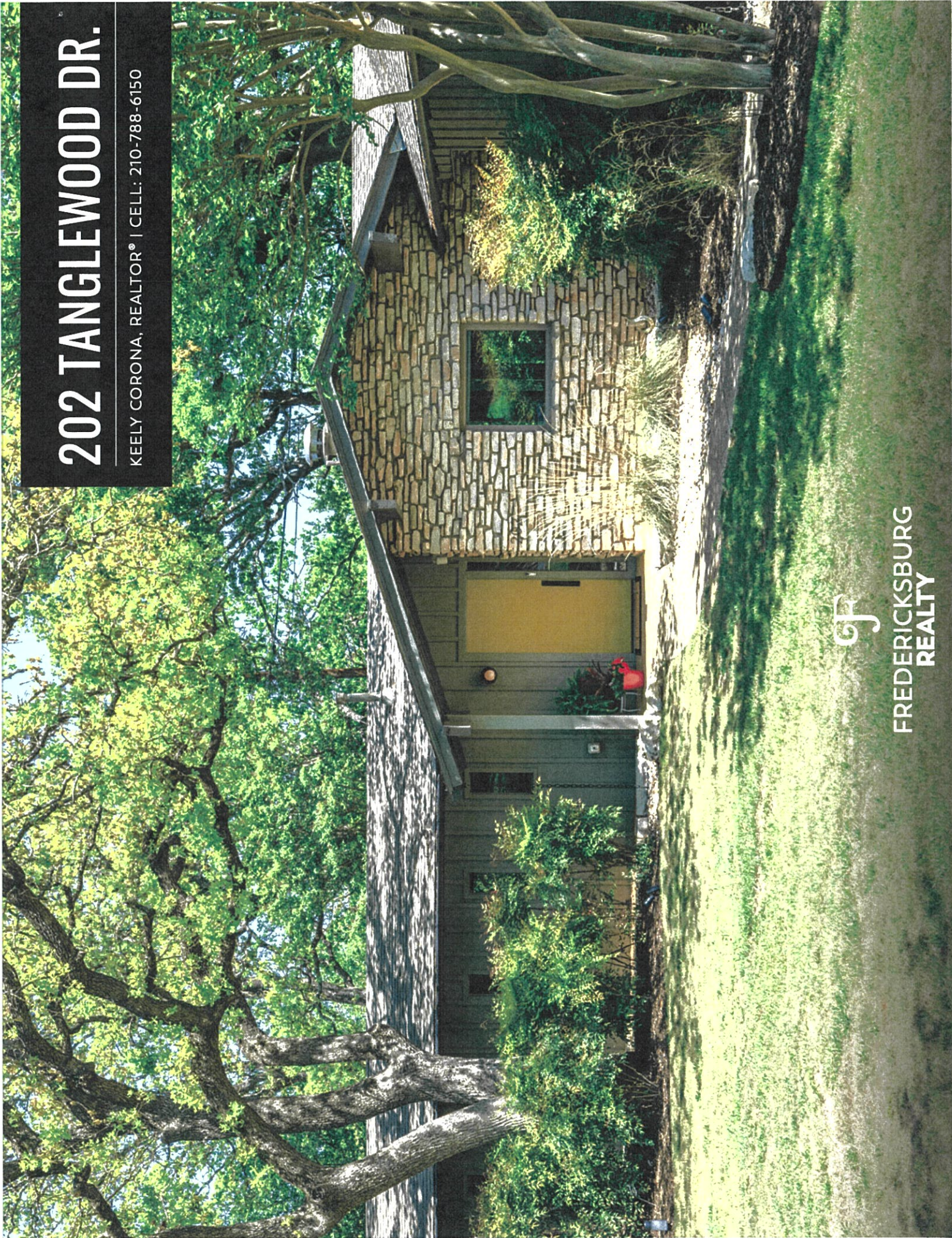


# 202 TANGLEWOOD DR.

KEELY CORONA, REALTOR® | CELL: 210-788-6150



  
FREDERICKSBURG  
REALTY



**FREDERICKSBURG** REALTY GROUP  
**TEXAS RANCH** REALTY TEAM

**202 Tanglewood Dr. | Fredericksburg, Texas | Gillespie County**

**0.390+/- Acres**

**\$675,000**

**Agent**

Keely Corona

**Property Highlights**

- **Prime Location** – Just minutes from Main Street Fredericksburg
- **3 Bed / 3 Bath** | 2,138 sq ft<sup>2</sup>
- **Fully Renovated in 2017** – Modern updates with mid-century charm
- **Open Concept Living** – Exposed wooden beams & floor-to-ceiling windows
- **Scenic Creek Views** – Surrounded by mature post Oak trees
- **Energy Efficient** – New plumbing, electrical, ductwork & instant hot water system
- **Icynene Spray Foam Insulation** – For year-round comfort
- **Outdoor Living Area** – Patio with gas firepit, perfect for entertaining
- **Mosquito Control** – Automated misting system for enhanced outdoor enjoyment
- **Warm Modern Finishes** – Quality fixtures and inviting atmosphere throughout

