

TURN-KEY FREDERICKSBURG RETREAT

KATHRYN SHARRICK, REALTOR® | CELL: 210-269-1606

F | **FREDERICKSBURG**
REALTY





Turn-Key Fredericksburg Retreat

510 Mueller St. #16 | Fredericksburg, Texas 78624 | Gillespie County

0.05+/- Acres

\$499,000

Agent

Kathryn Sharrock

Property Highlights

- **Prime location!**
- Located in the highly desirable **Carriage Park subdivision**
- Two-story condo with 3 bedrooms and 2.5 baths
- Built in 2012 offering 1,619 sq. ft. of living space
- Primary suite with **walk-in closet** and private bath
- **Open-concept living and dining area** with high ceilings
- Kitchen with **breakfast nook + laundry room**
- Bedrooms upstairs, living areas downstairs for privacy
- Attached garage with opener + storage options
- Covered **front porch & back patio** with privacy fencing
- **Turn-key short-term rental (STR)**
- Attractive curb appeal: blue siding, stone accents, landscaped entry
- Conveys: furniture, washer/dryer, refrigerator, microwave, TVs, drapes, patio furniture
- Conveniently located near shops, restaurants, and Fredericksburg's best amenities
- Just 4 minutes from Marktplatz and the heart of Main Street!

Property Taxes:

\$4,726.93

\$877 HOA Yr

Successful and affordable short-term rental that sleeps 8, this charming two-story condo in the highly desirable Carriage Park subdivision offers an ideal blend of comfort, style, and convenience. Built in 2012, this **3-bedroom, 2.5-bath home** offers 1,619 sq. ft. of thoughtfully designed living space, making it perfect as a full-time residence, weekend retreat, or a lucrative short-term rental.

From the moment you arrive, the home's curb appeal stands out with its striking **blue board-and-batten siding, stone accents, covered front porch, and landscaped entry**. A fenced backyard offers both privacy and a cozy retreat, complete with a small covered back porch and patio—perfect for relaxing evenings or morning coffee.

Inside, the open-concept floor plan welcomes you with high ceilings, abundant natural light, and tasteful finishes throughout. The spacious living and dining areas seamlessly connect to a stylish kitchen, featuring a cozy breakfast nook and convenient laundry room. Upstairs, the **primary suite offers a walk-in closet and private bath**, while two additional bedrooms share a well-appointed bathroom.

This property is truly **turn-key, conveying with furniture, décor, washer/dryer, refrigerator, TVs, and more**—ready for you or your guests from day one. With strong rental history, highly rated reviews, and a central Fredericksburg location, it's a rare find that combines investment potential with Hill Country charm.



New Construction: No
Bedrooms: 3
Full Baths: 2
Half Baths: 1
Main House Living SqFt: 1,760
Apx Total SqFt: 1,760
Price Per SQFT: \$283.52
Source SqFt: Other
Appx Year Built: 2012
Type & Style: Traditional, Townhouse
Current B&B: Yes
Stories: Two
Heating: Central
A/C: Central Air
Garage/Carport: 1 Car

Unit #: 16
Original List Price: \$550,000
Area: City-Southeast
Subdivision: Carriage Park
County: Gillespie
School District: Fredericksburg
Distance From City Limits: In City Limits
Property Size Range: Garden Lot
Apx Acreage: 0.0500
Seller's Est Tax: 4726.93
Showing Instructions: Appointment Only, See Remarks
Days on Market: 48

Tax Exemptions:	Taxes w/o Exemptions: \$4,726.93	Tax Info Source: CAD	CAD Property ID #: 106107	Zoning: R-3
Flood Plain: No	Deed Restrictions: Yes	STR Permit: Yes	Permit #: 8056001294	Manufactured Homes Allowed: No
HOA: Yes	HOA Fees: 877.00	HOA Fees Pd: Yearly		HO Warranty:
Road Maintenance Agreement: No		Rental Property: Short-Term	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: HardiPlank Type, Stone
Foundation: Slab
Roof: Composition
Flooring: Engineered Hardwood, Laminate
Utilities: City Electric
Water: Public
Sewer: Public Sewer
Fireplace/Woodstove: None
Appliances: Cooktop, Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer

