

\$1,049,000 - 228 & 232 Spring Rd, Fredericksburg

MLS® #1912112

\$1,049,000

3 Bedroom, 3.00 Bathroom, 1,588 sqft
Farm Ranch on 18.16 Acres

N/A, Fredericksburg, TX

This extraordinary Hill Country offering combines two unique properties into one remarkable opportunity: a one-of-a-kind industrial-chic retreat on 5.6 acres paired with an adjacent 12.5+ acres of pristine land-together creating over 18 acres just minutes from Fredericksburg's famed wineries, shopping, and dining. The existing retreat is already a successful short-term rental, featuring two rentable units-the striking main residence and a fully finished 400 sq. ft. apartment. Custom-built metal doors, cinder block walls, reclaimed wood shelving, and exposed metal beams define its modern industrial aesthetic, while the chef's kitchen impresses with Sub-Zero, Wolf, and Cove appliances, MetroQuartz counters, Kingwood cabinetry, and a pass-through window to the patio. The loft-style primary suite boasts floor-to-ceiling views, a private patio, and a spa-inspired bath with a Badeloft soaking tub, walk-in shower, and double vanity. Seamless indoor-outdoor living is achieved through pivoting glass doors, a Stuv wood-burning fireplace, and multiple covered patios. Outdoor highlights include a firepit, majestic willow tree, custom fencing, sidewalks, a large fenced garden with raised beds, a chicken coop with electric, an oversized metal carport, and a separate container gym. In addition, the property features an open shop designed for RV parking with an attached storage room plumbed for an additional bathroom or hunting clean-up space-the perfect setup for outdoor



enthusiasts. The covered area also provides ample room for storing ATVs, tractors, or equipment, supporting both recreation and a self-sustaining lifestyle. The adjoining 12.5+ acres extend the possibilities, offering multiple build sites shaded by mature oaks-ideal for additional homes, guest casitas, or boutique hospitality expansions. Together, the properties provide space to craft a private Hill Country compound, a self-sustaining retreat, or a boutique investment destination. Outdoor enthusiasts will appreciate the potential for hunting, ATV trails, or game processing facilities, while hospitality visionaries can imagine cottages, a pool, an event pavilion, or wine-country wedding packages. For wellness or creative ventures, the serene setting lends itself to artist residencies, yoga retreats, and farm-to-table experiences. Whether you're seeking a weekend escape, an income-producing property, or a multi-generational compound, this 18+ acre offering blends natural beauty, modern design, and endless opportunity in one of Texas's most sought-after regions.

Built in 2019

Essential Information

MLS® #	1912112
Price	\$1,049,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,588
Acres	18.16
Year Built	2019
Type	Farm Ranch
Sub-Type	Farm/Ranch
Status	Active

Community Information

Address	228 & 232 Spring Rd
Area	2510
Subdivision	N/A
City	Fredericksburg
County	Kendall
State	TX
Zip Code	78624-6151

Amenities

Utilities	Electricity, Water, High Speed Internet
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Exterior

Exterior Features	Hunting Cabin, Additional Structures, Chicken House, Detached Quarters, House, Storage Building, Tractor Shed, Workshop
Lot Description	Wooded, Mature Trees (ext feat)
Construction	Other, Block, Metal

School Information

District	Comfort
Elementary	Comfort
Middle	Comfort
High	Comfort

Additional Information

Days on Market	28
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Listing Details

Listing Agent	Michelle Buchanan
Listing Office	Magnolia Realty

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