**Property Taxes:**

\$5,552 HS Exempt

**Mid-Century Gem in the Heart of Fredericksburg**

Tucked away just minutes from Fredericksburg's vibrant Main Street, this beautifully renovated mid-century modern home strikes the perfect balance between comfort, style, and location. With 3 spacious bedrooms and 3 full bathrooms, this 2,138 sq ft home—originally built in 1972—has been thoughtfully updated to meet modern standards while preserving its unique architectural charm.

Step inside to an airy, open-concept living space where exposed wood beams and floor-to-ceiling windows frame serene views of the majestic post oaks and a peaceful creek just beyond. Natural light fills every corner, highlighting the rich textures of the modern flooring and inviting design. The heart of the home is ideal for both quiet family evenings and lively gatherings, with seamless flow between the living, dining, and kitchen areas.

The fully updated interior includes new plumbing, electrical, ductwork, fixtures, and flooring. Energy efficiency is top of mind, with an instant hot water system and icynene spray foam insulation that keeps the home comfortable year-round.

Outside, the large yard is a private retreat—perfect for quiet mornings or lively evenings with family and friends. A spacious patio, state-of-the-art mosquito misting system, and built-in gas firepit create a tranquil outdoor living space right in your own backyard. The tree-lined wet-weather creek at the rear of the property provides natural privacy and a peaceful, country-like ambiance—yet you're just minutes from the heart of Fredericksburg.

If you're looking for a move-in-ready home that blends timeless style with modern convenience in a desirable Fredericksburg location, this is the one.



**New Construction:** No  
**Bedrooms:** 3  
**Full Baths:** 3  
**Half Baths:** 0  
**Main House Living SqFt :** 2,138  
**Apx Total SqFt:** 2,138  
**Price Per SQFT:** \$315.72  
**Source SqFt:** Other  
**Appx Year Built:** 1972  
**Type & Style:** Mid-Century Modern, Ranch  
**Current B&B:** No  
**# Stories:** One  
**Heating:** Central, Electric  
**A/C:** Central Air, Electric  
**Garage/Carport:** Attached Carport

**Unit #:**  
**Original List Price:** \$849,000  
**Area:** City-Northwest  
**Subdivision:** Carriage Hills  
**County:** Gillespie  
**School District:** Fredericksburg  
**Distance From City Limits:** In City Limits  
**Apx Acreage:** 0.4100  
**Seller's Est Tax:** 5552.00  
**Showing Instructions:** Call Listing Agent, Occupied, Pet(s) on Premises  
**Days on Market** 411

<b>Tax Exemptions:</b>	<b>Taxes w/o Exemptions:</b> \$6,822.00	<b>Tax Info Source:</b> CAD	<b>CAD Property ID #:</b> 17493	<b>Zoning:</b> R-1
<b>Flood Plain:</b> Yes	<b>Deed Restrictions:</b> Yes	<b>STR Permit:</b> No	<b>Permit #:</b> 0	<b>Manufactured Homes Allowed:</b> No
<b>HOA:</b> No	<b>HOA Fees:</b>	<b>HOA Fees Pd:</b>	<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>		

