. This home includes our America's Smart Home base package, which includes a Video Doorbell, Front Door Deadbolt Lock, Home Hub, Thermostat, and Deako Smart Switches.

Built in 2025

Essential Information

MLS® #	1879719
Price	\$444,990
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,668
Acres	0.20
Year Built	2025
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Active

Community Information

Address	178 Mallard Street
Area	3100
Subdivision	SONOMA OAKS
City	Fredericksburg
County	Gillespie
State	TX
Zip Code	78624

Amenities

Amenities	None
Parking	Two Car Garage
Pool	None

Interior

Interior	One Living Area, Island Kitchen, Walk-In Pantry, High Ceilings, Laundry Main Level, Laundry Room, Walk in Closets, Attic - Partially Floored,
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	Attic - Pull Down Stairs, Attic - Radiant Barrier Decking
Appliances	Washer Connection, Dryer Connection, Microwave Oven, Stove/Range, Disposal, Dishwasher, Ice Maker Connection, Smoke Alarm, Electric Water Heater, Solid Counter Tops, City Garbage service
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	1.0
Stories	1

Exterior

Exterior	Siding, Cement Fiber
Exterior Features	Covered Patio, Sprinkler System, Double Pane Windows
Roof	Composition
Construction	New
Foundation	Slab

School Information

District	Fredericksburg
Elementary	Fredericksburg
Middle	Fredericksburg
High	Fredericksburg

Additional Information

Date Listed	June 28th, 2025
Days on Market	124
HOA Fees	75.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Agent	Dave Clinton
Listing Office	D.R. Horton, AMERICA'S Builder

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