

\$1,195,000 - 904 N Lincoln, Fredericksburg

MLS® #1916308

\$1,195,000

3 Bedroom, 2.00 Bathroom, 2,195 sqft

Residential on 0.21 Acres

OUT/GILLESPIE COUNTY, Fredericksburg, TX

Charming dual-home property is just nine blocks from Fredericksburg's Main St. Take a walk down the full-length deck of the main home and enter the spacious, light and bright great room with dining and living area with floor to ceiling stone, gas log fireplace. The main home was built in 1995 (Appraisal) and offers about 2195 square feet (Appraisal). It features master bedroom with bath and laundry downstairs and two loft bedrooms and shared bath upstairs. The open-concept kitchen is ideal for entertainment, featuring a work-island with breakfast bar, a breakfast area, and seamless flow into the great room's formal dining space. Connected to the main home is a thoughtfully designed secondary home, ideal for a mother-in-law suite, guest house, or overflow accommodation. Built in 2007 (per appraisal) and approximately 1,267 sq ft, this space includes a downstairs master bedroom with walk-in closet and full bath, a utility area, and an open-concept kitchen, living, and dining area. Upstairs you'll find a spacious second bedroom with walk-in closet, private bath, and a unique doorway that connects to one of the main home's loft bedrooms. Both residences have their own courtyards with tight cedar stave fencing for privacy. The secondary home's courtyard is complete with a hot tub and patio, and low maintenance artificial turf. The concrete, tree-lined driveway leads to the double, attached, two-car garage. Property zoning is



R-1. Buyers intending to use the secondary home as a short-term rental must verify all requirements with the city. Under current ordinances, STR use would require owner-occupancy.

Built in 1995

Essential Information

MLS® #	1916308
Price	\$1,195,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,195
Acres	0.21
Year Built	1995
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Active

Community Information

Address	904 N Lincoln
Area	3100
Subdivision	OUT/GILLESPIE COUNTY
City	Fredericksburg
County	Gillespie
State	TX
Zip Code	78624

Amenities

Amenities	None
Parking	Two Car Garage, Attached
Pool	Hot Tub

Interior

Interior	Liv/Din Combo, Two Eating Areas, Breakfast Bar, High Ceilings
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Stove/Range,

	Disposal, Dishwasher, Water Softener (owned), Electric Water Heater, Garage Door Opener, City Garbage service
Heating	Central
Cooling	One Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Gas Logs Included
# of Stories	1.0
Stories	1

Exterior

Exterior	Siding, Other
Exterior Features	Sprinkler System, Mature Trees, Additional Dwelling
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Fredericksburg
Elementary	Fredericksburg
Middle	Fredericksburg
High	Fredericksburg

Additional Information

Date Listed	October 17th, 2025
Days on Market	13
HOA Fees	0.00

Listing Details

Listing Agent	Neal Reeh
Listing Office	Real Estate Advisory Team, LLC

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