<p><b>Construction:</b> Stone, Wood Siding  <b>Foundation:</b> Slab  <b>Roof:</b> Composition  <b>Flooring:</b> Parquet, Tile  <b>Utilities:</b> City Electric  <b>Water:</b> Public  <b>Sewer:</b> Public Sewer  <b>Fireplace/Woodstove:</b> Gas Logs, Gas Starter, Outside  <b>Appliances:</b> Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer, Water Softener Owned, Wine Refrigerator, Electric Water Heater, Tankless Water Heater</p>	<p><b>City/Rural:</b> In City Limits  <b>Site Features:</b> Cable, Deck/Patio, Double Pane Windows, Landscape Lighting, Sprinkler System-Lawn, Wired for High Speed Internet  <b>Interior Features:</b> Ceiling Fan(s), Pantry, Security System, Storage, Vaulted Ceilings, Walk-in Closet(s), Washer-Dryer Connection, Water Softener, Window Treatments  <b>Topography:</b> Few Trees, Level  <b>Surface Water:</b> Wet Weather Creek  <b>Access:</b> City Street  <b>Location Description:</b> Concrete Drive  <b>Documents on File:</b> Survey, Other  <b>Misc Search:</b> None</p>
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<b>Trms/Fin:</b> Cash, Conventional	<b>Possessn:</b> Closing/Funding	<b>Excl Agy:</b> No
<b>Title Company:</b> Fredericksburg Titles	<b>Attorney:</b>	<b>Refer to MLS#:</b>

**Location/Directions:** From Main St, travel north on Llano, turn left onto Frederick Rd, turn right onto N. Adams, Turn left onto Tanglewood, follow Tanglewood to home.

**Owner:** Andrew & Keely Corona **Occupancy:** Vacant

**Legal Description:** CARRIAGE HILLS #2 BLK 4 LOT 1

**Instructions:** Call LA to show. 2 hours notice to show.

**Public Remarks:** Tucked away just minutes from Fredericksburg's vibrant Main St. sits this beautifully renovated mid-century modern home. With 3 beds/3 baths, this home has been thoughtfully updated to meet modern standards while preserving its unique architectural charm. Step inside to an airy, open-concept living space where exposed wood beams and floor-to-ceiling windows frame serene views of the majestic post oaks. Natural light highlights the rich textures of the modern flooring and inviting design. The heart of the home is ideal for both quiet family evenings and lively gatherings, with seamless flow between the living, dining, and kitchen areas. The fully updated interior includes new plumbing, electrical, ductwork, fixtures, and flooring. Energy efficiency is top of mind, with an instant hot water system and icynene spray foam insulation that keeps the home comfortable year-round. The large yard is a private retreat. A spacious patio, state-of-the-art mosquito misting system, and built-in gas firepit create a tranquil outdoor living space. The tree-lined wet-weather creek provides natural privacy and yet you're just minutes from the heart of Fredericksburg.

**Agent Remarks:** Listing agent is the owner. Call LA to show. 2 hours notice to show would be appreciated.

<b>Display on Internet:</b> Yes	<b>Display Address:</b> Yes	<b>Allow AVM:</b> No	<b>Allow Comments:</b> No
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**Office Broker's Lic #:** 9003085

<p><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></p>	<p><b>Listing Agent:</b> Keely C. Corona (#:131)  <b>Agent Email:</b> <a href="mailto:keely@fredericksburgrealty.com">keely@fredericksburgrealty.com</a>  <b>Contact #:</b> (210) 788-6150  <b>License Number:</b> 0660013</p>
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**202 Tanglewood**  
Texas, 0.39 AC +/-



-  Boundary
-  Stream, Intermittent
-  River/Creek
-  Water Body

Justin Cop  
P: 830-997-6531

[www.fredericksburgrealty.com](http://www.fredericksburgrealty.com)

257 West Main St.



The information contained herein was obtained from sources deemed to be reliable. LandStar Services makes no warranties or guarantees as to the completeness or accuracy thereof.



**202 Tanglewood**  
Texas, 0.39 AC +/-



Boundary

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P: 830-997-6531

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202 Tanglewood  
Texas, 0.39 AC +/-



Boundary



Sec. 3.100. - R-1: SINGLE FAMILY RESIDENTIAL.

Intent

This zone is intended to provide for a single family dwellings, with not more than one principal residence permitted on any lot to ensure an environment conducive to single family residential use. Additional uses necessary and incidental to a single family residential dwelling unit are also permitted. This zone is typically associated with the Low-Density Residential Land Use category but is conditionally allowed within all land use categories except "Open Space/Parks", "Industrial" and "Public Facilities".

Principal Permitted Uses

Buildings, structures and lands shall be used, and buildings and structures shall hereinafter be erected, altered or enlarged only for the following uses, plus such other uses as the City Council, by resolution, may deem to be similar to those uses listed and not obnoxious or detrimental to the public health, safety and welfare:

Single Family Residential (Detached)	Local Utility Services
Short-term Rental, Accessory (With a STR permit and adherence to Chapter 20, Article VII)	Short-term Rental, B & B (With a STR permit and adherence to Chapter 20, Article VII)

Uses Permitted Subject to Conditional Use Permit

The following uses may be permitted subject to a Conditional Use Permit as provided in Section 5.400.

