

# \$2,895,000 - 716 Arbor Ridge, Fredericksburg

MLS® #1906536

**\$2,895,000**

4 Bedroom, 3.00 Bathroom, 2,554 sqft

Residential on 25.00 Acres

Out/Gillespie, Fredericksburg, TX

**\*\*OPEN SATURDAY 12-2\*\*** Step into a rare piece of Fredericksburg history, thoughtfully reimaged for modern living. Originally built in the 1890s by German settlers, this pioneer homestead at 716 Arbor Ridge showcases timeless masonry and authentic craftsmanship that honor its roots. The original stone barn still stands, now transformed into a screened garden room overlooking the sparkling pool, while the main limestone and wood-frame home has been meticulously expanded within the last three years by Eric Mustard Architects of Fredericksburg and M-Interiors of San Antonio. Today, it offers four bedrooms, three baths, and approximately 2,500 square feet of refined interiors, with original wood floors and stone walls beautifully preserved-adding warmth, character, and a tangible connection to the artisanship of a bygone era. Interior highlights include a modern chef's kitchen with custom cabinetry, stainless appliances, a gas range, and solid countertops. The vaulted primary suite retreat features a spa-like marble shower, whirlpool bath, and custom California Closet walk-in, complemented by a rich mahogany-paneled office. Authentic farmhouse living and dining areas with a fireplace and shiplap walls provide inviting gathering spaces, while an old root cellar has been converted into an extraordinary wine room. From hand-hewn stone walls to soaring ceilings and screened porches, every corner of the home seamlessly balances old-world character with modern luxury. Set on 25 rolling



acres in the heart of Texas Hill Country, this retreat is as much about lifestyle as it is about architecture. Outdoor amenities include a sparkling pool, expansive flagstone patios, a rock fire pit, multiple screened porches, and a deer-proof garden with raised beds-all enhanced by landscape design from Oro Design Group of Austin. The grounds are further distinguished by two lined and aerated ponds stocked with bait fish, two water wells (including the original hand-dug limestone well), wildlife feeders, and an iconic windmill. A detached two-car garage with additional storage pairs with an oversized carport designed to house a Prevost bus, RV, or ranch vehicles, while concrete bunkers with a workshop area and a Generac generator provide added security. With its blend of historic integrity, thoughtful design, and rare acreage just minutes from Fredericksburg, this estate offers an extraordinary opportunity to own a piece of Texas heritage while enjoying the finest comforts of today.

Built in 1880

**Essential Information**

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| MLS® #         | 1906536                                                           |
| Price          | \$2,895,000                                                       |
| Bedrooms       | 4                                                                 |
| Bathrooms      | 3.00                                                              |
| Full Baths     | 3                                                                 |
| Square Footage | 2,554                                                             |
| Acres          | 25.00                                                             |
| Year Built     | 1880                                                              |
| Type           | Residential                                                       |
| Sub-Type       | Single Family Detached                                            |
| Style          | Two Story, Traditional, Historic/Older, Ranch, Texas Hill Country |
| Status         | Active                                                            |

**Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 716 Arbor Ridge |
| Area        | 3100            |
| Subdivision | Out/Gillespie   |
| City        | Fredericksburg  |
| County      | Gillespie       |
| State       | TX              |
| Zip Code    | 78624           |

### **Amenities**

|           |                                                 |
|-----------|-------------------------------------------------|
| Amenities | None                                            |
| Parking   | Two Car Garage, Detached, Oversized, Side Entry |
| Has Pool  | Yes                                             |
| Pool      | In Ground Pool, Pool is Heated                  |

### **Interior**

|                 |                                                                                                                                                                                                                     |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior        | One Living Area, Liv/Din Combo, Island Kitchen, Walk in Closets                                                                                                                                                     |
| Appliances      | Ceiling Fans, Washer Connection, Dryer Connection, Microwave Oven, Stove/Range, Gas Cooking, Refrigerator, Disposal, Dishwasher, Ice Maker Connection, Garage Door Opener, Solid Counter Tops, Propane Water Heater |
| Heating         | Central                                                                                                                                                                                                             |
| Cooling         | Two Central                                                                                                                                                                                                         |
| Fireplace       | Yes                                                                                                                                                                                                                 |
| # of Fireplaces | 1                                                                                                                                                                                                                   |
| Fireplaces      | One, Living Room, Gas Logs Included                                                                                                                                                                                 |
| # of Stories    | 2.0                                                                                                                                                                                                                 |
| Stories         | 2                                                                                                                                                                                                                   |

### **Exterior**

|                   |                                                                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Siding, Rock/Stone Veneer, Wood                                                                                                                                                             |
| Exterior Features | Patio Slab, Covered Patio, Sprinkler System, Double Pane Windows, Storage Building/Shed, Gazebo, Has Gutters, Partial Sprinkler System, Ranch Fence, Screened Porch, Mature Trees, Workshop |
| Lot Description   | County View, 15 Acres Plus, Horses Allowed, Hunting Permitted, Mature Trees (ext feat), Partially Wooded, Pond /Stock Tank, Secluded, Water View                                            |
| Roof              | Metal                                                                                                                                                                                       |
| Construction      | Pre-Owned                                                                                                                                                                                   |
| Foundation        | Slab                                                                                                                                                                                        |

**School Information**

|            |                |
|------------|----------------|
| District   | Fredericksburg |
| Elementary | Fredericksburg |
| Middle     | Fredericksburg |
| High       | Fredericksburg |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 50                   |
| HOA Fees       | 0.00                 |

**Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Agent  | Adrianne Frost           |
| Listing Office | Phyllis Browning Company |

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