

\$1,450,000 - 11453 N Us Hwy 87, Fredericksburg

MLS® #1888780

\$1,450,000

4 Bedroom, 3.00 Bathroom, 3,492 sqft

Residential on 30.00 Acres

OUT/GILLESPIE COUNTY, Fredericksburg, TX

30 acre Hill Country retreat is nestled in the heart of the Texas Hill Country. The property offers the perfect balance of comfort and functionality, with easy access to Fredericksburg. Property has two homes. The main residence was built circa 2001 and spans 3492 square feet (per GCAD). The custom-built stone and stucco home exudes warmth and quality craftsmanship. Inside you'll find 4 bedrooms and 3 baths (Note: 4th bedroom is upstairs and does not have a closet), dedicated office space, expansive great room with fireplace, spacious kitchen with center island, abundant cabinetry, generous walk-in pantry, and oversized-attached 2 car garage. The layout was thoughtfully designed with high-quality finishes throughout. One of the home's standout features is its wide, full-length front porch-ideal for relaxing and enjoying the fresh Hill Country breeze. Second home is set a comfortable distance from the main residence. It was built in 1998 and offers approximately 1686 square feet (per GCAD) of brick construction. Home features 2 bedrooms, 2 baths, cozy living room with fireplace, wide full length front porch, detached oversized 2 car garage, Perfect as a guesthouse, multigenerational living space, or income-producing rental. Additional improvements include a large metal workshop building with attached carport/shed, barn suitable for livestock, feed, and equipment.



Another attribute is the land having an agriculture property tax exemption. This rare and well-appointed property offers a unique blend of rural serenity and modern convenience which is ideal for those seeking space, flexibility, and opportunity in a prime Hill Country location.

Built in 2001

Essential Information

MLS® #	1888780
Price	\$1,450,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,492
Acres	30.00
Year Built	2001
Type	Residential
Sub-Type	Single Family Detached
Style	Texas Hill Country
Status	Price Change

Community Information

Address	11453 N Us Hwy 87
Area	3100
Subdivision	OUT/GILLESPIE COUNTY
City	Fredericksburg
County	Gillespie
State	TX
Zip Code	78624

Amenities

Amenities	None
Parking	Two Car Garage, Attached
Pool	None

Interior

Interior	One Living Area, Separate Dining Room, Two Eating Areas, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Shop, Utility Room Inside, High Ceilings, Laundry Lower Level, Laundry Room, Walk in Closets
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Disposal, Dishwasher, Water Softener (owned), Electric Water Heater, Garage Door Opener, Double Ovens, Custom Cabinets, 2+ Water Heater Units, Private Garbage Service
Heating	Central, 2 Units
Cooling	Two Central, Zoned
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Living Room, Wood Burning
# of Stories	1.5
Stories	1.5

Exterior

Exterior	Stone/Rock, Stucco
Lot Description	15 Acres Plus, Ag Exempt, Hunting Permitted
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Fredericksburg
Elementary	Fredericksburg
Middle	Fredericksburg
High	Fredericksburg

Additional Information

Date Listed	July 22nd, 2025
Days on Market	100
HOA Fees	0.00

Listing Details

Listing Agent	Neal Reeh
Listing Office	Real Estate Advisory Team, LLC

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