314 CALLE DEL SOL DRIVE

FREDERICKSBURG, TEXAS | GILLESPIE COUNTY | 6.16± ACRES



















PROPERTY HIGHLIGHTS

6.16± ACRES in Gillespie County

Located in the **GATED PRESERVE AT CHULA VISTA SUBDIVISION**

5 BEDROOMS AND 4 FULL BATHROOMS

BUILT IN 2023 with approximately **2,803 SQUARE FEET** of living space

Open downstairs living, kitchen, and dining areas

Family room with **HIGH CEILINGS AND A STONE FIREPLACE**

Kitchen island with seating and ample cabinetry

Large windows to provide natural light and scenic views

Recessed lighting throughout the kitchen and living areas

Upstairs Jack-and-Jill bath connecting two bedrooms

Guest bedroom with an attached full bath

Downstairs bedroom with potential for use as an office or theater room

Covered back porch with **SUNRISE AND HILL COUNTRY VIEWS**

Deer and turkeys frequently observed on the property

Attached two-car garage

Restrictions allow a **SECOND SINGLE-FAMILY DWELLING** of up to 1,000 SF of heated & air-conditioned living space *(subject to applicable requirements and approvals)*

RESIDENTIAL RENTALS PERMITTED: Minimum rental period of one month

NEARBY TOWNS: ~10.8 miles to Fredericksburg | ~16.8 miles to Harper

MAJOR HIGHWAYS: ~5.9 miles to Highway 16 | ~6.7 miles to Highway 290 | ~16 miles to I-10

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The Preserve at Calle del Sol

Set among 6.16± acres in the gated Preserve at Chula Vista, this two-story home offers a welcoming place to enjoy the views and peaceful surroundings of the Texas Hill Country. Built in 2023, the residence combines a spacious, flexible floor plan with outdoor spaces that invite you to slow down and take in the scenery.

Inside, approximately 2,803 square feet of living space includes five bedrooms and four full bathrooms. The open downstairs layout brings the kitchen, dining area, and family room together, creating a comfortable setting for everyday life and entertaining. High ceilings give the family room an airy feel, while a stone fireplace serves as its focal point. In the kitchen, a large island provides space for gathering, with ample cabinetry offering convenient storage.

The floor plan offers room to accommodate a variety of needs. Upstairs, two bedrooms share a Jack-and-Jill bath, while a guest bedroom with an attached full bath provides a comfortable space for visitors. A downstairs bedroom offers additional flexibility and could also be used as a home office or theater room.

Outside, the covered back porch is a favorite place to take in the sunrise and views across the Hill Country. Deer and turkeys are frequently seen in the backyard, adding to the enjoyment of the natural setting. A covered front porch and attached two-car garage add to the home's everyday convenience.

For those considering future possibilities, the community's restrictions allow a second single-family dwelling of up to 1,000 square feet of heated and air-conditioned living space, subject to applicable requirements and approvals. With its inviting home, scenic acreage, and flexible living spaces, this property offers an opportunity to settle into Hill Country living.



SCHEDULE A SHOWING TODAY

Listing Agent: **Krista M. Bennett**, *REALTOR®, GRI*

Office: 830-997-6531
Cell: 830-998-0633

krista@fredericksburgrealty.com