

**Prepared For - Prepared By -**  
 Chris Stearns Jennifer Stearns  
 Phyllis Browning Company (FBG)

Statistics (7 Listings)					
	Low	High	Average	Median	Total
List Price	\$595,000	\$750,000	\$661,271	\$655,000	\$4,628,900
Selling Price	\$565,000	\$725,000	\$641,200	\$621,000	\$3,206,000
Sold/List(%)	94.18%	100.00%	96.18%	95.24%	--
Days on Market	29	304	136	99	--

MLS #: R98557C (Closed) List Price: \$595,000

123 -- Parlin Lane Fredericksburg, TX 78624

Sold Price: \$595,000	Closing Date: 9/25/2025	Financing: Conventional
Seller Paid Buyer's Closing Cost: No	Amount of Buyer's Closing Cost Paid by Seller: \$0	Buyer's Agent Name: Anna Wynne-Smith (#:44)
Buyer's Brokerage: Portfolio Real Estate - KW (#:1462)		



**New Construction:**  
**Bedrooms:** 4  
**Full Baths:** 2  
**Half Baths:** 1  
**Main House Living SqFt :** 1,999  
**Apx Total SqFt:** 1,999  
**Price Per SQFT:** \$297.65  
**Source SqFt:** Owner  
**Appx Year Built:** 2024  
**Type & Style:** Contemporary, Traditional  
**Current B&B:** No  
**# Stories:** One  
**Heating:** Central, Electric  
**A/C:** Central Air  
**Garage/Carport:** 2 Car, Attached

**Unit #:**  
**Original List Price:** \$595,000  
**Area:** City-Southwest  
**Subdivision:** Madrona  
**County:** Gillespie  
**School District:** Fredericksburg  
**Distance From City Limits:** In City Limits  
**Property Size Range:** City Lot  
**Apx Acreage:** 0.1798  
**Seller's Est Tax:** 7899.00  
**Showing Instructions:** Lockbox, Vacant, See Remarks  
**Days on Market** 29

Tax Exemptions: none	Taxes w/o Exemptions: \$0.00	Tax Info Source: CAD	CAD Property ID #: 182919	Zoning: R-1
Flood Plain: No	Deed Restrictions: Yes	STR Permit: No	Permit #: 0000	Manufactured Homes Allowed: No
HOA: Yes	HOA Fees: 250.00	HOA Fees Pd: Yearly		HO Warranty:
Road Maintenance Agreement:		Rental Property: No	Rental \$:	Items Not In Sale:
Guest House: No	# of Guest Houses:		Total Guest House SqFt: 0	
Guest House # Bedrooms:		Guest House # Baths:		Guest House # Half Baths:

<b>Construction:</b> Stone, Stucco <b>Foundation:</b> Slab <b>Roof:</b> Composition <b>Flooring:</b> Tile <b>Utilities:</b> CTEC Electric <b>Water:</b> Public <b>Sewer:</b> Public Sewer <b>Fireplace/Woodstove:</b> None <b>Appliances:</b> Dishwasher, Disposal, Microwave, Range, Electric Water Heater	<b>City/Rural:</b> In City Limits <b>Site Features:</b> Deck/Patio, Double Pane Windows, Privacy Fence, Sprinkler System-Lawn <b>Interior Features:</b> Ceiling Fan(s), Garage Door Opener, High Ceilings, Pantry, Walk-in Closet(s), Washer-Dryer Connection <b>Topography:</b> See Remarks <b>Surface Water:</b> None <b>Access:</b> City Street <b>Location Description:</b> Concrete Drive <b>Documents on File:</b> None <b>Misc Search:</b>
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Trms/Fin: Trms/Fin: Cash, Conventional, FHA, VA Loan	Possessn: Closing/Funding	Excl Agy: No
Title Company: Hill Country Titles Inc	Attorney:	Refer to MLS#:
<b>Location/Directions:</b> From W Live Oak St, turn left onto Smokehouse Rd, turn right onto Parlin Ln, home is on your left.		
Owner: JOEL GIRAL	<b>Occupancy:</b> Vacant	
<b>Legal Description:</b> MADRONA SUBD LOT 54		
<b>Instructions:</b> Vacant - SentriLock by the front door, show anytime. Please be sure ALL DOORS ARE LOCKED and lights are off.		
<b>Public Remarks:</b> Stunning new construction, open floor plan filled with natural light. Custom cabinetry, granite countertops, large island, stainless appliances, walk-in pantry, spacious laundry room. The primary suite offers a garden tub, walk-in shower, dual vanity, and a walkthrough closet that connects to the laundry room. Stone and stucco construction, a finished 2-car garage, plumbing for water softener, fully fenced backyard, landscaping and irrigation system add comfort and convenience. Great location near Heritage School, no other homes directly behind or to the right of the home at this time.		
<b>Agent Remarks:</b> New construction, open floor plan, custom cabinetry, granite countertops, walk-in pantry, spacious bedrooms, laundry room. Great location near Heritage School, no other homes directly behind or to the right of the home at this time. Easy to show!		
Display on Internet: Yes	Display Address: Yes	Allow AVM: No
Office Broker's Lic #: 603392		

