

# \$850,000 - 20 Suniland, Fredericksburg

MLS® #1918821

**\$850,000**

4 Bedroom, 4.00 Bathroom, 3,734 sqft

Residential on 2.72 Acres

BALCONES HEIGHTS, Fredericksburg, TX

Welcome to 20 Suniland Dr - the perfect blend of country serenity and family comfort just minutes from downtown Fredericksburg. Nestled on 2.72 acres outside the city limits, this spacious 4-bedroom, 3.5-bath home offers over 3,700 square feet of living space designed for gathering, entertaining, and relaxing in peace. Inside, the thoughtful floor plan includes dual primary suites, ideal for multi-generational living or guest accommodations. Step outside and enjoy the wide-open space, where there's plenty of room for kids to play, pets to roam, or future additions. If you've been searching for a home where comfort meets countryside charm, 20 Suniland Dr is it.

Built in 1985

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | 1918821                |
| Price          | \$850,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 3,734                  |
| Acres          | 2.72                   |
| Year Built     | 1985                   |
| Type           | Residential            |
| Sub-Type       | Single Family Detached |



|        |           |
|--------|-----------|
| Style  | Two Story |
| Status | New       |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 20 Suniland      |
| Area        | 2507             |
| Subdivision | BALCONES HEIGHTS |
| City        | Fredericksburg   |
| County      | Gillespie        |
| State       | TX               |
| Zip Code    | 78624            |

### Amenities

|           |                |
|-----------|----------------|
| Amenities | None           |
| Parking   | Two Car Garage |
| Pool      | None           |

### Interior

|              |                                                                                                                                            |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Interior     | Two Living Area, Separate Dining Room, Two Eating Areas, Island Kitchen, Utility Room Inside, High Ceilings, Laundry Room, Walk in Closets |
| Appliances   | Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Stove/Range, Refrigerator, Disposal, Dishwasher, Electric Water Heater        |
| Heating      | Central                                                                                                                                    |
| Cooling      | Three+ Central                                                                                                                             |
| Fireplaces   | Not Applicable                                                                                                                             |
| # of Stories | 2.0                                                                                                                                        |
| Stories      | 2                                                                                                                                          |

### Exterior

|              |                    |
|--------------|--------------------|
| Exterior     | Siding             |
| Roof         | Composition, Metal |
| Construction | Pre-Owned          |
| Foundation   | Slab               |

### School Information

|            |                |
|------------|----------------|
| District   | Fredericksburg |
| Elementary | Fredericksburg |
| Middle     | Fredericksburg |
| High       | Fredericksburg |

## **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 28th, 2025 |
| Days on Market | 2                  |
| HOA Fees       | 0.00               |

## **Listing Details**

|                |                  |
|----------------|------------------|
| Listing Agent  | Nathan Mabery    |
| Listing Office | Xsellence Realty |

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