

# 505 W. SAN ANTONIO ST.

FREDERICKSBURG, TEXAS | GILLESPIE COUNTY | 0.46± ACRES









## PROPERTY HIGHLIGHTS

0.46± acre **OVERSIZED LOT IN FREDERICKSBURG CITY LIMITS**

**R-2 ZONING** with **HISTORIC DISTRICT (HSD) OVERLAY**

**BUILT IN 1907** with thoughtful updates and preserved character

Approx. **2,567± SF TOTAL LIVING AREA**

**4 BEDROOMS | 3 BATHROOMS**

**FUNCTIONAL TWO-STORY LAYOUT** with multiple living areas

Original living space with **WOOD CEILINGS** and **HISTORIC CHARACTER**

**2014 ADDITION** includes expansive second living area and open-concept flow

**FLEXIBLE UPPER LEVEL** with bedrooms, en-suite baths, and bonus space

**SPACIOUS KITCHEN** with ample cabinetry and workspace

**COVERED FRONT PORCH** (~225 SF) and **SCREENED-IN BACK PORCH** (~150 SF)

**MULTIPLE OUTDOOR LIVING AREAS** including concrete and rock patios

**MATURE TREES** providing shade and established landscape character

**TWO STORAGE BUILDINGS** (~247 SF & ~188 SF)

**ADDITIONAL LEAN-TO AND UTILITY/STORAGE STRUCTURES**

**WATER SOFTENER STORAGE** in place

**LARGE YARD WITH ROOM FOR EXPANSION** or customization

Located just **ONE BLOCK FROM MAIN STREET**, shopping, dining, and Fredericksburg attractions

Situated in an **AREA KNOWN FOR STRONG SHORT-TERM RENTAL ACTIVITY** (buyer to verify regulations)

**IDEAL** for primary residence, second home, or long-term investment use

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Located just minutes from the heart of Fredericksburg, this historic 1907 home, thoughtfully updated and expanded in 2014, sits on an oversized 0.46± acre lot within an R-2 zoning district—offering a rare combination of character, space, and flexibility in one of the city's most desirable areas.

The home reflects its early 20th-century roots while incorporating more modern living spaces, featuring approximately 2,567± square feet, 4 bedrooms, and 3 bathrooms across a versatile floor plan. The original portion of the home showcases a warm, inviting formal living area with wood ceilings and classic detailing, while the 2014 addition introduced an expansive second living area and functional open-concept flow connecting the living, dining, and kitchen spaces, ideal for everyday living and entertaining.

The main level offers multiple defined living areas, along with two bedrooms and a full bath, plus a dedicated office, and laundry room for everyday convenience. The upper level provides additional bedrooms with en-suite baths, along with a flexible bonus area that can serve as a guest space, office, storage room, or additional living area.

Outdoors, the property continues to impress with a spacious backyard shaded by mature trees. A screened porch and multiple patio areas create a comfortable setting for entertaining or relaxing, while the size of the lot allows room for expansion, gardening, or additional improvements.

With nearly half an acre inside Fredericksburg city limits and a layout that blends historic charm with updated functionality, this property presents a compelling opportunity for full-time living, a weekend retreat, or long-term investment. Situated along W. San Antonio Street, it offers convenient access to Main Street, local shops, dining, and the character that defines Fredericksburg—while still providing the space and privacy that is increasingly difficult to find this close to town.

The surrounding area is well known for its concentration of short-term rentals, further supporting the property's long-term investment appeal, **subject to applicable city regulations and permitting requirements.**



### SCHEDULE A SHOWING TODAY

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