**Listing Office:** eXp Realty, LLC (#:1543)  
**Main:** (888) 519-7431  
**Mail Address 1:** 9600 Great Hills Trl, Ste 150W  
**Mail City:** Austin  
**Mail Zip Code:** 78759  
**Supervising Agent Name:**  
**Supervising Agent License #:**

**Listing Agent:** Esbeida Lopez (#:2)  
**Agent Email:** [bellaPgroup@gmail.com](mailto:bellaPgroup@gmail.com)  
**Contact #:** (512) 773-7220  
**License Number:** 0639807

Information Herein Deemed Reliable but Not Guaranteed  
Central Hill Country Board of REALTORS Inc., 2007

MLS #: R98714A (Active) List Price: \$595,000

106 -- Madrona Lane Fredericksburg, TX 78624



**New Construction:** No  
**Bedrooms:** 4  
**Full Baths:** 3  
**Half Baths:** 0  
**Main House Living SqFt:** 2,342  
**Apx Total SqFt:** 2,342  
**Price Per SQFT:** \$254.06  
**Source SqFt:** GCAD  
**Appx Year Built:** 2021  
**Type & Style:** Hill Country Style  
**Current B&B:** No  
**# Stories:** One  
**Heating:** Central, Electric  
**A/C:** Central Air  
**Garage/Carport:** 2 Car, Attached

**Unit #:**  
**Original List Price:** \$595,000  
**Area:** City-Southwest  
**Subdivision:** Madrona  
**County:** Gillespie  
**School District:** Fredericksburg  
**Distance From City Limits:** In City Limits  
**Property Size Range:** City Lot  
**Apx Acreage:** 0.1800  
**Seller's Est Tax:** 6224.00  
**Showing Instructions:** Call Listing Agent  
**Days on Market:** 88

<b>Tax Exemptions:</b> HS	<b>Taxes w/o Exemptions:</b> \$8,787.00	<b>Tax Info Source:</b> CAD	<b>CAD Property ID #:</b> 182868	<b>Zoning:</b> R-1
<b>Flood Plain:</b> No	<b>Deed Restrictions:</b> Yes	<b>STR Permit:</b> No	<b>Permit #:</b> 000000000000	<b>Manufactured Homes Allowed:</b> No
<b>HOA:</b> Yes	<b>HOA Fees:</b> 150.00	<b>HOA Fees Pd:</b> Yearly		<b>HO Warranty:</b> No
<b>Road Maintenance Agreement:</b> No		<b>Rental Property:</b>	<b>Rental \$:</b>	<b>Items Not In Sale:</b>
<b>Guest House:</b> No	<b># of Guest Houses:</b> 0		<b>Total Guest House SqFt:</b> 0	
<b>Guest House # Bedrooms:</b> 0		<b>Guest House # Baths:</b> 0		<b>Guest House # Half Baths:</b>

**Construction:** Stone  
**Foundation:** Slab  
**Roof:** Composition  
**Flooring:** Laminate  
**Utilities:** CTEC Electric  
**Water:** Public  
**Sewer:** Public Sewer  
**Fireplace/Woodstove:** Electric, Insert  
**Appliances:** Dishwasher, Disposal, Microwave, Range

**City/Rural:** In City Limits  
**Site Features:** Deck/Patio, Double Pane Windows, Privacy Fence, Sprinkler System-Lawn  
**Interior Features:** Garage Door Opener, High Ceilings, Pantry, Walk-in Closet(s), Washer-Dryer Connection, Window Treatments  
**Topography:** Level  
**Surface Water:** None  
**Access:** City Street  
**Location Description:** Concrete Drive  
**Documents on File:** Deed Restrictions, Plat, Survey  
**Misc Search:**

<b>Trms/Fin:</b>	<b>Trms/Fin:</b> Cash, Conventional	<b>Possessn:</b> Closing/Funding	<b>Excl Agy:</b> No
<b>Title Company:</b> TBD		<b>Attorney:</b>	<b>Refer to MLS#:</b>
<b>Location/Directions:</b> From Main, travel south to Live Oak and turn right. Travel to Smokehouse Rd and turn left. Turn right onto Madrona. House on the right.			
<b>Owner:</b> MOELLER, CHARLES A & LESLIE			
<b>Legal Description:</b> MADRONA SUBD LOT 3			