City/Rural: In City Limits
Site Features: Deck/Patio, Double Pane Windows, Privacy Fence
Interior Features: Ceiling Fan(s), Formal Dining Room, Garage Door Opener, Pantry, Vaulted Ceilings, Walk-in Closet(s), Washer-Dryer Connection
Topography: Level
Surface Water: None
Access: City Street
Location Description: Concrete Drive
Documents on File: Survey

Trms/Fin: Trms/Fin: Cash, Conventional, FHA, VA Loan, See Remarks, Other	Possessn: Closing/Funding	Excl Agy: No
Title Company: Hill Country Titles	Attorney:	Refer to MLS#:
Location/Directions: Main St, right on Washington, Left on Mueller. Property is on the right		
Owner: Ashley Skubon, Alex Thielman		Occupancy: Short Term Rental
Legal Description: CARRIAGE PARK LOT 16, & 2.78% INT IN COMMON AREA-		

Instructions: Text LA

Public Remarks: Successful and affordable short-term rental that sleeps 8. Built in 2012, this 3-bedroom, 2.5-bath home offers 1,619 sq. ft. of thoughtfully designed living space, making it equally perfect as a full-time residence, weekend retreat, or a proven short-term rental. From the moment you arrive, the home's curb appeal stands out with its striking blue board-and-batten siding, stone accents, covered front porch, and landscaped entry. A fenced backyard offers both privacy and a cozy retreat, complete with a small covered back porch and patio—perfect for relaxing evenings or morning coffee without the hassle of yard maintenance. Inside, the open-concept floor plan welcomes you with high ceilings, abundant natural light, and tasteful finishes throughout. The spacious living and dining areas flow seamlessly into the stylish kitchen, complemented by a cozy breakfast nook and convenient laundry room. Upstairs, the primary suite features a walk-in closet and private bath, while two additional bedrooms share a well-appointed bathroom. This property is truly turnkey, conveying with furniture, décor, washer/dryer, refrigerator, TVs, and more—ready to host guests immediately. With an impressive rental history, consistent high occupancy rates, and glowing guest reviews, it stands out as one of the more successful short-term rentals in Fredericksburg. Its central location 2 minutes to the heart of Main Street, wineries, and Hill Country attractions ensures strong demand and repeat bookings year-round. Whether you're looking for a personal retreat or a high-performing investment, this condo delivers charm, convenience, and income potential in one package.

Agent Remarks:

Display on Internet: Yes **Display Address:** Yes **Allow AVM:** Yes **Allow Comments:** Yes

Office Broker's Lic #: 9003085

Listing Office: Fredericksburg Realty (#:14)
Main: (830) 997-6531
Mail Address 1: 257 W Main Street
Mail City: Fredericksburg
Mail Zip Code: 78624
Supervising Agent Name:
Supervising Agent License #:

Listing Agent: Kathryn Sharrock (#:586)
Agent Email: kathryn@fredericksburgrealty.com
Contact #: (210) 269-1606
License Number: 0619621

510 Mueller St Lot 16
Texas, AC +/-



Justin Cop
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www.fredericksburgrealty.com

257 West Main St.



The information contained herein was obtained from sources
Land of Surveyors makes no warranties or guarantees as to the
completeness or accuracy thereof



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FIRST AMENDMENT TO THE
DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS FOR CARRIAGE PARK CONDOMINIUMS

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF GILLESPIE

§

The Declaration of Covenants, Conditions and Restrictions for Carriage Park Condominiums, recorded as Document Number 20123891, Official Public Records of Real Property of Gillespie County, Texas (hereinafter the "Declaration"), is hereby amended as follows, by Fredericksburg Carriage Park Homeowners Association, Inc., to-wit:

I.

