



5686 RANCH ROAD 1631

FREDERICKSBURG, TEXAS


















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FREDERICKSBURG, TEXAS | GILLESPIE COUNTY

13.25± ACRES | 2,315 SQ FT | 3 BEDROOMS, 2.5 BATHROOMS

PROPERTY DETAILS

- 13.25-ACRE PROPERTY IN TEXAS HILL COUNTRY, MINUTES FROM FREDERICKSBURG'S MAIN STREET AND AWARD-WINNING WINERIES
- PASTORAL VIEWS OF SURROUNDING HILL COUNTRY
- CUSTOM ELECTRIC GATE ENTRANCE, BARBED WIRE AND TIGHT LOCKED NET PERIMETER FENCING. PIPED AND PANEL WITH CEDAR STAVE FENCING AROUND THE HOUSE
- 2,315 SQ FT HILL COUNTRY HOME, BUILT IN 2009 BY LAUGHLIN HOMES & RESTORATION, 3 BEDROOMS, 2.5 BATHROOMS, ROCK ACCENT WALL, STAINED CONCRETE FLOORS, LARGE KITCHEN WITH THERMADOR APPLIANCES, CUSTOM CABINETRY, CONCRETE COUNTERTOPS
- STONE PATIO WITH SAW-MILLED CEDAR PORCH LATHE AND BEAMS, OUTDOOR FIREPLACE, PERGOLA, OUTDOOR SHOWER
- IMPRESSIVE LIVESTOCK FACILITIES
- 60X40 MODERN MUELLER METAL STEEL BARN, CUSTOM WELDED PEN SYSTEM, LEAN-TO COVERED LIVESTOCK PENS, RAINWATER COLLECTION SYSTEM FOR WASH RACK, 10X10 ENCLOSED INSULATED FEED/TACK ROOM
- 1 BEDROOM CASITA WITH FULL BATHROOM, CONNECTED TO DOUBLE CARPORT AND WORKSHOP
- THREE IMPROVED GRASS PASTURES, CLAY-LINED STOCK POND, AMPLE SPACE FOR HORSES OR LIVESTOCK
- AGRICULTURAL TAX EXEMPT



Discover a new chapter of life on this stunning 13.25-acre property nestled in the heart of the Texas Hill Country. Just minutes from Fredericksburg's Main Street and world-renowned wineries, this property offers the perfect blend of rustic charm and modern convenience. As you pass through the custom electric gate, you'll feel a sense of entering a new beginning. This 2,315 sq ft Hill Country home, built in 2009 by Laughlin Homes & Restoration, offers practical and comfortable living. With 3 bedrooms and 2.5 bathrooms, this home is designed to meet all your essential needs.

Upon stepping inside, you are greeted by a beautiful rock accent wall and stained concrete floors filled with natural light. Repurposed wood accents and saw-milled beams lend an air of timeless character, while the large kitchen stands ready to cater to your culinary adventures with updated Thermador appliances, custom cabinetry, concrete countertops, and a beautifully rocked island. The open layout effortlessly flows into the outdoor living space, where a stone patio and an inviting outdoor fireplace await. Here, you can enjoy cozy evenings under the pergola, sharing stories and laughter with loved ones.

The property is more than just a home; it's a fully-equipped ranch ready to fulfill your Hill Country dreams. The 60x40 modern Mueller metal steel barn is a standout feature, complete with a custom welded pen system and lean-to covered livestock working pens for both cattle and equine use. The barn also boasts a rainwater collection system for the concrete slab wash rack and a 10x10 enclosed insulated feed/tack room, ensuring you have all the necessary amenities for effective ranching activities. After a fulfilling day working on the property or tending to your animals, rinse off the day's work in the refreshing and practical outdoor shower.

Beyond the main house, an adorable casita with a full bathroom offers additional living space or guest accommodations. This charming addition, connected to the double carport and workshop, ensures that you and your guests have all the comfort and privacy you need.

With three improved grass pastures, a clay-lined stock pond, and ample space for horses or livestock, this property is designed to teach your children the values of life, responsibility, and animal care. Don't miss the chance to make this well-equipped Texas Hill Country property your new home. Embrace a life where modern comfort meets timeless elegance, and where every day offers a new adventure for you and your family.





















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