

\$399,000 - 1503 S 2nd Street, Floresville

MLS® #1895036

\$399,000

3 Bedroom, 2.00 Bathroom, 2,317 sqft

Residential on 0.60 Acres

RAILROAD ADDN, Floresville, TX

Welcome home to this Victorian charmer, complete with refinished, original hardwood floors, graceful high ceilings, light-enhancing transom windows, curved & squared room transitions, and stunning updates in the kitchen and primary bedroom & bath. The stately front porch beckons visitors to "sit a spell" and the original front door and side lights welcome one and all. The light-filled living and dining areas are ideal for large gatherings or intimate settings, and the tasteful kitchen remodel in 2021 yielded generous storage and countertop space. Glass-front cupboards, recessed lighting, dual color cabinets and modern appliances compliment the vintage feel of the early 1900s. The primary bedroom offers an expansive, updated walk-in shower, dual walk-in closets, and exterior access to the backyard. The neutral palette is enhanced by the white ceilings and accented period colours in two of the bedrooms; the various floor and ceiling mouldings speak to the history and beauty of a bygone era. The two-car carport connects the home to the one-car garage (currently used for storage, but easily re-converted to parking, if desired) and the approximate .6 acre lot hosts mature pecan & native shade trees, with plenty of open space for gardening, backyard entertaining or a future detached dwelling. Additional seller updates not pictured include spray foam insulation under the original hardwood floors, updated electrical grounding, and complete replacement of both interior and exterior



electrical panels. Nearby attractions include the 2.5 mile paved El Camino Trail and Historic Downtown Floresville with its annual Peanut Festival, local restaurants and shopping district. Schedule your showing today!

Built in 1904

Essential Information

MLS® #	1895036
Price	\$399,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,317
Acres	0.60
Year Built	1904
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Historic/Older, Victorian
Status	Back on Market

Community Information

Address	1503 S 2nd Street
Area	2800
Subdivision	RAILROAD ADDN
City	Floresville
County	Wilson
State	TX
Zip Code	78114

Amenities

Amenities	None
Parking	One Car Garage, Detached
Pool	None

Interior

Interior	Two Living Area, Separate Dining Room, Walk-In Pantry, Utility Room
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	Inside, High Ceilings, Cable TV Available, High Speed Internet, Walk in Closets
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Stove/Range, Gas Cooking, Disposal, Dishwasher, Ice Maker Connection, Pre-Wired for Security, Gas Water Heater, Solid Counter Tops, Custom Cabinets, City Garbage service
Heating	Central
Cooling	One Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Dining Room, Wood Burning
# of Stories	1.0
Stories	1

Exterior

Exterior	Wood
Exterior Features	Patio Slab, Storage Building/Shed, Mature Trees
Lot Description	1/2-1 Acre, Mature Trees (ext feat), Level
Roof	Composition
Construction	Pre-Owned
Foundation	Cedar Post

School Information

District	Floresville Isd
Elementary	Floresville
Middle	Floresville
High	Floresville

Additional Information

Date Listed	August 22nd, 2025
Days on Market	68
HOA Fees	0.00

Listing Details

Listing Agent	Christine Landh Spencer
Listing Office	The Spencer Group

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