Article I, Section 1.1.d, the definition of "Building", is deleted.

II.

Article I, Section 1.1.o, is amended as follows:

o. "Map" or "Plat" shall mean or include the engineering survey of the land locating thereon all of the improvements, and any other drawing or diagrammatic plan depicting part of, or all of, the improvements, same being shown and designated on Condominium Survey of Carriage Park Condominiums, recorded at Volume 4, Page 189, of the Gillespie County Plat Records, as amended by the floor and elevation plans attached hereto as Exhibit "A".

III.

Article II, Section 2.1 is amended as follows:

2.1. Map. Exhibit "A" attached hereto is designated as the Map, in place of Exhibit "A" attached to the Declaration. The Map contains:

- a. the location of the land and the Units and all other improvements constructed on the Property.
- b. the footprint of the Units and buildings that have been or are to be constructed, showing the exterior boundaries and number of the Units, and any other data necessary for the identification of them, which information is depicted by numbers of the various Units; and
- c. the location of any Limited Common Elements and the identification of the Units to which the same relate.

IV.

Article II, Section 2.13.c(23) of the Declaration is amended to read as follows:

(23) Leasing. Leasing of units is allowed only if (i) all leases are in writing and are subject to the provisions of the Declaration and community policies, (ii) a copy of the then current community policies are provided by the Owner to the Owner's tenant at the beginning of the lease term, and, (iii) the Owner and Tenant comply with all applicable community policies.

V.

Article III, Section 3.7 is amended, with respect to the last paragraph in said Section, such that it shall read as follows:

No building shall be constructed with a floor plan abutting any contiguous building utilizing the same floor plan.

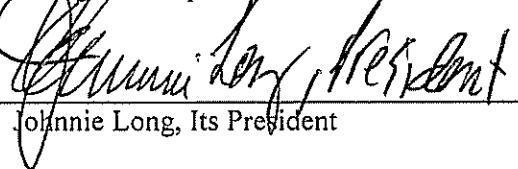
Except as amended above, the Declaration is hereby ratified, confirmed and carried forward in full force and effect in all respects.

The foregoing First Amendment to the Declaration was approved by owners entitled to cast sixty-seven percent of all votes of all members of the Fredericksburg Carriage Park Homeowners Association, Inc., as certified by the signature of the President of the Association below.

Signed this the 15th day of July, 2020.

FREDERICKSBURG CARRIAGE PARK
HOMEOWNERS ASSOCIATION, INC.,
a Texas non-profit corporation

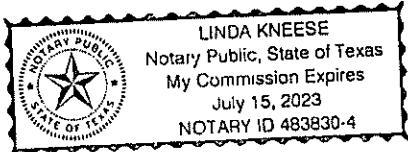
By:


Johnnie Long, Its President

STATE OF TEXAS §
§
COUNTY OF GILLESPIE §

Before me, the undersigned notary public, on this day personally appeared Johnnie Long, President of Fredericksburg Carriage Park Homeowners Association, Inc., known to me or proved to me by presentation to me of a governmentally-issued identification card to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed it for the purposes and consideration expressed in it.

Given under my hand and seal of office the 15th day of July, 2020.



Notary Public, State of Texas

Linda Kneze

AFTER RECORDING RETURN TO:

Fredericksburg Carriage Park Homeowners Association, Inc.

