

\$680,000 - 232 Spring Rd, Fredericksburg

MLS® #1912067

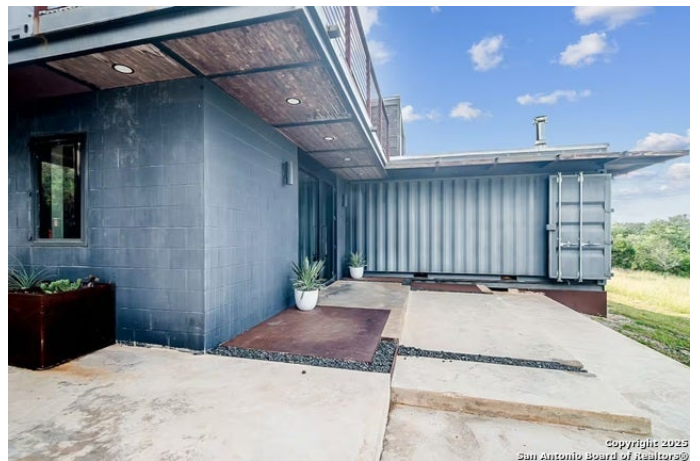
\$680,000

3 Bedroom, 3.00 Bathroom, 1,588 sqft

Residential on 5.60 Acres

ALAMO SPRINGS RANCH, Fredericksburg, TX

This one-of-a-kind industrial-chic retreat on 5.6 acres offers both a stunning Hill Country lifestyle and an established income-generating opportunity just minutes from Fredericksburg. Currently operating as a successful Airbnb and on Airbnb's guest favorite for Fredericksburg, the property features two rentable units-the striking main residence and a fully finished 400 sq. ft. apartment-ideal for guests or short-term rental income. Custom-built metal doors, cinder block walls, reclaimed wood shelving, and exposed metal beams set the tone for its modern industrial aesthetic, while the chef's kitchen boasts Sub-Zero, Wolf, and Cove appliances, MetroQuartz counters, custom Kingwood cabinets, a farmhouse sink, and a pass-through window to the patio. The loft-like primary suite offers floor-to-ceiling views, a private patio, and a spa-inspired bath with a Badeloft soaking tub, walk-in shower, double vanity, and dual laundry chutes. Pivoting floor-to-ceiling glass doors seamlessly connect indoor and outdoor spaces, complemented by a Stuv wood-burning fireplace and a serene built-in office. Outdoor living shines with covered patios, a firepit, a majestic willow tree, custom fencing, sidewalks leading to a large fenced garden, five raised beds, a chicken coop with electric and a self-closing door, and ample space for seasonal crops. Additional features include an oversized metal carport, open workshop, separate container gym (equipment negotiable), and the potential to



expand into an 18+ acre compound with an adjacent 12.565 acres available for purchase. All set in a peaceful Hill Country location with quick access to Fredericksburg's shops, wineries, and dining. Imagine the possibilities-232 Spring Rd isn't just a home, it's a launchpad for your vision. With the optional purchase of the adjacent 12.565 acres for a total of 18+ acres, you could create your own private Hill Country compound tailored to your lifestyle. For a private owner or second-home buyer, it's the perfect weekend escape or seasonal retreat just minutes from Fredericksburg's wineries and dining, offering space to host family gatherings, holidays, and special occasions under the willow tree or around the firepit, all with lock-and-leave peace of mind thanks to durable, low-maintenance finishes. Outdoor enthusiasts and hunters could expand the property into a wildlife-rich haven, adding a game processing station, ATV storage, and blinds while enjoying the existing garden, chicken coop, and natural landscape for a self-sustaining lifestyle. Boutique hospitality investors can continue the proven Airbnb income from both the main home and apartment, with room to add guest cottages, an event pavilion, or a pool to create a Hill Country destination, complete with wine-country packages or intimate wedding hosting. For wellness and creative visionaries, the serene setting is ideal for developing artist or writers' retreats, yoga and meditation spaces, or farm-to-table experiences, with opportunities to host seasonal workshops and private events in a truly one-of-a-kind environment.

Built in 2019

Essential Information

MLS® #	1912067
Price	\$680,000

Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,588
Acres	5.60
Year Built	2019
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Contemporary, Other, Split Level
Status	Active

Community Information

Address	232 Spring Rd
Area	2510
Subdivision	ALAMO SPRINGS RANCH
City	Fredericksburg
County	Kendall
State	TX
Zip Code	78624-6151

Amenities

Amenities	None
Parking	None/Not Applicable
Pool	None

Interior

Interior	One Living Area, Liv/Din Combo, Walk-In Pantry, Study/Library, Shop, Utility Room Inside, High Speed Internet, Laundry in Closet, Laundry Main Level, Walk in Closets
Appliances	Chandelier, Washer Connection, Dryer Connection, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Gas Cooking, Refrigerator, Disposal, Dishwasher, Electric Water Heater, Solid Counter Tops, Custom Cabinets, Wood Stove
Heating	Central
Cooling	One Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Living Room, Wood Burning
# of Stories	2.0

Stories 2

Exterior

Exterior	Stone/Rock, Metal Structure, Steel Frame
Exterior Features	Patio Slab, Covered Patio, Deck/Balcony, Partial Fence, Storage Building/Shed, Mature Trees, Detached Quarters, Additional Dwelling, Dog Run Kennel, Wire Fence, Workshop, Ranch Fence, Storm Doors, Garage Apartment, Cross Fenced
Lot Description	County Vlew, 5 - 14 Acres, Wooded, Mature Trees (ext feat), Secluded, Gently Rolling
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comfort
Elementary	Comfort
Middle	Comfort
High	Comfort

Additional Information

Date Listed	October 2nd, 2025
Days on Market	28
HOA Fees	0.00

Listing Details

Listing Agent	Michelle Buchanan
Listing Office	Magnolia Realty

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