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
$640,000

Agent
Keely Corona

Property Highlights

- **Prime Location** – Just minutes from Main Street Fredericksburg
- **3 Bed / 3 Bath** | 2,138 sq ft2
- **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.

MLS #: R104981A (Active) List Price: $640,000 (4 Hits) **202 -- Tanglewood Dr Fredericksburg, TX 78624**

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: $299.35
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: $640,000
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: 5339.00
Showing Instructions: Call Listing Agent, Special Instructions, Vacant
Days on Market 1

Tax Exemptions: **Taxes w/o Exemptions:** $6,422.00 **Tax Info Source:** CAD **CAD Property ID #:** 17493 **Zoning:** R-1
Flood Plain: Yes **Deed Restrictions:** Yes **STR Permit:** No **Permit #:** 0 **Manufactured Homes Allowed:** No
HOA: No **HOA Fees:** **HOA Fees Pd:** **HO Warranty:**
Road Maintenance Agreement: No **Rental Property:** **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: Stone, Wood Siding
Foundation: Slab
Roof: Composition
Flooring: Parquet, Tile
Utilities: City Electric
Water: Public
Sewer: Public Sewer
Fireplace/Woodstove: Gas Logs, Gas Starter, Outside
Appliances: Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer, Water Softener Owned, Wine Refrigerator, Electric Water Heater, Tankless Water Heater

City/Rural: In City Limits
Site Features: Cable, Deck/Patio, Double Pane Windows, Landscape Lighting, Sprinkler System-Lawn, Wired for High Speed Internet
Interior Features: Ceiling Fan(s), Pantry, Security System, Storage, Vaulted Ceilings, Walk-in Closet(s), Washer-Dryer Connection, Water Softener, Window Treatments
Topography: Few Trees, Level
Surface Water: Wet Weather Creek
Access: City Street
Location Description: Concrete Drive
Documents on File: Survey, Other
Misc Search: None

Trms/Fin: Cash, Conventional **Possessn:** Closing/Funding **Excl Agy:** Yes
Title Company: Fredericksburg Titles **Attorney:** **Refer to MLS#:**

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 and 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:

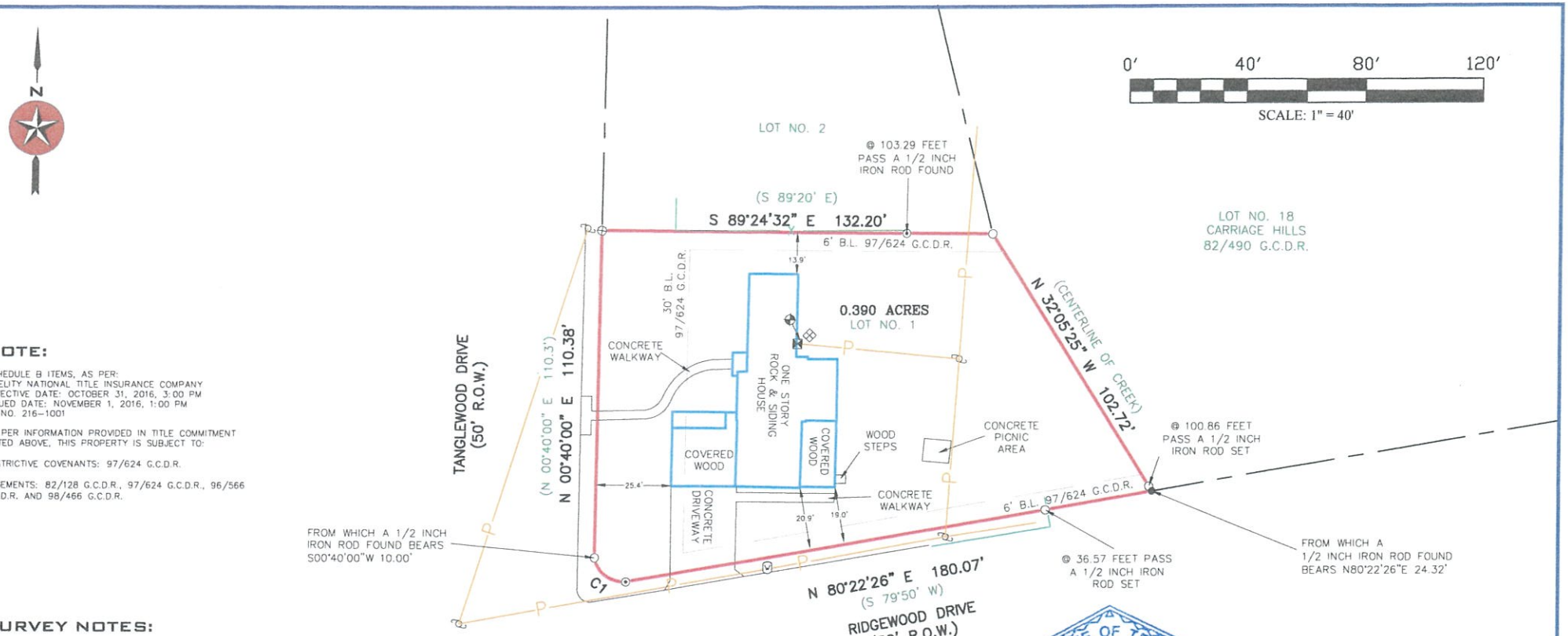
Display on Internet: Yes **Display Address:** Yes **Allow AVM:** No **Allow Comments:** No

