

# 374 SCHATTENBAUM DR

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FREDERICKSBURG  
REALTY GROUP













## 374 SCHATTENBAUM DR

FREDERICKSBURG, TEXAS | GILLESPIE COUNTY | 10.38± ACRES

Nestled on a spacious 10.38-acre± property, this two-story ranch-style house boasts 4 bedrooms and 3 bathrooms. It's been thoughtfully updated with modern touches that make it a cozy, inviting place to call home.

The house is built to withstand the elements with new windows, an A/C unit, and a fresh roof — all recently replaced after hailstorms. Plus, there's a backup generator to keep the lights on during power outages. Inside, the kitchen is a culinary haven with beautiful quartzite countertops, and the living room features a charming wood-burning fireplace for cozy gatherings.

Outdoors, picture yourself enjoying an open-air meal by the pool and spa with an adjacent outdoor kitchen. There's also a brand-new barn, animal barn, and a greenhouse to explore or use for your hobbies. The home is smartly wired for smartphone control of all lighting and audio, making life easier, and the energy-efficient windows help keep utility bills in check.

Located just 6-9 miles from the city, you get the peace of the countryside without sacrificing the convenience of urban living. Minimal property restrictions allow you the freedom to tailor the space to your liking. Don't miss the chance to turn this property into your ideal retreat; contact us for an exclusive tour today.

### PROPERTY HIGHLIGHTS

**RECENTLY REMODELED** interior

**NEW MAIN HOME ROOF**

**FULL HOME BACKUP GENERATOR**

Two 500-gallon **PROPANE TANKS**, with one dedicated to the kitchen and a third 250-gallon propane tank

**WOOD-BURNING FIREPLACE** in the living room

Newly constructed 2,000 sq. ft. **BARN**, **ANIMAL BARN**, and **GREENHOUSE**

**STATE-OF-THE-ART** smart home electrical system

**GOURMET KITCHEN**

**SPA-INSPIRED MASTER BATH**

**OUTDOOR KITCHEN**, deck/patio, pool, hot tub, and storage shed

Freedom to own animals on the property, **MINIMAL PROPERTY RESTRICTIONS**

**ENERGY-EFFICIENT** double pane windows

Located conveniently **6-9 MILES FROM FREDERICKSBURG**

### SCHEDULE A SHOWING TODAY



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