**Instructions:**

**Public Remarks:** Built in 2021 and situated in a highly desirable neighborhood, this beautifully designed 4-bedroom, 3-bathroom home offers 2,342 square feet of modern living space with an emphasis on sleek finishes, easy flow and everyday livability. The home's expansive open-concept floor plan connects the great room, dining area, and kitchen. A striking floor-to-ceiling electric fireplace serves as the centerpiece of the living space, adding an elegant touch and creating natural warmth. The kitchen is equipped with stainless steel appliances, a generous island, and extensive counter space, both practical and inviting for daily cooking, gathering and entertaining. The primary suite provides a relaxing retreat with ample space, while three additional bedrooms and three full baths ensure room for family, guests or a study with workspace. The oversized layout and design make this home as functional as it is inviting. Outside, enjoy a fenced backyard with a covered patio, ideal for outdoor dining, along with a spacious side yard. An irrigation system makes for easy landscape maintenance. The gray stone exterior with German smear finish lends the home a distinctive Hill Country presence and creates a lovely curb appeal. The location further enhances this property's appeal—adjacent to Heritage School and with quick access to Methodist Hospital, HEB, and all the public school campuses. With modern construction, generous living spaces and proximity to Fredericksburg conveniences, this property is a standout opportunity for buyers.

**Agent Remarks:**

<b>Display on Internet:</b> Yes	<b>Display Address:</b> Yes	<b>Allow AVM:</b> No	<b>Allow Comments:</b> No
<b>Office Broker's Lic #:</b> 547594			

**Listing Office:** Portfolio Real Estate - KW (#:1462)

**Main:** (830) 997-6041

**Mail Address 1:** 804 S. Adams St

**Mail City:** Fredericksburg

**Mail Zip Code:** 78624

**Supervising Agent Name:**

**Supervising Agent License #:**

**Co-Listing Office:** Portfolio Real Estate - KW (#:1462)

**Co-Main:** (830) 997-6041

**Co-Mail Address 1:** 804 S. Adams St

**Co-Mail City:** Fredericksburg

**Co-Mail Zip Code:** 78624

**Co-Supervising Agent Name:**

**Co-Supervising Agent License #:**

**Listing Agent:** Anna Wynne-Smith (#:44)

**Agent Email:** [annaws@kw.com](mailto:annaws@kw.com)

**Contact #:** (830) 499-9910

**License Number:** 0674578

**Co-Listing Agent:** Brittney Horton (#:99)

**Co-Agent Email:** [brittneyhorton@kw.com](mailto:brittneyhorton@kw.com)

**Co-Contact #:** (830) 928-1919

**License Number:** 0671660

MLS #: R92799C (Closed) List Price: \$599,900

111 -- Madrona Lane Fredericksburg, TX 78624

Sold Price: \$565,000

Closing Date: 7/10/2025

Financing: Cash

Seller Paid Buyer's Closing Cost: No

Amount of Buyer's Closing Cost Paid by Seller: \$0

Buyer's Brokerage: Triple C Real Estate, LLC (#:343)

Buyer's Agent Name: Collier Jones (#:111)



## New Construction:

Bedrooms: 4  
 Full Baths: 3  
 Half Baths: 0  
**Main House Living SqFt :** 2,377  
**Apx Total SqFt:** 2,377  
**Price Per SQFT:** \$237.69  
**Source SqFt:** Appraiser  
**Appx Year Built:** 2024  
**Type & Style:** Hill Country Style  
**Current B&B:** No  
**# Stories:** One  
**Heating:** Central, Electric  
**A/C:** Central Air, Electric  
**Garage/Carport:** 2 Car, Attached, Garage

## Unit #:

**Original List Price:** \$599,900  
**Area:** County-Southwest  
**Subdivision:** Madrona  
**County:** Gillespie  
**School District:** Fredericksburg  
**Distance From City Limits:** In City Limits  
**Property Size Range:** < 1 Acre  
**Apx Acreage:** 0.1800  
**Seller's Est Tax:** 3682.39  
**Showing Instructions:** Appointment Only, See Remarks, Other  
**Days on Market:** 304

Tax Exemptions:	Taxes w/o Exemptions: \$0.00	Tax Info Source:	CAD Property ID #: 182888	Zoning: R-1
Flood Plain: No	Deed Restrictions: Yes	STR Permit: No	Permit #: 0	Manufactured Homes Allowed: No
HOA: Yes	HOA Fees: 250.00	HOA Fees Pd: Yearly		HO Warranty:
Road Maintenance Agreement:		Rental Property:	Rental \$:	Items Not In Sale:
Guest House: No	# of Guest Houses:		Total Guest House SqFt: 0	
Guest House # Bedrooms:		Guest House # Baths:		Guest House # Half Baths:

**Construction:** Stone**Foundation:** Slab**Roof:** Composition**Flooring:** Carpet, Laminate**Utilities:** City Electric**Water:** Public**Sewer:** Public Sewer**Fireplace/Woodstove:** Electric, Masonry**Appliances:** Dishwasher, Disposal, Microwave, Range**City/Rural:** In City Limits**Site Features:** Deck/Patio, Double Pane Windows**Interior Features:** Ceiling Fan(s), High Ceilings, Pantry, Walk-in Closet(s)**Topography:** Level**Surface Water:** None**Access:** City Street**Location Description:** See Remarks**Documents on File:** See Remarks, Other**Misc Search:**