Office Broker's Lic #: 9003085-BB

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: Keely C. Corona (#:131)
Agent Email: keely@fredericksburgrealty.com
Contact #: (210) 788-6150
License Number: 0660013

Information Herein Deemed Reliable but Not Guaranteed
Central Hill Country Board of REALTORS Inc., 2007



NOTE:

SCHEDULE B ITEMS, AS PER:
FIDELITY NATIONAL TITLE INSURANCE COMPANY
EFFECTIVE DATE: OCTOBER 31, 2016, 3:00 PM
ISSUED DATE: NOVEMBER 1, 2016, 1:00 PM
GF NO. 216-1001

AS PER INFORMATION PROVIDED IN TITLE COMMITMENT LISTED ABOVE, THIS PROPERTY IS SUBJECT TO:

RESTRICTIVE COVENANTS: 97/624 G.C.D.R.

EASEMENTS: 82/128 G.C.D.R., 97/624 G.C.D.R., 96/566 G.C.D.R. AND 98/466 G.C.D.R.

SURVEY NOTES:

1. BEARINGS, DISTANCES & ACREAGE ARE GRID, NAD 83 US TX CENTRAL ZONE 4203.

2. UNDERGROUND UTILITIES, PIPELINES, SPRINKLER SYSTEMS, VALVES, BOXES, AND/OR SPRINKLER HEADS THAT MAY EXIST, ARE NOT SHOWN HEREON.

3. RECORD EASEMENTS, RESTRICTIONS, AND/OR COVENANTS ARE ADDRESSED/SHOWN HEREON AS PER ITEMS LISTED IN TITLE COMMITMENT PROVIDED BY TITLE COMPANY NAMED HEREON.

4. A "1/2 INCH IRON ROD SET" IS A 1/2 INCH REBAR WITH PLASTIC CAP MARKED "SEARCHERS RPLS 6275."

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	14.54'	10.00'	83°19'35"	N 62°33'56" W	13.29'

RECORD CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	--	10.00'	--	--	--

STATE OF TEXAS
REGISTERED
ABRAHAM J. LEAMONS
6275
PROFESSIONAL
LAND SURVEYOR

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON WAS PREPARED FROM AN ON-THE-GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION AND COMPLETED ON OCTOBER 21, 2016; THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS, OR PROTRUSIONS EXCEPT AS SHOWN HEREON.

11-02-2016
DATE

ABRAHAM J. LEAMONS
REGISTERED PROFESSIONAL LAND SURVEYOR #6275

SEARCHERS
LAND SURVEYING, LLC
MASON | BERTRAM
P.O. Box 528 Mason, Texas 76856 | 325-347-7489 | TBPLS Firm #10193966
P.O. Box 1203 Bertram, Texas 78605 | 806-252-9810 | TBPLS Firm #10194211
searchersls.com

LEGEND:

BOUNDARY LINE
ADJOINER LINE
SURVEY LINE
BURIED UTILITY LINE
OVERHEAD UTILITY LINE
FENCE
PIPE FENCE CORNER POST FOUND
WOOD FENCE CORNER POST FOUND
POINT
1/2" IRON ROD FOUND
1/2" IRON ROD SET
3/8" IRON ROD FOUND
IRON PIPE FOUND
120D NAIL FOUND
NAIL SET
AS MARKED
BENCH MARK
FIRE HYDRANT
UTILITY POLE
GUY
WATER WELL
ELECTRIC METER
GAS METER
AIR CONDITIONER
AS MARKED
PEDESTAL
WATER METER
U.E. - UTILITY EASEMENT
B.L. - BUILDING SETBACK LINE
(BRG.-DIST.) - RECORD CALL
P.O.B. - POINT OF BEGINNING
G.C.P.R. - GILLESPIE COUNTY PLAT RECORDS
G.C.D.R. - GILLESPIE COUNTY DEED RECORDS
G.C.O.P.R. - GILLESPIE COUNTY OFFICIAL PUBLIC RECORDS
G.C.R.P.R. - GILLESPIE COUNTY REAL PROPERTY RECORDS

