

\$945,000 - 275 Starview, Fredericksburg

MLS® #1884697

\$945,000

3 Bedroom, 2.00 Bathroom, 1,861 sqft
Farm Ranch on 20.33 Acres

N/A, Fredericksburg, TX

Very private and secluded 20.33-acre ranchette just 13 miles west of Fredericksburg in Gillespie County. Gates accessible with key fob or manual button for guests. Hunting is permitted. This property would make a great hunting retreat, and being surrounded by larger properties makes hunting like a larger property. 3/2 well-built home with expansive back deck to enjoy beautiful, unimpeded westerly views. Wood-burning fireplace, stained concrete floors, peace and quiet, dark starry skies. Entire acreage is fenced and cross-fenced, plus there is a fenced yard behind the house. Wildlife exemption keeps taxes low while attracting an array of birds and deer. A 30 x 40 metal barn offers power, water, upgraded LED lighting, large roll-up door, three stalls for horses/livestock, two finished-out interior rooms, ample space. A 11 x 15 rustic cabin adjacent to the house has power, water and a wood stove where your vision can come to life. This beautiful estate is move-in ready and priced to sell. Buyer must apply with Gillespie County to maintain tax exemption eligibility. Buyer to independently verify all exemption requirements. Low taxes due to homestead and wildlife exemptions.

Built in 2010

Essential Information

MLS® #	1884697
Price	\$945,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,861
Acres	20.33
Year Built	2010
Type	Farm Ranch
Sub-Type	Farm/Ranch
Status	Active

Community Information

Address	275 Starview
Area	3100
Subdivision	N/A
City	Fredericksburg
County	Gillespie
State	TX
Zip Code	78624

Amenities

Utilities	Electricity, Water, Telephone, Cable TV, High Speed Internet
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Exterior

Exterior Features	Additional Structures, Barn, Cross Fenced, Fenced, House, Satelite Dish
Lot Description	Hunting Permitted, Mature Trees (ext feat), Other, Wooded
Construction	Brick/Stone

School Information

District	Fredericksburg
Elementary	Fredericksburg
Middle	Fredericksburg
High	Fredericksburg

Additional Information

Days on Market	105
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Listing Details

Listing Agent	Brian Stamness
Listing Office	Phyllis Browning Company

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