

\$2,200,000 - 509 W Austin St, Fredericksburg

MLS® #1884761

\$2,200,000

4 Bedroom, 3.00 Bathroom, 3,368 sqft

Residential on 0.47 Acres

Fredericksburg, Fredericksburg, TX

Step into a timeless blend of Hill Country charm and refined elegance at 509 W Austin Street, a meticulously restored 1916 residence just one block from the world-famous Main Street in Fredericksburg, Texas. This exquisite home captures the essence of historic Texas architecture, where original detailing meets modern luxury - creating a sanctuary designed for effortless living and elevated entertaining. From the moment you arrive, the curb appeal is undeniable. A classic gabled roof with standing seam metal and stately columns frame the wraparound front porch - an iconic Southern welcome. Inside, soaring ceilings, original longleaf pine floors, and museum-worthy millwork set the stage for a home that lives like art. The grand entry and formal living spaces showcase curated interiors with hand-selected chandeliers, designer lighting, and gallery walls, all lit by abundant natural light. The richly appointed formal dining room is anchored by original built-ins and a French-inspired mirror - perfect for intimate dinners or celebratory gatherings. The heart of the home is a chef's dream: a completely reimagined kitchen with professional-grade stainless appliances, custom cabinetry, open shelving, and a generous quartz island with counter seating. Every finish, from the statement lighting to the sleek farmhouse sink, reflects thoughtful design and functionality. Retreat to the tranquil primary suite where custom textures, tailored lighting, and layered furnishings offer



serenity and sophistication. The ensuite bath is spa-inspired - featuring dual marble-topped vanities, warm brass fixtures, and a walk-in glass shower with outdoor access. Additional living areas include a relaxed den with antique furnishings, a sunlit breakfast room that opens to a private garden terrace, and guest rooms that exude warmth, each curated with their own sense of style and personality. ? Highlights ? Fully restored 1916 architecture with original wood floors & soaring ceilings Gourmet kitchen with custom cabinetry, quartz counters & high-end appliances 4 spacious bedrooms, 3 full designer baths Multiple indoor/outdoor living spaces Deep front porch with swing and rocking chairs Walkable to Main Street's shops, galleries & restaurants Located in Fredericksburg's historic preservation district.

Built in 1916

Essential Information

MLS® #	1884761
Price	\$2,200,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,368
Acres	0.47
Year Built	1916
Type	Residential
Sub-Type	Single Family Detached
Style	Historic/Older
Status	Price Change

Community Information

Address	509 W Austin St
Area	3100
Subdivision	Fredericksburg

City	Fredericksburg
County	Gillespie
State	TX
Zip Code	78624

Amenities

Amenities	None
Parking	Detached
Pool	None

Interior

Interior	Two Living Area, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Breakfast Bar, Study/Library, Utility Room Inside, High Ceilings, Cable TV Available, High Speed Internet, All Bedrooms Downstairs, Laundry Main Level, Laundry Room, Walk in Closets
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Microwave Oven, Gas Cooking, Refrigerator, Disposal, Dishwasher, Ice Maker Connection, Down Draft, Solid Counter Tops, Double Ovens
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	1.0
Stories	1

Exterior

Exterior	Brick
Exterior Features	Sprinkler System, Storage Building/Shed
Roof	Metal
Construction	Pre-Owned

School Information

District	Fredericksburg
Elementary	Fredericksburg
Middle	Fredericksburg
High	Fredericksburg

Additional Information

Date Listed	July 17th, 2025
Days on Market	105

HOA Fees	0.00
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Listing Details

Listing Agent	Adrienne Frost
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Listing Office	Phyllis Browning Company
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