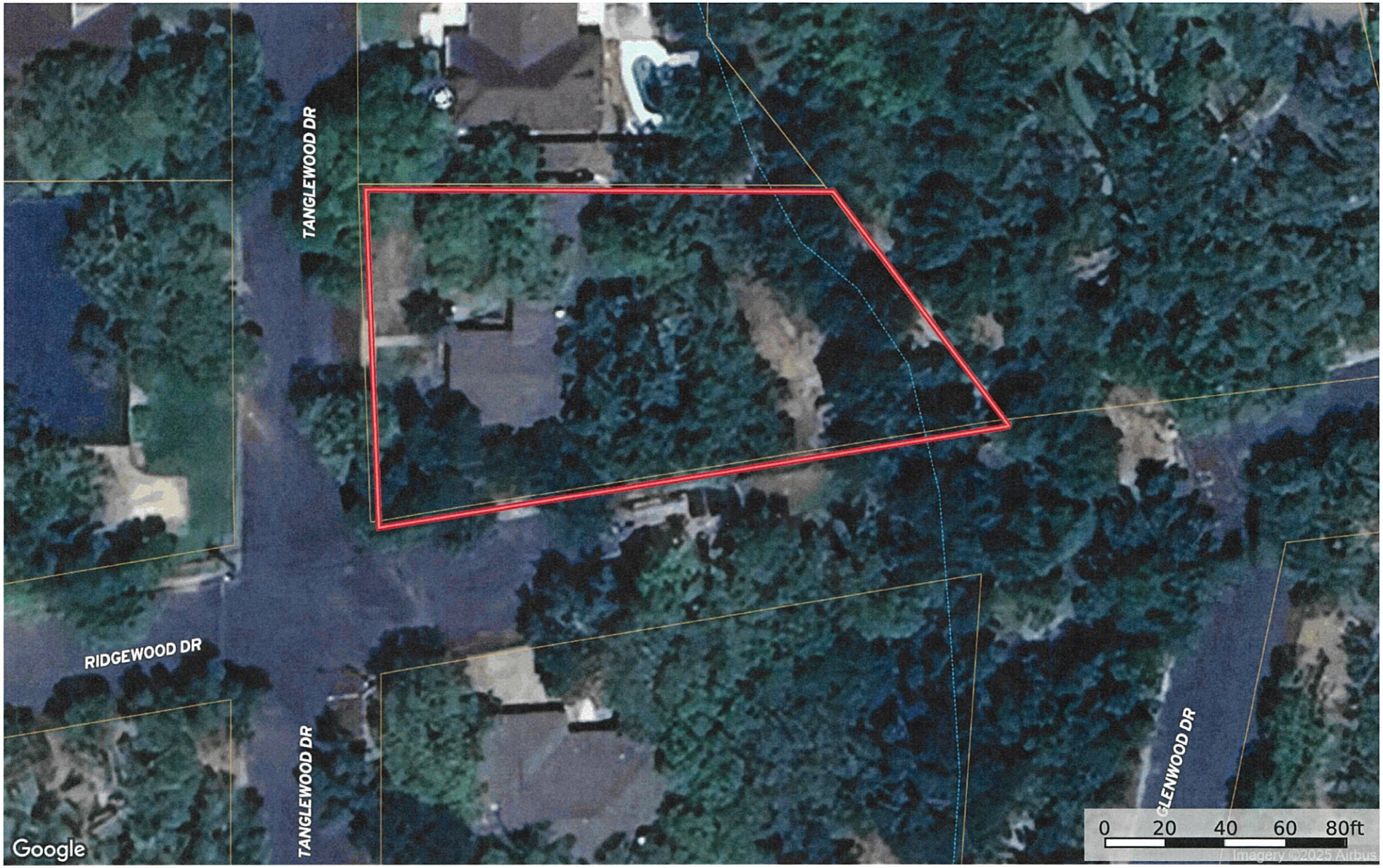
TITLE SURVEY

0.390 ACRES BEING ALL OF LOT NO. 1, BLOCK NO. 4 OF THE CARRIAGE HILLS ADDITION NO. 2 IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS AS SHOWN ON PLAT RECORDED IN 97/630 OF THE G.C.D.R.