Community Recreation	Private Primary Education
Day Care Services	Private Secondary Education
Guidance Services	Religious Assembly

Property Development Standards

Except as hereinafter provided, no building or structure or part thereof shall be erected, altered or converted for any use permitted in this district unless it is in conformity with all the standards and regulations herein specified for lot area, width and depth, dwelling unit area, lot coverage, yards and building height. The following standards shall apply except in cases where a lot does not meet the standards herein required but was an official "lot of record" prior to the adoption of this ordinance. In such cases, the present dimension shall be maintained as a minimum standard unit until such time as the use is removed. The replacement shall meet the standards and regulations herein specified.

#### Site Development Regulations

Each site in the R-1 district shall be subject to the following site development regulations:

Feature	Regulation
Lot Size	Minimum Lot Area, 7500 Square feet; or 10,000 square feet for guest houses and short-term rental, accessory uses
Lot Width	Minimum Lot Width, 70 feet
Height	Maximum Building Height, 2½ stories, 28 feet
Front Yard	Minimum Required Setback, 25 feet
Street Side Yard	Minimum Required Setback, 15 feet
Interior Side Yard	Minimum Required Setback, 5 feet
Rear Yard	Minimum Required Setback, 10 feet
Residential Density	Maximum Dwelling Units per Lot, 1 per Lot Minimum Dwelling Areas
(Living Area Only)	750 Square feet
Maximum Building Coverage	Percent of Lot Area, 40%
Impervious Cover	Percent of Lot Area, 55%
Nonconforming Uses	Section 6.100
Special Yard Regulations	Section 7.300
Fences, Walls and Visibility	Section 7.530
Parking	Section 7.800
Temporary/Accessory Building	Section 8.000
Home Occupations	Section 8.300

(Ord. No. 23-014, 9-16-2013; Ord. No. 2022-13, 2(Exh. B), 3-21-2022; Ord. No. 2023-18, § 8A, 11-7-2023)

# Gillespie CAD Property Search

## Property ID: 17493 For Year 2024

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### Property Details

#### Account

<b>Property ID:</b>	17493	<b>Geographic ID:</b>	S0270-0040-000100
<b>Type:</b>	R	<b>Zoning:</b>	R1
<b>Property Use:</b>		<b>Condo:</b>	

#### Location

<b>Situs Address:</b>	202 TANGLEWOOD DR TX		
<b>Map ID:</b>	34	<b>Mapsco:</b>	
<b>Legal Description:</b>	CARRIAGE HILLS #2 BLK 4 LOT 1		
<b>Abstract/Subdivision:</b>	S0270		
<b>Neighborhood:</b>	(FCN) CITY NORTH		

#### Owner

<b>Owner ID:</b>	331253
<b>Name:</b>	CORONA, ANDREW & KEELY
<b>Agent:</b>	
<b>Mailing Address:</b>	202 TANGLEWOOD DR FREDERICKSBURG, TX 78624

**% Ownership:** 100.0%

**Exemptions:** HS -  
For privacy reasons not all exemptions are shown online.

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### Property Values

<b>Improvement Homesite Value:</b>	\$320,430 (+)
<b>Improvement Non-Homesite Value:</b>	\$0 (+)
<b>Land Homesite Value:</b>	\$226,850 (+)
<b>Land Non-Homesite Value:</b>	\$0 (+)
<b>Agricultural Market Valuation:</b>	\$0 (+)

<b>Market Value:</b>	\$547,280 (=)
<b>Agricultural Value Loss:</b> ⓘ	\$0 (-)
<b>Appraised Value:</b> ⓘ	\$547,280 (=)
<b>HS Cap Loss:</b> ⓘ	\$41,993 (-)
<b>Circuit Breaker:</b> ⓘ	\$0 (-)
<b>Assessed Value:</b>	\$505,287
<b>Ag Use Value:</b>	\$0

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

## Property Taxing Jurisdiction

**Owner:** CORONA, ANDREW & KEELY

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CFB	CITY OF FREDBG	\$547,280	\$505,287	\$1,037.49	
G086	GILLESPIE COUNTY	\$547,280	\$505,287	\$1,356.70	
HUW	HILL CNTRY UWCD	\$547,280	\$505,287	\$24.25	
SFB	FREDBG ISD	\$547,280	\$405,287	\$3,133.27	
WCD	GILLESPIE WCID	\$547,280	\$505,287	\$0.88	
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	\$547,280	\$505,287	\$0.00	

