

622 DAWN LANE

FREDERICKSBURG, TEXAS | GILLESPIE COUNTY | 0.20± ACRES









PROPERTY HIGHLIGHTS

3 BEDROOMS | 2 BATHROOMS

Approximately 1,512± SF of living area

BUILT IN 2004

LOCATED WITHIN FREDERICKSBURG CITY LIMITS

QUIET SOUTHCREEK NEIGHBORHOOD near a cul-de-sac

NO HOA

SPLIT-BEDROOM floor plan

SPACIOUS PRIMARY SUITE with walk-in closet

ATTACHED 2-CAR GARAGE

COVERED FRONT PORCH

COVERED BACK PATIO

LARGE FENCED BACKYARD

MATURE SHADE AND FRUIT TREES

LOW-MAINTENANCE LANDSCAPING

PUBLIC WATER AND SEWER

CENTRAL HEAT AND AIR

REFRIGERATOR AND MICROWAVE convey

Flat, EASY-TO-MAINTAIN 0.20± acre lot

IDEAL FOR FIRST-TIME BUYERS, downsizing, or retirement living

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Located in the established Southcreek subdivision, this well-maintained 3-bedroom, 2-bath home offers comfortable living in a quiet neighborhood near the end of a cul-de-sac, helping minimize through traffic while remaining conveniently close to everything Fredericksburg has to offer. Situated on a manageable 0.20± acre lot, the property combines low-maintenance living with a spacious backyard shaded by mature trees and complemented by established landscaping.

Inside, the thoughtfully designed split-bedroom floor plan provides privacy and functionality. The home features approximately 1,512 square feet of living space, durable flooring throughout much of the home, a spacious primary suite with walk-in closet, and an inviting kitchen with ample cabinetry, generous counter space, and a dining area filled with natural light.

A covered front porch creates a welcoming first impression, while the large fenced backyard offers plenty of room for gardening, pets, outdoor entertaining, or simply enjoying the shade of the mature fruit and shade trees. Complete with an attached two-car garage, and city utilities, this property presents an excellent opportunity for first-time buyers, retirees, or anyone seeking a comfortable home in a peaceful Fredericksburg neighborhood.



SCHEDULE A SHOWING TODAY

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