Trms/Fin:	Trms/Fin: Cash, Conventional, FHA, VA Loan, Other	Possessn: Closing/Funding	Excl Agy: Yes
Title Company:	TBD	Attorney:	Refer to MLS#:
<b>Location/Directions:</b> From downtown Fredericksburg go s on Hwy 16; right on W Live Oak; left on Smokehouse Rd; right on Madrona. 115 MADRONA is on the left side.			
<b>Owner:</b> VENETIAN CUSTOM HOMES LLC			
<b>Legal Description:</b> Not Available from GCAD at this time. See documents for GCAD Property Details.			
<b>Instructions:</b> Showings scheduled through Showingtime 800.746.9464.			
<b>Public Remarks:</b> NEW CONSTRUCTION. Featuring a classic stone exterior, with an arched covered entry & covered front porch, this 4/3/2 home features a great flow in the open living/kitchen/dining plan which is perfect for everyday living & entertaining. A wall of windows provides great natural light & accents the high ceiling in the living area a stone floor-to-ceiling elec fireplace. Continuing, the kitchen features a large central waterfall island with bar seating & a stainless appliance package. Steps away, convenient access to the spacious covered back patio and the dining area provide ample space for gathering. You'll love the huge walk-in pantry and conveniently located laundry room. The split bedroom plan offers a spacious primary suite with dual walk-in closets. The ensuite bathroom features a dbl vanity and separate tub and shower. 3 additional bedrooms share 2 well-appointed full bathrooms. The middle bedroom could be an office or den. Completing the home is an attached 2-car garage. This quality construction home is in a premier location, with easy access to all of all Fredericksburg's amenities including shopping, dining, medical, recreation, and entertainment.			
<b>Agent Remarks:</b> All info obtained from other sources. Buyer to independently verify all info prior to purchase.			
Display on Internet: Yes	Display Address: Yes	Allow AVM: No	Allow Comments: No
<b>Office Broker's Lic #:</b> 9001972			
<b>Listing Office:</b> Fore Premier Properties (#:1267)		<b>Listing Agent:</b> Laura Fore (#:1)	
<b>Main:</b> (830) 997-4400		<b>Agent Email:</b> <a href="mailto:laura@forepremierproperties.com">laura@forepremierproperties.com</a>	
<b>Mail Address 1:</b> 1325 E. Main		<b>Contact #:</b> (830) 459-4000	
<b>Mail City:</b> Fredericksburg		<b>License Number:</b> 0557049	
<b>Mail Zip Code:</b> 78624			
<b>Supervising Agent Name:</b>			
<b>Supervising Agent License #:</b>			

Information Herein Deemed Reliable but Not Guaranteed  
 Central Hill Country Board of REALTORS Inc., 2007

MLS #: R97463C (Closed) List Price: \$655,000

120 -- Madrona Lane Fredericksburg, TX 78624

Sold Price: \$621,000

Closing Date: 5/29/2025

Financing: VA

Seller Paid Buyer's Closing Cost: Yes

Amount of Buyer's Closing Cost Paid by Seller: \$12,000

Buyer's Brokerage: Fore Premier Properties (#:1267)

Buyer's Agent Name: Ryan Rendon (#:110)

**New Construction:**

Bedrooms: 4  
 Full Baths: 3  
 Half Baths: 1  
**Main House Living SqFt :** 2,345  
**Apx Total SqFt:** 2,345  
**Price Per SQFT:** \$264.82  
**Source SqFt:** GCAD  
**Appx Year Built:** 2022  
**Type & Style:** Hill Country Style  
**Current B&B:** No  
**# Stories:** One  
**Heating:** Central, Electric  
**A/C:** Central Air, Electric  
**Garage/Carport:** 2 Car, Attached

**Unit #:**

**Original List Price:** \$655,000  
**Area:** City-Southwest  
**Subdivision:** Madrona  
**County:** Gillespie  
**School District:** Fredericksburg  
**Distance From City Limits:** In City Limits  
**Property Size Range:** City Lot  
**Apx Acreage:** 0.1797  
**Seller's Est Tax:** 6927.02  
**Showing Instructions:** Appointment Only, Call Listing Agent, Lockbox  
**Days on Market** 45

Tax Exemptions:	Taxes w/o Exemptions: \$0.00	Tax Info Source:	CAD Property ID #: 182875	Zoning: R-1
Flood Plain: No	Deed Restrictions: Yes	STR Permit: No	Permit #: 0	Manufactured Homes Allowed: No
HOA: Yes	HOA Fees: 150.00	HOA Fees Pd: Yearly		HO Warranty: No
Road Maintenance Agreement:		Rental Property:	Rental \$:	Items Not In Sale:
Guest House: No	# of Guest Houses:		Total Guest House SqFt: 0	
Guest House # Bedrooms:		Guest House # Baths:		Guest House # Half Baths:

