

\$710,000 - 105 Parlin Ln, Fredericksburg

MLS® #1899053

\$710,000

4 Bedroom, 5.00 Bathroom, 2,694 sqft

Residential on 0.18 Acres

MADRONA, Fredericksburg, TX

Hill Country Luxury Living - Built in 2021, this 2,694 sq. ft. Contemporary Hill Country home meticulously maintained offering 4 bedrooms, 4.5 baths, plus a bonus room that could easily serve as a second master suite. The open split floorplan highlights soaring cathedral ceilings, luxury vinyl plank flooring throughout, and a stunning chef's kitchen with quartz counters, a huge walk-in pantry, and abundant cabinetry. Enjoy a spacious primary suite, oversized laundry room with sink and thoughtful upgrades like 10 ft doors, whole-house water filtration, and a generator transfer switch. The house backs up to the shady greenbelt backdrop providing privacy with no rear neighbors, upgraded landscaping, and inviting porches perfect for relaxing under the Hill Country dark skies. All city utilities included. This property is Turn-Key ready! See documents for additional information, including the Seller's Disclosure & Survey. SEE ADDITIONAL INFORMATION ON DOCUMENT TAB.

Built in 2021

Essential Information

MLS® #	1899053
Price	\$710,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4



Half Baths	1
Square Footage	2,694
Acres	0.18
Year Built	2021
Type	Residential
Sub-Type	Single Family Detached
Style	Split Level, Contemporary, Texas Hill Country
Status	Price Change

Community Information

Address	105 Parlin Ln
Area	3100
Subdivision	MADRONA
City	Fredericksburg
County	Gillespie
State	TX
Zip Code	78624

Amenities

Amenities	None
Parking	Two Car Garage, Attached, Oversized
Pool	None

Interior

Interior	One Living Area, Separate Dining Room, Island Kitchen, Walk-In Pantry, Utility Room Inside, High Ceilings, Open Floor Plan, All Bedrooms Downstairs, Laundry Main Level, Walk in Closets
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Microwave Oven, Stove/Range, Disposal, Dishwasher, Water Softener (owned), Electric Water Heater
Heating	Central
Cooling	One Central, Zoned
Fireplaces	Not Applicable
# of Stories	1.5
Stories	1.5

Exterior

Exterior	Stucco
Exterior Features	Covered Patio, Sprinkler System, Double Pane Windows

Lot Description	On Greenbelt, County Vlew, Level
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Fredericksburg
Elementary	Fredericksburg
Middle	Fredericksburg
High	Fredericksburg

Additional Information

Date Listed	September 8th, 2025
Days on Market	52
HOA Fees	150.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Yolanda Dittmar
Listing Office	Dittmar Realty

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