

\$400,000 - 17 Roadrunner, Fredericksburg

MLS® #1912191

\$400,000

3 Bedroom, 2.00 Bathroom, 1,680 sqft

Residential on 2.58 Acres

OUT/GILLESPIE COUNTY, Fredericksburg, TX

Nestled just outside the ETJ on 2.58 acres, 17 Roadrunner Drive offers a rare chance to own a piece of the Texas Hill Country with flexibility to create your vision. This 3-bedroom, 2-bath home spans 1,680 square feet and was built in 1977, offering good bones and a layout ready for your updates. The property combines privacy, space, and potential-whether you're dreaming of a quiet homestead, a weekend getaway, or an income-producing short-term rental. While the home could benefit from cosmetic updates and some TLC, key features include a tin roof, tile floors, hardi-plank siding, and a fireplace that brings a warm, rustic touch. The oversized 5-car garage- totaling over 1,400 square feet- offers room for storage, hobbies, or future workshop space. There's also a greenhouse, 2 wells, and plenty of open land with mature trees and gentle topography. Whether you want to garden, raise chickens, or simply enjoy the peaceful views, the land is ready for your ideas. Located just minutes from Fredericksburg's shopping, dining, and wine country attractions, yet far enough out to enjoy starlit nights and the sounds of nature, this property delivers Hill Country charm with freedom to roam

Built in 1977

Essential Information

MLS® # 1912191



Price	\$400,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,680
Acres	2.58
Year Built	1977
Type	Residential
Sub-Type	Single Family Detached
Style	Ranch
Status	Active Option

Community Information

Address	17 Roadrunner
Area	3100
Subdivision	OUT/GILLESPIE COUNTY
City	Fredericksburg
County	Gillespie
State	TX
Zip Code	78624

Amenities

Amenities	None
Pool	None

Interior

Interior	One Living Area, Separate Dining Room, Breakfast Bar, Utility Room Inside, 1st Floor Lvl/No Steps, Laundry Main Level, Attic - Pull Down Stairs, Attic - Attic Fan
Appliances	Stove/Range, Refrigerator, Dishwasher
Heating	Central
Cooling	One Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Living Room
# of Stories	1.0
Stories	1

Exterior

Exterior	Brick, Other
Exterior Features	Partial Fence, Gazebo, Mature Trees
Lot Description	Corner, 2 - 5 Acres, Partially Wooded, Mature Trees (ext feat)
Roof	Metal
Construction	Pre-Owned

School Information

District	Fredericksburg
Elementary	Fredericksburg
Middle	Fredericksburg
High	Fredericksburg

Additional Information

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

Listing Details

Listing Agent	Diane Schofield
Listing Office	eXp Realty

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