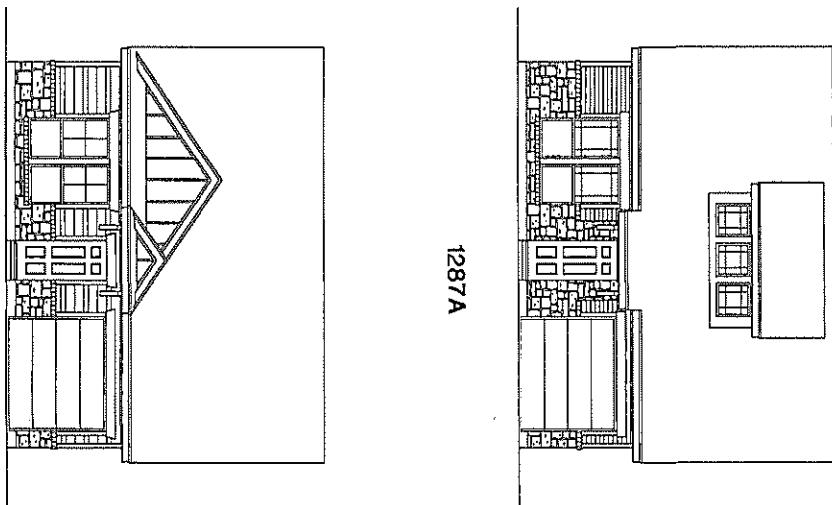
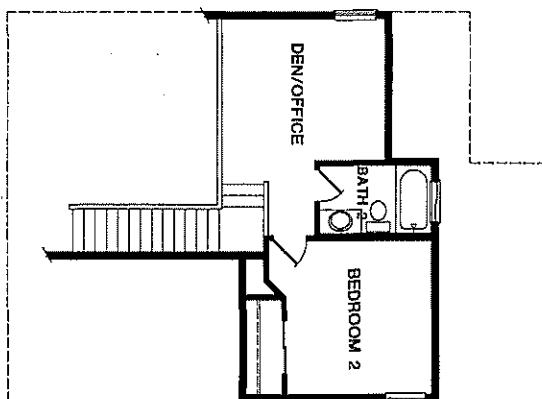
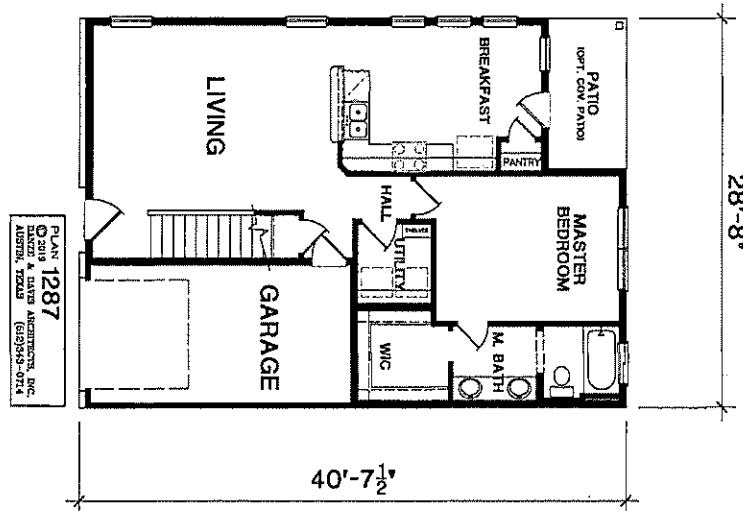
c/o Tom L. Newton, Jr.