**Construction:** Stone**Foundation:** Slab**Roof:** Composition**Flooring:** Plank**Utilities:** CTEC Electric**Water:** Public**Sewer:** Public Sewer**Fireplace/Woodstove:** None**Appliances:** Dishwasher, Disposal, Range, Refrigerator**City/Rural:** In City Limits**Site Features:** Deck/Patio, Double Pane Windows, Privacy Fence, Sprinkler System-Lawn**Interior Features:** Ceiling Fan(s), Garage Door Opener, High Ceilings, Pantry, Security System, Vaulted Ceilings, Walk-in Closet(s), Washer-Dryer Connection, Window Treatments**Topography:** Level**Surface Water:** None**Access:** City Street**Location Description:** Concrete Drive**Documents on File:****Misc Search:**

Trms/Fin:	Trms/Fin: Cash, Conventional	Possessn: Closing/Funding	Excl Agy: No
Title Company:	ENV Title	Attorney:	Refer to MLS#:
<b>Location/Directions:</b> W Main, Left on S Milam, Right on Live Oak, Left on Smoke House Rd, right on Madrona Lane.			
<b>Owner:</b> PETER J ARENSDORF, RUTH E ARENSDORF			<b>Occupancy:</b> Vacant
<b>Legal Description:</b> MADRONA SUDB LOT 10			
<b>Instructions:</b> Call LA for appt. Lockbox on front door.			
<b>Public Remarks:</b> Outstanding Value in the Madrona Neighborhood – Priced Below Appraisal! Don't miss this opportunity to own a beautifully designed 4-bed, 3.5-bath home in one of Fredericksburg's sought-after neighborhoods. Featuring 2,345 sq ft, this modern farmhouse offers 12-ft ceilings, luxury vinyl plank floors, an open floor plan, and a chef-inspired kitchen with quartz countertops, stainless steel appliances, soft-close drawers, and a spacious pantry. Additional highlights include all-electric efficiency, recessed lighting, a mudroom, and a large laundry room with half bath. One-owner home with thoughtful details throughout. It's a buyer's market—take advantage of this incredible deal! More photos coming soon.			
<b>Agent Remarks:</b> Refrigerator conveys; washer and dryer do not. Furniture shown is for staging purposes only. Seller's existing home warranty will transfer at closing. Priced aggressively below appraisal—an excellent opportunity for your buyers.			

Display on Internet: Yes	Display Address: Yes	Allow AVM: No	Allow Comments: No
<b>Office Broker's Lic #:</b> 9013737			

**Listing Office:** CENTURY 21 The Hills Realty (#:11)**Main:** (830) 997-9591**Mail Address 1:** 605 N Llano St**Mail City:** Fredericksburg**Mail Zip Code:** 78624**Supervising Agent Name:****Supervising Agent License #:****Listing Agent:** Lisa Stapleton (#:96)**Agent Email:** [lisa@cc21thehills.com](mailto:lisa@cc21thehills.com)**Contact #:** (210) 218-4027**License Number:** 0636104

Information Herein Deemed Reliable but Not Guaranteed  
 Central Hill Country Board of REALTORS Inc., 2007

MLS #: R98648A (Active) List Price: \$699,000



**New Construction:** No  
**Bedrooms:** 4  
**Full Baths:** 4  
**Half Baths:** 1  
**Main House Living SqFt:** 2,694  
**Apx Total SqFt:** 2,694  
**Price Per SQFT:** \$259.47  
**Source SqFt:** Appraiser  
**Appx Year Built:** 2021  
**Type & Style:** Contemporary, Hill Country Style  
**Current B&B:** No  
**# Stories:** One and One Half  
**Heating:** Central  
**A/C:** Central Air, Zoned  
**Garage/Carport:** 2 Car, See Remarks

105 -- Parlin Lane Fredericksburg, TX 78624

**Unit #:**  
**Original List Price:** \$715,000  
**Area:** City-Southwest  
**Subdivision:** Madrona  
**County:** Gillespie  
**School District:** Fredericksburg  
**Distance From City Limits:** In City Limits  
**Property Size Range:** City Lot  
**Apx Acreage:** 0.1798  
**Seller's Est Tax:** 7500.00  
**Showing Instructions:** Appointment Only, Lockbox, Showing Service  
**Days on Market:** 99

<b>Tax Exemptions:</b>	<b>Taxes w/o Exemptions:</b> \$8,600.00	<b>Tax Info Source:</b> CAD	<b>CAD Property ID #:</b> 182910	<b>Zoning:</b> R-1
<b>Flood Plain:</b> No	<b>Deed Restrictions:</b> Yes	<b>STR Permit:</b> No	<b>Permit #:</b> 000000000	<b>Manufactured Homes Allowed:</b> No
<b>HOA:</b> Yes	<b>HOA Fees:</b> 150.00	<b>HOA Fees Pd:</b> Yearly		<b>HO Warranty:</b>
<b>Road Maintenance Agreement:</b> No		<b>Rental Property:</b>	<b>Rental \$:</b>	<b>Items Not In Sale:</b>
<b>Guest House:</b> No	<b># of Guest Houses:</b>		<b>Total Guest House SqFt:</b> 0	
<b>Guest House # Bedrooms:</b>		<b>Guest House # Baths:</b>	<b>Guest House # Half Baths:</b>	