**Total Tax Rate:** 1.251900

**Estimated Taxes With Exemptions:** \$5,552.59

**Estimated Taxes Without Exemptions:** \$6,851.40

## Property Improvement - Building

**Description:** RESIDENCE **Type:** RESIDENTIAL **Living Area:** 1871.0 sqft **Value:** \$320,430

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	C4P	1972	1871
STG	STORAGE	C4P	0	90
CP	CARPORT	C4P	0	460
OP	OPEN PORCH	C4P	0	32
WD	WOOD DECK	C4P	2017	580

## Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
UI	URBAN INTERIOR	0.62	27,168.00	119.95	226.50	\$226,850	\$0

## Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$320,430	\$226,850	\$0	\$547,280	\$41,993	\$505,287
2023	\$324,990	\$226,850	\$0	\$551,840	\$92,488	\$459,352
2022	\$317,670	\$173,600	\$0	\$491,270	\$73,677	\$417,593
2021	\$277,750	\$101,880	\$0	\$379,630	\$0	\$379,630
2020	\$243,040	\$89,650	\$0	\$332,690	\$0	\$332,690
2019	\$243,040	\$89,650	\$0	\$332,690	\$0	\$332,690
2018	\$227,920	\$89,650	\$0	\$317,570	\$0	\$317,570
2017	\$220,060	\$89,650	\$0	\$309,710	\$0	\$309,710
2016	\$168,100	\$81,500	\$0	\$249,600	\$0	\$249,600

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
12/27/2019	WD	WARRANTY DEED	COP, JUSTIN L	CORONA, ANDREW & KEELY	20196747		
11/15/2016	WD	WARRANTY DEED	GUNN, HAROLD	COP, JUSTIN L	20165648		
9/22/2016	SWD	SPECIAL WARRANTY DEED	GUNN FAMILY REVOCABLE MANAGEMENT TRUST	GUNN, HAROLD	20164742		

## ARB Data

Hearing Date And Time	Board Members	Owner's Opinion Of Value	Cad Value	Board's Determination Of Value	ARB Determination
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## Estimated Tax Due

If Paid: 05/06/2025

JUL 17

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attorney Fees	Amount Due
2024	CITY OF FREDBG	\$505,287	\$1,037.48	\$1,037.48	\$0.00	\$0.00	\$0.00	\$0.00
2024	GILLESPIE COUNTY	\$505,287	\$1,356.69	\$1,356.69	\$0.00	\$0.00	\$0.00	\$0.00
2024	HILL CNTRY UWCD	\$505,287	\$24.25	\$24.25	\$0.00	\$0.00	\$0.00	\$0.00
2024	FREDBG ISD	\$405,287	\$3,133.27	\$3,133.27	\$0.00	\$0.00	\$0.00	\$0.00
2024	GILLESPIE WCID	\$505,287	\$0.88	\$0.88	\$0.00	\$0.00	\$0.00	\$0.00
	2024 Total:		\$5,552.57	\$5,552.57	\$0.00	\$0.00	\$0.00	\$0.00
2023	CITY OF FREDBG	\$459,352	\$758.76	\$758.76	\$0.00	\$0.00	\$0.00	\$0.00
2023	GILLESPIE COUNTY	\$459,352	\$1,284.35	\$1,284.35	\$0.00	\$0.00	\$0.00	\$0.00
2023	HILL CNTRY UWCD	\$459,352	\$21.59	\$21.59	\$0.00	\$0.00	\$0.00	\$0.00
2023	FREDBG ISD	\$359,352	\$2,786.41	\$2,786.41	\$0.00	\$0.00	\$0.00	\$0.00
2023	GILLESPIE WCID	\$459,352	\$0.81	\$0.81	\$0.00	\$0.00	\$0.00	\$0.00
	2023 Total:		\$4,851.92	\$4,851.92	\$0.00	\$0.00	\$0.00	\$0.00
2022	CITY OF FREDBG	\$417,593	\$817.74	\$817.74	\$0.00	\$0.00	\$0.00	\$0.00
2022	GILLESPIE COUNTY	\$417,593	\$1,388.91	\$1,388.91	\$0.00	\$0.00	\$0.00	\$0.00
2022	HILL CNTRY UWCD	\$417,593	\$21.30	\$21.30	\$0.00	\$0.00	\$0.00	\$0.00