

\$2,200,000 - 554 Seven Falls Dr, Fredericksburg

MLS® #1908422

\$2,200,000

7 Bedroom, 8.00 Bathroom, 6,172 sqft
Residential on 5.55 Acres

None, Fredericksburg, TX

This exceptional property in Gillespie County offers limitless potential in a prime Hill Country location, just minutes from Fredericksburg and a short drive to Johnson City. Whether you're looking for a primary residence, a multigenerational retreat, or a high-end corporate getaway, this home adapts to your vision. Currently operating as a highly rated 5-star short-term rental, it's already a successful investment with the flexibility to serve multiple purposes. The spacious main home, with its beautifully designed attached suites and top-tier finishes, offers multiple configurations to suit your needs. Whether you envision a private residence with guest quarters, a multi-unit rental, or a combination of both, this property can be tailored to fit your lifestyle and investment goals. With its proximity to renowned wineries, local attractions, and the best of Hill Country living, this is a rare opportunity to own a truly versatile property.

Built in 2020

Essential Information

MLS® #	1908422
Price	\$2,200,000
Bedrooms	7
Bathrooms	8.00
Full Baths	6
Half Baths	2



Square Footage	6,172
Acres	5.55
Year Built	2020
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Texas Hill Country, Contemporary
Status	Active

Community Information

Address	554 Seven Falls Dr
Area	3100
Subdivision	None
City	Fredericksburg
County	Gillespie
State	TX
Zip Code	78624

Amenities

Amenities	None
Parking	Attached, Side Entry
Pool	None

Interior

Interior	Two Living Area, Liv/Din Combo, Eat-In Kitchen, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, Laundry in Closet, Laundry Main Level, Laundry Lower Level, Laundry Room, Telephone, Walk in Closets, Attic - Partially Floored, Attic - Attic Fan, Attic - Finished, Attic - Permanent Stairs, Attic - Radiant Barrier Decking, Auxillary Kitchen, Maid's Quarters
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Washer, Dryer, Cook Top, Built-In Oven, Microwave Oven, Stove/Range, Refrigerator, Disposal, Dishwasher, Ice Maker Connection, Water Softener (owned), Electric Water Heater, Garage Door Opener, Plumb for Water Softener, Smooth Cooktop, Solid Counter Tops, Custom Cabinets, Private Garbage Service, 2nd Floor Utility Room, Attic Fan, Carbon Monoxide Detector, Double Ovens, Down Draft, Self-Cleaning Oven, Security System (Leased), Stacked Washer/Dryer, 2+ Water Heater Units
Heating	Central
Cooling	Three+ Central

Fireplace	Yes
# of Fireplaces	3
Fireplaces	Living Room, Family Room, Three+, Glass/Enclosed Screen, Master Bedroom
# of Stories	2.0
Stories	2

Exterior

Exterior	Stone/Rock, Cement Fiber
Exterior Features	Patio Slab, Deck/Balcony, Double Pane Windows, Has Gutters, Cross Fenced, Gas Grill, Water Front Improved
Lot Description	5 - 14 Acres, County Vlew, Irregular
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Fredericksburg
Elementary	Fredericksburg
Middle	Fredericksburg
High	Fredericksburg

Additional Information

Date Listed	September 17th, 2025
Days on Market	43
HOA Fees	330.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Kelly Jo Gonzalez
Listing Office	Kuper Sotheby's Int'l Realty

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