

\$10,500,000 - 862 Grape Creek Road, Fredericksburg

MLS® #1891599

\$10,500,000

10 Bedroom, 11.00 Bathroom,
Farm Ranch on 116.00 Acres

N/A, Fredericksburg, TX

TWO EXCEPTIONAL ESTATE HOMES set on 116 acres of rolling Texas Hill Country just minutes from Fredericksburg - Dos Corazon Ranch is more than a property, it's a rare opportunity to create a lasting legacy. As Fredericksburg emerges as a premier destination for wine, wellness, culinary experiences and luxury tourism - this private estate offers a level of peace, natural beauty, and craftsmanship that is increasingly difficult to find. Thoughtfully designed as a generational family compound, the ranch is anchored by TWO distinctive luxury homes along with a charming guest house, and a resort-style pool and spa. Each residence was positioned to embrace the surrounding landscape, offering both privacy and connection. Casa Santa Barbara is a Spanish Mission-style masterpiece-rich with warmth, character, and soulful design. At 6,875 square feet, it features three bedrooms, three full and two half baths, three expansive living areas, a private office, and grand verandas that invite long evenings of entertaining beneath the Hill Country sky. From the handmade tiles and reclaimed architectural elements to the graceful archways and curated fixtures, every inch was built with intention and artistry. The Farmhouse offers its own kind of luxury-with timber beams and a large stone fireplace, it is understated yet elegant, welcoming yet sophisticated. With 5,740 square feet, five bedrooms, four and one half baths, two living



areas, and a theater room, it offers the perfect space for large gatherings and relaxed family weekends alike. The additional guest house - known as The Casita - provides an additional 1,400 SF, 2 bedrooms and one bath, perfect for the overflow of family and friends or to provide nice accommodations for a ranch foreman. The land itself is a showpiece-gently undulating hills filled with mature oaks, meticulously cleared of underbrush to reveal a park-like setting with wide-open views. The entire property is perimeter fenced and under an ag exemption, home to a resident herd of Blackbuck antelope and abundant native wildlife. The property is supported by thoughtful infrastructure, including a paved road system, three water wells and two Generac generators, ensuring comfort and continuity in every season. Whether you envision it as a full-time residence, a private retreat, or a long-term legacy investment, Dos Corazon Ranch delivers an unmatched sense of serenity and place. Located just minutes from Fredericksburg's celebrated Main Street, award-winning wineries, and fine dining, the estate is also within convenient reach of Gillespie County's private airport, less than an hour from San Antonio, and just over 90 minutes from Austin. A property of this caliber rarely comes to market-where timeless design, natural beauty, and enduring potential come together. Dos Corazon Ranch is a rare opportunity to secure not only a place of beauty and belonging, but a legacy-worthy investment for generations to come.

Built in 2018

Essential Information

MLS® #	1891599
Price	\$10,500,000
Bedrooms	10

Bathrooms	11.00
Full Baths	8
Half Baths	3
Acres	116.00
Year Built	2018
Type	Farm Ranch
Sub-Type	Farm/Ranch
Status	Active

Community Information

Address	862 Grape Creek Road
Area	3100
Subdivision	N/A
City	Fredericksburg
County	Kendall
State	TX
Zip Code	78624

Amenities

Utilities	Electricity
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Exterior

Construction	Other, Brick/Stone, Stucco
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School Information

District	Comfort
Elementary	Comfort
Middle	Comfort
High	Comfort

Additional Information

Days on Market	185
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Listing Details

Listing Agent	Melissa Staudt
Listing Office	Kuper Sotheby's Int'l Realty

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