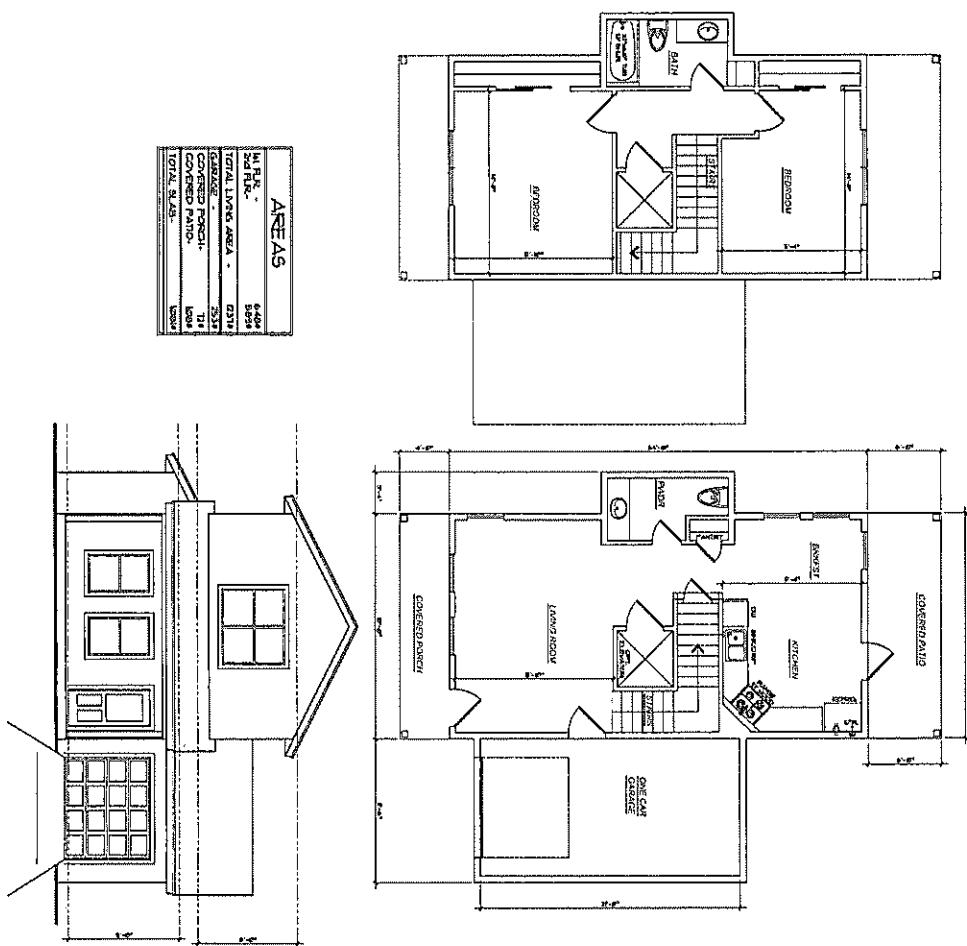
ALLEN, STEIN & DURBIN, P.C.

6243 IH 10 West, 7th Floor

6215 Hwy 16 West, P. O.

3470211/1672655





FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Mary Lynn Rusche



Mary Lynn Rusche, County Clerk

Gillespie County Texas

July 28, 2020 02:16:42 PM

EEEE: \$42.00 LMOOSE

FEE. 3

20204174

Gillespie CAD Property Search

2025 values are now certified!

Property Details

Account

Property ID:	187197	Geographic ID:
Type:	P	Zoning:
Property Use:		Condo:

Location

Situs Address:	510 MUELLER ST #16 TX
Map ID:	Mapsco:
Legal Description:	MISC 2022

Abstract/Subdivision:

Neighborhood:

Owner

Owner ID:	341926
Name:	THIELMAN, ALEX S & SKUBON, ASHLEY B&B
Agent:	
Mailing Address:	7220 CARDINAL BLOOM LP AUSTIN, TX 78744
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

Property Values

Personal Property Value:	\$12,000
Market Value:	\$12,000
Assessed Value:	\$12,000

2025 values are now certified!

Information provided for research purposes only, for current ownership research you are able to change the search year to 2026. 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: THIELMAN, ALEX S & SKUBON, ASHLEY B&B %**Ownership:** 100.0%

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CFB	CITY OF FREDBG	\$12,000	\$0	\$0.00	
G086	GILLESPIE COUNTY	\$12,000	\$0	\$0.00	
HUW	HILL CNTRY UWCD	\$12,000	\$0	\$0.00	
SFB	FREDBG ISD	\$12,000	\$0	\$0.00	
WCD	GILLESPIE WCID	\$12,000	\$0	\$0.00	
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	\$12,000	\$0	\$0.00	

Total Tax Rate: 1.251900

Estimated Taxes With Exemptions: \$0.00

Estimated Taxes Without Exemptions: \$150.23