REFERENCE: JUSTIN COP — JOB NO. 16-1690
ADDRESS: 202 TANGLEWOOD DRIVE — REV. 0 — DRAWN BY: AJL

202 Tanglewood

Texas, 0.39 AC +/-



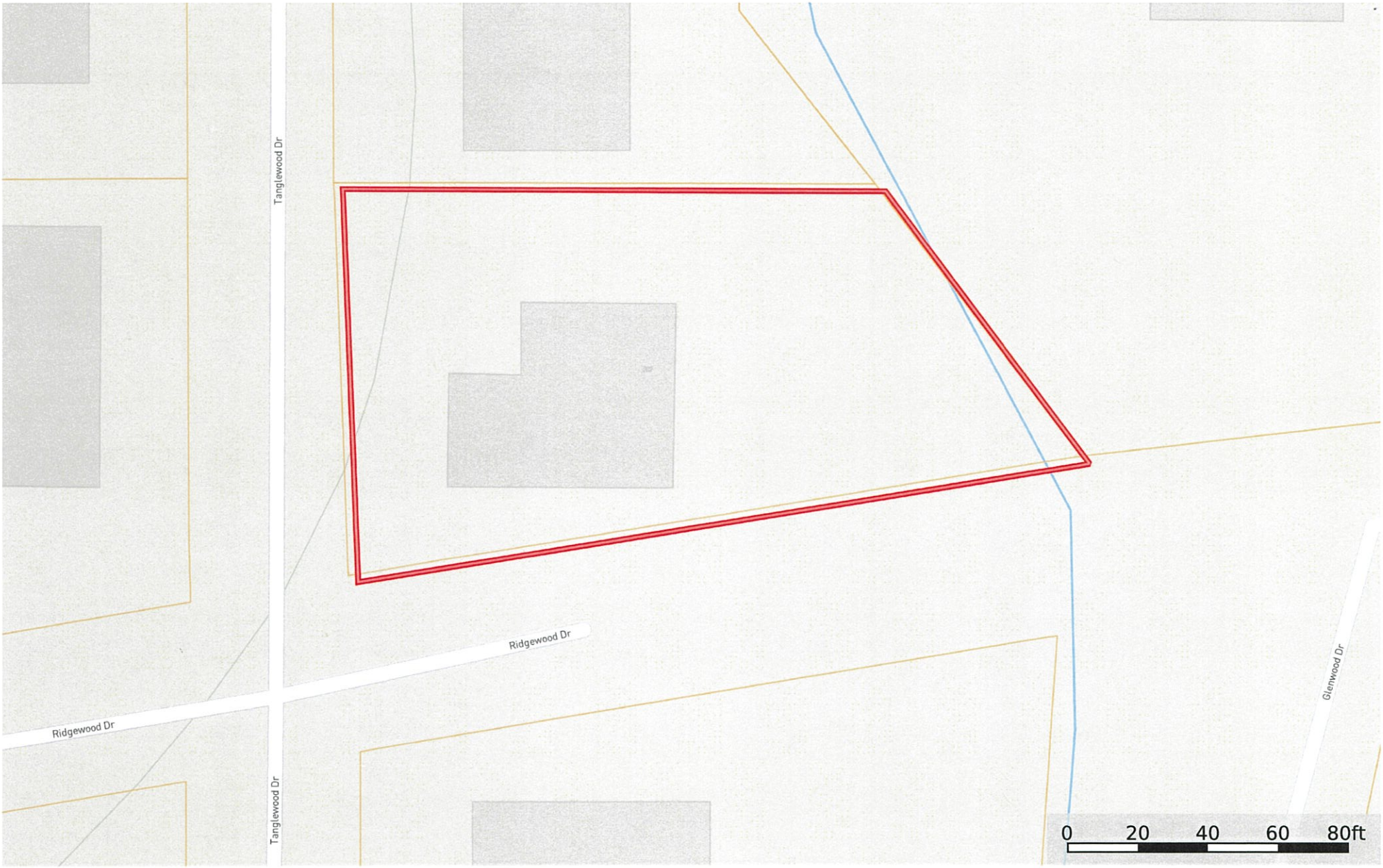
Boundary | Stream, Intermittent | River/Creek | Water Body

Justin Cop
P: 830-997-6531 www.fredericksburgrealty.com 257 West Main St.

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

202 Tanglewood

Texas, 0.39 AC +/-



Boundary

Justin Cop
P: 830-997-6531
www.fredericksburgrealty.com
257 West Main St.