**Construction:** Stucco  
**Foundation:** Slab  
**Roof:** Composition  
**Flooring:** Other  
**Utilities:** CTEC Electric  
**Water:** Public  
**Sewer:** Public Sewer  
**Fireplace/Woodstove:** None  
**Appliances:** Dishwasher, Disposal, Microwave, Range, Water Softener Owned, Electric Water Heater

**City/Rural:** In City Limits  
**Site Features:** Deck/Patio, Double Pane Windows, Sprinkler System-Lawn  
**Interior Features:** Ceiling Fan(s), Garage Door Opener, High Ceilings, Pantry, Security System, Vaulted Ceilings, Walk-in Closet(s), Washer-Dryer Connection, Water Softener, Window Treatments  
**Topography:** Few Trees  
**Surface Water:** None  
**Access:** City Street  
**Location Description:** See Remarks  
**Documents on File:** Survey  
**Misc Search:**

<b>Trms/Fin:</b>	<b>Trms/Fin:</b> Cash, Conventional, VA Loan	<b>Possessn:</b> After Closing/Funding	<b>Excl Agy:</b> Yes
<b>Title Company:</b>	Select Title - FBG	<b>Attorney:</b>	<b>Refer to MLS#:</b>

**Location/Directions:** From Tivydale Rd (west), right on Kerr Rd., right on Live Oak St., right on Smoke House Rd., right on Parlin. 2nd house on the left.

**Owner:** Michael Steckley & Rebecca Kuhlman **Occupancy:** Owner

**Legal Description:** Madrona Subd Lot 45

**Instructions:** Please call Showing Time for all appointments at 210-222-2227. Sentrilekey by the right side of the garage

**Public Remarks:** New Price!! Hill Country Luxury Living – Built in 2021, this 2,694 sq. ft. Contemporary Hill Country home is meticulously maintained, offering 4 bedrooms, 4.5 baths, plus a bonus room that could easily serve as a second master suite. The open split floorplan highlights soaring cathedral ceilings, luxury vinyl plank flooring throughout, and a stunning chef's kitchen with quartz counters, a huge walk-in pantry, and abundant cabinetry. Enjoy a spacious primary suite, oversized laundry room with sink and thoughtful upgrades like 10 ft doors, whole-house water filtration, and a generator transfer switch. The house backs up to the shady greenbelt backdrop providing privacy with no rear neighbors, upgraded landscaping, and inviting porches perfect for relaxing under the Hill Country dark skies. All city utilities included. This property is Turn-Key ready! See documents for additional information, including the Seller's Disclosure & Survey.

**Agent Remarks:**

<b>Display on Internet:</b> Yes	<b>Display Address:</b> Yes	<b>Allow AVM:</b> Yes	<b>Allow Comments:</b> Yes
<b>Office Broker's Lic #:</b> 0493213			

**Listing Office:** Dittmar Realty (#:1538)  
**Main:** (830) 397-2116  
**Mail Address 1:** 412 S Adams St #159  
**Mail City:** Fredericksburg  
**Mail Zip Code:** 78624  
**Supervising Agent Name:**  
**Supervising Agent License #:**

**Listing Agent:** Yolanda Dittmar (#:134)  
**Agent Email:** [yolanda@dittmarrealty.net](mailto:yolanda@dittmarrealty.net)  
**Contact #:** (972) 948-0919  
**License Number:** 0493213

Information Herein Deemed Reliable but Not Guaranteed  
Central Hill Country Board of REALTORS Inc., 2007

