

\$1,689,000 - 9108 Ranch Road 965, Fredericksburg

MLS® #1917436

\$1,689,000

8 Bedroom, 9.00 Bathroom, 5,244 sqft

Residential on 10.05 Acres

A0838-G C & S F RR CO #323,
Fredericksburg, TX

TEXAS RANCH RETREAT: TWO HOMES, TWO SUITES ON 10-ACRES, CREATING ENDLESS POSSIBILITIES! Just 9 miles North of Fredericksburg's Main Street and near Enchanted Rock, this versatile property is perfect for short-term rentals, events, a private retreat or transforming into a private family compound or recreational ranch. The 10-acre setting includes 2 spacious fully furnished homes, each with open-concept living, high ceilings, and sleeping for 14 guests. House #1 is a 3BD/3.5BA with a standing seam metal roof on 1 acre. House #2 is a 3BD/2BA with a 2022 composition roof on 0.5 acre. Plus two newly built 625sf cottages w/separate septic for additional guests or income-producing opportunities. Outdoor amenities include wrap-around porches to enjoy the beautiful sunsets & alfresco dining, a gazebo w/electricity & lights, stone patio, a large fire pit, fenced dog run & detached garage with plenty of storage. A 185-ft well produces 15 GPM & includes a water softener. Guest bookings convey, offering immediate income potential. This is a rare opportunity in a prime Hill Country location to own a versatile & income-generating property in one of Texas's most desirable locations! Come build your TX dream!

Built in 2000

Essential Information



MLS® #	1917436
Price	\$1,689,000
Bedrooms	8
Bathrooms	9.00
Full Baths	7
Half Baths	2
Square Footage	5,244
Acres	10.05
Year Built	2000
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Contemporary, Traditional
Status	New

Community Information

Address	9108 Ranch Road 965
Area	3100
Subdivision	A0838-G C & S F RR CO #323
City	Fredericksburg
County	Gillespie
State	TX
Zip Code	78624

Amenities

Amenities	None
Parking	One Car Garage, Detached, Oversized
Pool	Hot Tub

Interior

Interior	Two Living Area, Utility Area in Garage, Secondary Bedroom Down, Converted Garage, High Ceilings, High Speed Internet, Laundry Main Level, Laundry in Kitchen, Walk in Closets
Appliances	Ceiling Fans, Washer, Dryer, Cook Top, Self-Cleaning Oven, Microwave Oven, Stove/Range, Refrigerator, Disposal, Dishwasher, Smoke Alarm, Electric Water Heater, Wood Stove, Satellite Dish (owned), Garage Door Opener, Private Garbage Service
Heating	Central, Wood Stove, 2 Units, Other
Cooling	Two Central, Two Window/Wall, Other
Fireplace	Yes

# of Fireplaces	2
Fireplaces	Two, Living Room, Family Room, Wood Burning, Other
# of Stories	2.0
Stories	2

Exterior

Exterior	Stone/Rock, Other
Exterior Features	Patio Slab, Covered Patio, Bar-B-Que Pit/Grill, Privacy Fence, Partial Fence, Double Pane Windows, Storage Building/Shed, Gazebo, Has Gutters, Special Yard Lighting, Mature Trees, Detached Quarters, Additional Dwelling, Dog Run Kennel, Wire Fence, Workshop, Other - See Remarks, Cross Fenced
Lot Description	County Vlew, Horses Allowed, 5 - 14 Acres, Hunting Permitted, Partially Wooded, Mature Trees (ext feat), Sloping, Level, Xeriscaped
Roof	Composition, Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Fredericksburg
Elementary	Fredericksburg
Middle	Fredericksburg
High	Fredericksburg

Additional Information

Date Listed	October 22nd, 2025
Days on Market	8
HOA Fees	0.00

Listing Details

Listing Agent	Jency Carson
Listing Office	Fore Premier Properties

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