

1132 THIELE LANE

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0.59± ACRES | FREDERICKSBURG, TEXAS | GILLESPIE COUNTY

Thiele Lane Homestead

Set on a spacious 0.59± acre lot at the end of a quiet dead-end street, Thiele Lane Homestead offers an uncommon combination of in-town convenience, generous outdoor space, and versatility just minutes from downtown Fredericksburg. The 1,536± SF home features 3 bedrooms and 2 bathrooms, an updated kitchen, wood-burning stove, double-pane and storm windows, and inviting covered porches that extend the living space outdoors. Mature shade trees surround the homesite, giving the property an established character and providing welcome shade across the expansive yard.

The property is exceptionally well suited for buyers who value usable outdoor space. Improvements include a detached two-car garage, 308± SF storage shed, additional storage building, covered RV storage, and privacy fencing. The large backyard provides plenty of room for gardening, pets, outdoor entertaining, hobbies, or simply enjoying a little more breathing room than typically found with an in-town residence.

Located approximately two blocks from the hospital and convenient to Fredericksburg's restaurants, shopping, schools, and everyday amenities, the property combines accessibility with a tucked-away setting at the end of the street. R-2 zoning and the oversized lot add another layer of versatility and long-term potential, making this an appealing opportunity for a primary residence, investment property, or buyer looking for space to make their own.

PROPERTY HIGHLIGHTS

0.59± ACRE LOT
R-2 ZONING
3 BEDROOMS | 2 BATHROOMS
1,536± SF RESIDENCE
BUILT IN 1951
UPDATED KITCHEN
WOOD-BURNING STOVE
DOUBLE-PANE & STORM WINDOWS
COVERED FRONT PORCH
COVERED BACK PORCH/PATIO
MATURE SHADE TREES
PRIVACY-FENCED BACKYARD
DETACHED TWO-CAR GARAGE
308± SF STORAGE SHED
ADDITIONAL STORAGE BUILDING
COVERED RV STORAGE
SPACIOUS YARD with room for gardening, pets, or outdoor activities
Located at the **END OF A DEAD-END STREET**
Approximately **TWO BLOCKS FROM THE HOSPITAL**
CONVENIENT TO DOWNTOWN FREDERICKSBURG



SCHEDULE A SHOWING TODAY

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