<b>MLS #: R89541C (Closed) List Price: \$735,000</b>		<b>109 -- Parlin Lane Fredericksburg, TX 78624</b>							
<b>Sold Price:</b> \$700,000	<b>Closing Date:</b> 2/20/2024	<b>Financing:</b> Conventional							
<b>Seller Paid Buyer's Closing Cost:</b> No		<b>Amount of Buyer's Closing Cost Paid by Seller:</b> \$0							
<b>Buyer's Brokerage:</b> Portfolio Real Estate - KW (#:1462)		<b>Buyer's Agent Name:</b>							
	<b>New Construction:</b> Bedrooms: 3 Full Baths: 3 Half Baths: 1 <b>Main House Living SqFt :</b> 2,520 <b>Apx Total SqFt:</b> 2,520 <b>Price Per SQFT:</b> \$277.78 <b>Source SqFt:</b> GCAD <b>Appx Year Built:</b> 2020 <b>Type &amp; Style:</b> Ranch, Traditional <b>Current B&amp;B:</b> <b># Stories:</b> Two <b>Heating:</b> Central, Electric <b>A/C:</b> Central Air, Electric <b>Garage/Carport:</b> 2 Car, Attached, Garage	<b>Unit #:</b> <b>Original List Price:</b> \$750,000 <b>Area:</b> City-Southwest <b>Subdivision:</b> Madrona <b>County:</b> Gillespie <b>School District:</b> Fredericksburg <b>Distance From City Limits:</b> In City Limits <b>Property Size Range:</b> City Lot <b>Apx Acreage:</b> 0.1770 <b>Seller's Est Tax:</b> 9622.97 <b>Showing Instructions:</b> Appointment Only, Call Listing Agent, Lockbox, Vacant <b>Days on Market</b> 126							
<b>Tax Exemptions:</b>	<b>Taxes w/o Exemptions:</b> \$0.00	<b>Tax Info Source:</b>	<b>CAD Property ID #:</b> 182912	<b>Zoning:</b> R-1					
<b>Flood Plain:</b> No	<b>Deed Restrictions:</b> Yes	<b>STR Permit:</b> No	<b>Permit #:</b> 00	<b>Manufactured Homes Allowed:</b> No					
<b>HOA:</b> Yes	<b>HOA Fees:</b> 50.00	<b>HOA Fees Pd:</b> Yearly		<b>HO Warranty:</b>					
<b>Road Maintenance Agreement:</b>		<b>Rental Property:</b>	<b>Rental \$:</b>	<b>Items Not In Sale:</b>					
<b>Guest House:</b> No	<b># of Guest Houses:</b>	<b>Total Guest House SqFt:</b> 0							
<b>Guest House # Bedrooms:</b>		<b>Guest House # Baths:</b>	<b>Guest House # Half Baths:</b>						
<b>Construction:</b> HardiPlank Type <b>Foundation:</b> Slab <b>Roof:</b> Composition <b>Flooring:</b> Carpet, Tile, Vinyl <b>Utilities:</b> CTEC Electric <b>Water:</b> Public <b>Sewer:</b> Public Sewer <b>Fireplace/Woodstove:</b> Other <b>Appliances:</b> Dishwasher, Range, Refrigerator, Water Softener Owned, Other	<b>City/Rural:</b> In City Limits <b>Site Features:</b> Deck/Patio, Double Pane Windows, Privacy Fence, Sprinkler System-Lawn, Storage Building, Wired for High Speed Internet <b>Interior Features:</b> Ceiling Fan(s), Garage Door Opener, High Ceilings, Storage, Vaulted Ceilings, Walk-in Closet(s), Washer-Dryer Connection, Other <b>Topography:</b> Level <b>Surface Water:</b> None <b>Access:</b> City Street <b>Location Description:</b> Concrete Drive <b>Documents on File:</b> Plat, Survey <b>Misc Search:</b>								
<b>Trms/Fin:</b>	<b>Trms/Fin:</b> Cash, Conventional	<b>Possessn:</b> Closing/Funding		<b>Excl Agy:</b> No					
<b>Title Company:</b> TBD		<b>Attorney:</b>	<b>Refer to MLS#:</b>						
<b>Location/Directions:</b> From Main St., Go South on Milam, Rt on live Oak. Left on Smokehouse Dr. Right on Parlin Lane house will be on the left.									
<b>Owner:</b> Bradley and Cristina Gray		<b>Occupancy:</b> Vacant							
<b>Legal Description:</b> MADRONA SUBD LOT 47									
<b>Instructions:</b>									
<b>Public Remarks:</b> Built in 2020, this modern ranch-style home offers 3-bed/3.5 baths, and an open floor plan flooded with natural light. Modern accents, a cozy fireplace, and practical features such as a mudroom enhance daily living. The kitchen features an open concept design, and is well-equipped with modern light fixtures and appliances. Outdoors you'll find a peaceful back yard with no neighbors in sight, thanks to the adjoining green belt. Additional amenities like a sprinkler system and a privacy fence complete this home, creating the perfect setup for backyard gatherings and family events.									
<b>Agent Remarks:</b>									
<b>Display on Internet:</b> Yes	<b>Display Address:</b> Yes	<b>Allow AVM:</b> No	<b>Allow Comments:</b> No						
<b>Office Broker's Lic #:</b> 9003085									
<b>Listing Office:</b> Fredericksburg Realty (#:14) <b>Main:</b> (830) 997-6531 <b>Mail Address 1:</b> 257 W Main Street <b>Mail City:</b> Fredericksburg <b>Mail Zip Code:</b> 78624 <b>Supervising Agent Name:</b> <b>Supervising Agent License #:</b>	<b>Listing Agent:</b> Virginia Tillman (#:134) <b>Agent Email:</b> <a href="mailto:ginny@fredericksburgrealty.com">ginny@fredericksburgrealty.com</a> <b>Contact #:</b> (830) 456-1235 <b>License Number:</b> 0614714								

