

\$2,995,000 - 772 Luckenbach Rd., Fredericksburg

MLS® #1894140

\$2,995,000

4 Bedroom, 4.00 Bathroom, 4,855 sqft

Farm Ranch on 21.48 Acres

N/A, Fredericksburg, TX

Welcome to 772 Luckenbach Road, Fredericksburg, Texas, Exceptional Hill Country Estate on 22 Pristine Acres. Discover this stunning German Schmeer stone home situated on 22 acres of prime Texas Hill Country land, complete with Ag exemption, two wells, high fencing with cross fencing, mature trees, and ideal setup for livestock or exotic animals. Property Overview, 4 bedrooms, 4 bathrooms, over 4855 square feet of living space, 22 acres with transferable agricultural exemption, German stone construction, outdoor living at its finest. The oversized porches 2448 sq.ft. creates an extremely inviting entrance-perfect for enjoying spectacular sunsets, wildlife watching, or entertaining guests. Relax by the gas fireplace with convenient TV hookups while taking in the serene Hill Country views. Interior Features-Main Living Areas Step inside to discover a home filled with natural light, complemented by exceptional chandeliers and recessed lighting throughout. The impressive main living area spans 31'6" x 27' and showcases a dramatic 15-foot floor-to-ceiling stone gas fireplace alongside beautiful hardwood floors. The dining area is conveniently positioned off the kitchen, offering picturesque views of the front yard and rolling green pastures. Gourmet Kitchen, a chef's dream featuring: farmhouse sink, granite countertops, Thermador appliances, (2) Refrigerators, (2) dishwasher, (2) wine coolers, dual fuel 6-burner gas stove with



griddle, steamer, and warming drawer, abundant storage throughout. Luxurious Primary Suite-The spacious primary bedroom (16' x 15') features its own private gas fireplace and extraordinary closet space, including a 315 sq ft oversized walk-in closet and an additional 10' x 7' cedar-lined closet. All closets throughout the home feature premium cedar lining. The primary bathroom offers a spa-like experience with a jetted tub overlooking the backyard, marble finishes, glass walk-in shower, double sinks, and extensive storage. Additional Bedrooms & Flexible Spaces, Guest Suite: 760 sq ft upstairs retreat with kitchenette with refrigerator, full bath, and private access to a 375 sq ft second-floor veranda overlooking the backyard-perfect for guests or as a game room, craft room, or media room, third Bedroom: Downstairs with full bath, conveniently located near the laundry room, fourth Bedroom/Office: Currently functioning as an office with full bath access Outdoor Entertainment & Amenities. The private back patio features ceiling fans and TV hookup, leading to a tree-covered backyard with premium amenities including: Swim spa, outdoor shower, fire pit, mature tree coverage for natural shade. Storage & Outbuildings-This property offers exceptional storage solutions: 23-foot deep, 3-car attached garage, 40' x 34' insulated barn with AC, full bath, covered porch, attached 40' x 24' tractor barn. Premium Features & Upgrades-Two propane tanks, 26' x 22' sport court, water softeners in both house, foam insulation in main home, thick rock wall construction, dual gates for animal protection, beautifully lit entry drive lined with 27 trees, pre-designed space for future elevator installation. Topography- this property offers lots of trees and the front pasture of approx. 10 to 12 acres is fertilized and weeded Hay for round baling, 2024 produced 106 round bales in two cuttings.

Prime Location-Perfectly positioned along the renowned 290 wine trail, this extraordinary property offers easy access to both Stonewall and Fredericksburg while maintaining complete privacy and tranquility. There is nothing else that compares to this extraordinary home on the market.

Built in 2021

Essential Information

MLS® #	1894140
Price	\$2,995,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	4,855
Acres	21.48
Year Built	2021
Type	Farm Ranch
Sub-Type	Farm/Ranch
Status	Price Change

Community Information

Address	772 Luckenbach Rd.
Area	3100
Subdivision	N/A
City	Fredericksburg
County	Gillespie
State	TX
Zip Code	78028

Amenities

Utilities	Electricity
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Exterior

Exterior Features	Additional Structures, Fenced, Exterior Lighting, Garage, Outdoor Arena, Pool/Deck, Workshop
Lot Description	Mature Trees (ext feat), Ag Exempt, Cleared, Cultivated, Pasture

Construction	Brick/Stone
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School Information

District	Fredericksburg
Elementary	Fredericksburg
Middle	Fredericksburg
High	Fredericksburg

Additional Information

Days on Market	71
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Listing Details

Listing Agent	John Bratton
Listing Office	Kerrville Real Estate Company

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