

\$482,990 - 170 Mallard Street, Fredericksburg

MLS® #1910721

\$482,990

4 Bedroom, 2.00 Bathroom, 2,314 sqft

Residential on 0.22 Acres

SONOMA OAKS, Fredericksburg, TX

JANUARY ESTIMATED COMPLETION DATE.

Check out the Holden at Sonoma Oaks, a one-story floorplan featured in our community in Fredericksburg, Texas. Designed across 2,314 square feet, this home includes 4 bedrooms, 2 bathrooms, study and 3 car garage. Our homes in Sonoma Oaks feature our modern farmhouse exteriors. Step inside the home from the covered entryway into the foyer. Down a short hall, you will find the secondary bedrooms, bathroom, and the utility room. Each bedroom includes a closet with shelving and the secondary bathroom features a shower/tub combination as well as a private door to the toilet and shower area. Moving through the short foyer, you will enter the kitchen, dining and family room. This spacious open concept living area will become your retreat at the end of the day. The kitchen includes an island with undermount sink, quartz countertops, decorative tile backsplash, a corner pantry closet, stainless-steel appliances and 36" upper cabinets. The family room opens to the bright study, perfect for a home office or library. The primary bedroom is tucked away off the family room and includes a private bathroom with his and hers walk in closets. Enjoy the luxurious 5' walk in shower, quartz countertop vanity with double sinks, and a private toilet area with a door in this large bathroom space. The Holden includes vinyl flooring throughout the common areas of the home and the primary bedroom, and carpet in the secondary bedrooms. All our



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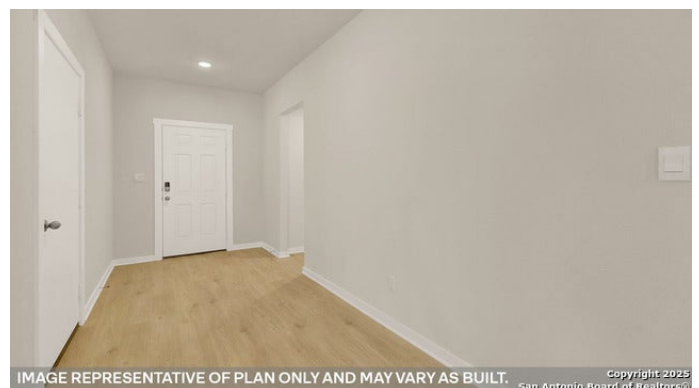


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new homes at Sonoma Oaks feature a covered back patio, full yard landscaping, and irrigation system. This home includes our America's Smart Home base package, which includes a Video Doorbell, Front Door Deadbolt Lock, Home Hub, Thermostat, and Deako Smart Switches.

Built in 2025

Essential Information

MLS® #	1910721
Price	\$482,990
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,314
Acres	0.22
Year Built	2025
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Active

Community Information

Address	170 Mallard Street
Area	3100
Subdivision	SONOMA OAKS
City	Fredericksburg
County	Gillespie
State	TX
Zip Code	78624

Amenities

Amenities	None
Pool	None

Interior

Interior	One Living Area, Island Kitchen, Walk-In Pantry, Study/Library, High
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	Ceilings, Laundry Main Level, Laundry Room, Walk in Closets, Attic - Partially Floored, Attic - Pull Down Stairs, Attic - Radiant Barrier Decking
Appliances	Washer Connection, Dryer Connection, Microwave Oven, Stove/Range, Disposal, Dishwasher, Ice Maker Connection, Smoke Alarm, Electric Water Heater, Solid Counter Tops, City Garbage service
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	1.0
Stories	1

Exterior

Exterior	Siding, Cement Fiber
Exterior Features	Covered Patio, Sprinkler System, Double Pane Windows
Roof	Composition
Construction	New
Foundation	Slab

School Information

District	Fredericksburg
Elementary	Fredericksburg
Middle	Fredericksburg
High	Fredericksburg

Additional Information

Date Listed	September 26th, 2025
Days on Market	34
HOA Fees	75.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Agent	Dave Clinton
Listing Office	D.R. Horton, AMERICA'S Builder

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