Information Herein Deemed Reliable but Not Guaranteed  
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MLS #: R91099C (Closed) List Price: \$750,000

Sold Price: \$725,000

Seller Paid Buyer's Closing Cost: No

Buyer's Brokerage: Other Broker (#:99)

Closing Date: 2/28/2025

Financing: Cash

Amount of Buyer's Closing Cost Paid by Seller: \$0

Buyer's Agent Name: Other Agent (#:2)



## New Construction:

Bedrooms: 5

Full Baths: 3

Half Baths: 1

Main House Living SqFt : 2,650

Apx Total SqFt: 2,650

Price Per SQFT: \$273.58

Source SqFt: Builder

Appx Year Built: 2024

Type &amp; Style: Contemporary, Traditional

Current B&amp;B: No

# Stories: One

Heating: Central

A/C: Central Air

Garage/Carport: 2 Car, Attached

## Unit #:

Original List Price: \$839,000

Area: City-Southwest

Subdivision: Madrona

County: Gillespie

School District: Fredericksburg

Distance From City Limits: In City Limits

Property Size Range: City Lot

Apx Acreage: 0.1778

Seller's Est Tax: 1531.00

Showing Instructions: Call Listing Agent, Lockbox, Vacant

Days on Market 260

Tax Exemptions:	Taxes w/o Exemptions: \$0.00	Tax Info Source:	CAD Property ID #: 182918	Zoning: R-1
Flood Plain: No	Deed Restrictions: Yes	STR Permit: No	Permit #: 0000000	Manufactured Homes Allowed: No
HOA: No	HOA Fees:	HOA Fees Pd:		HO Warranty:
Road Maintenance Agreement:		Rental Property:	Rental \$:	Items Not In Sale:
Guest House: No	# of Guest Houses:		Total Guest House SqFt: 0	
Guest House # Bedrooms:		Guest House # Baths:		Guest House # Half Baths:

Construction: Stone

Foundation: Slab

Roof: Composition

Flooring: Tile

Utilities: CTEC Electric

Water: Public

Sewer: Public Sewer

Fireplace/Woodstove: Electric

Appliances: Built-in Electric Oven, Dishwasher, Disposal, Refrigerator, Electric Water Heater

City/Rural: In City Limits

Site Features: Deck/Patio, Double Pane Windows, Privacy Fence, Sprinkler System-Lawn

Interior Features: Ceiling Fan(s), Garage Door Opener, High Ceilings, Pantry, Walk-in Closet(s), Washer-Dryer Connection

Topography: Level

Surface Water: None

Access: City Street

Location Description: Concrete Drive

Documents on File: Deed Restrictions, Plat

Misc Search:

Trms/Fin:	Trms/Fin: Cash, Conventional	Possessn: After Closing/Funding	Excl Agy: No		
Title Company:	Hill Country Titles	Attorney: Kendra Pesek	Refer to MLS#:		
<b>Location/Directions:</b> From Main street go south on Adams, right on Live Oak, left on smokehouse Rd and right on Parlin to address on the left.					
Owner:	J R Lopez Custom Homes				
Legal Description: MADRONA SUBD LOT 53		Occupancy: Vacant			
Instructions: Call Listing agent					
<b>Public Remarks:</b> All you need is to just move in. New home with finished yard, sprinkler system, private fence, outdoor fireplace, back deck, oversized drive, valuted ceilings, farmhouse sink and so much more!					
<b>Agent Remarks:</b> All you need is to just move in. New home with finished yard, sprinkler system, private fence, outdoor fireplace, back deck, oversized drive, valuted ceilings, farmhouse sink and so much more!					
Display on Internet: Yes	Display Address: Yes	Allow AVM: No	Allow Comments: No		
Office Broker's Lic #: 601430					
<b>Listing Office:</b> Fathom Realty (#:1305) Main: (888) 455-6040 <b>Mail Address 1:</b> 2603 Sunny Meadow <b>Mail City:</b> McKinney <b>Mail Zip Code:</b> 75070 <b>Supervising Agent Name:</b> <b>Supervising Agent License #:</b>					
<b>Co-Listing Office:</b> Fathom Realty (#:1305) Co-Main: (888) 455-6040 <b>Co-Mail Address 1:</b> 2603 Sunny Meadow <b>Co-Mail City:</b> McKinney <b>Co-Mail Zip Code:</b> 75070 <b>Co-Supervising Agent Name:</b> <b>Co-Supervising Agent License #:</b>					
<b>Listing Agent:</b> Carole Reed (#:79) Agent Email: <a href="mailto:carole@carolreed.com">carole@carolreed.com</a> Contact #: (830) 992-9446 License Number: 0511909					
<b>Co-Listing Agent:</b> Jorge Lopez (#:131) Co-Agent Email: <a href="mailto:carloslopez@fathomrealty.com">carloslopez@fathomrealty.com</a> Co-Contact #: (830) 456-2125 License Number: 0800086					

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