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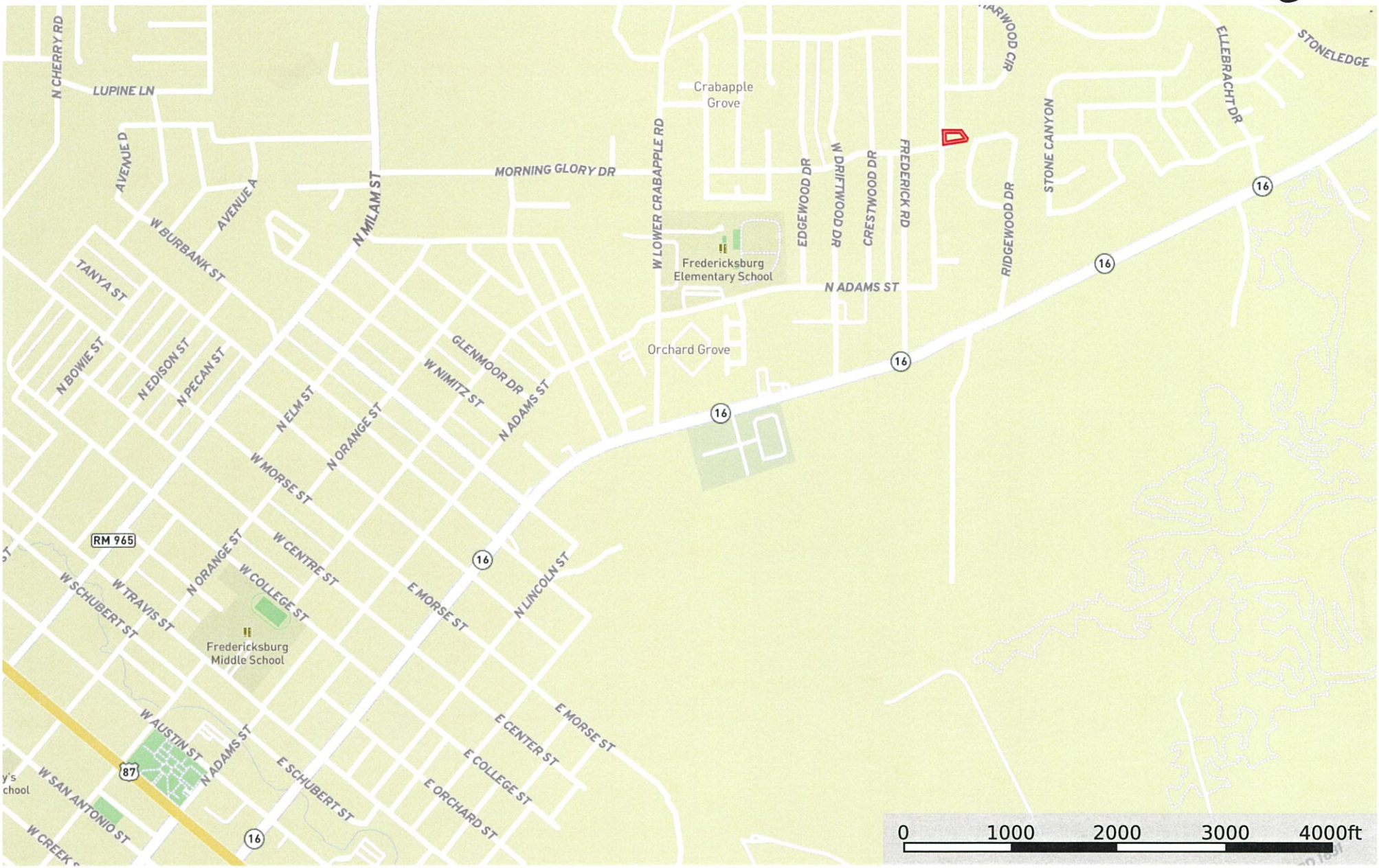

Boundary

Justin Cop
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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 conductive 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

Property Details

Account			
Property ID:	17493	**Geographic ID:**	S0270-0040-000100
Type:	R	**Zoning:**	R1
Property Use:		**Condo:**	
Location			
Situs Address:	202 TANGLEWOOD DR TX		
Map ID:	34	**Mapsco:**	
Legal Description:	CARRIAGE HILLS #2 BLK 4 LOT 1		
Abstract/Subdivision:	S0270		
Neighborhood:	(FCN) CITY NORTH		
Owner			
Owner ID:	331253		
Name:	CORONA, ANDREW & KEELY		
Agent:			
Mailing Address:	202 TANGLEWOOD DR FREDERICKSBURG, TX 78624		
% Ownership:	100.0%		
Exemptions:	HS - For privacy reasons not all exemptions are shown online.		

Property Values

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

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

Estimated Tax Due

If Paid: 05/06/2025

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