



105 CRISTOL DRIVE

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

F | **FREDERICKSBURG**
REALTY



105 Cristol Dr. | Fredericksburg, Texas 78624 | Gillespie County

0.148+/- Acres

\$650,000

Agent

Kathryn Sharrock

Property Highlights

- **Prime Fredericksburg location** near shops, wineries, and STR demand—priced well below appraisal.
- Beautifully remodeled **4BR / 2BA** main home + **364± sq ft guest house**
- Comfortably **sleeps up to 10 guests** — ideal STR or multi-family use
- **2,748± sq ft** in main home; open-concept layout with built-ins
- Built 1984 | Fully updated inside and out
- **Wood-burning fireplace** in living room
- **Stainless steel appliances** + granite countertops
- Spacious **game room** with bar, ping pong, and foosball
- **Covered outdoor patio** with kitchen, TV, and **private hot tub**
- Full **privacy fence** for backyard comfort
- Excellent Fredericksburg location **close to Walmart, restaurants, and shopping**
- Minutes to Fredericksburg wineries and the Texas Wine Trail
- **Guest house** provides extra sleeping space or private quarters
- **Proven short-term rental** with strong income potential
- **Priced ~\$200K below appraised value**

Property Taxes:

\$10,397

\$10,623.74 w/o exemptions

Located minutes from Fredericksburg's shopping, wineries, and historic Main Street, **105 Cristol Dr.** is a beautifully updated **4BR / 2BA home with 2,748± sq ft**, plus a **separate guest house** offering an additional 364± sq ft. Remodeled throughout, the home blends modern finishes with Hill Country charm—making it ideal as a full-time residence, second home, or turnkey STR. With space to comfortably **sleep up to 10 guests**, this property stands out as a rare investment opportunity in a high-demand vacation market.

Inside, guests are welcomed by an open-concept living space with a **wood-burning fireplace**, built-ins, and a stylish kitchen featuring **granite countertops and stainless steel appliances**. A large **game room**—complete with bar, ping-pong, and foosball—adds exceptional entertainment value that keeps rental bookings strong. Outdoors, a **covered patio with outdoor kitchen, TV, and private hot tub** delivers the perfect retreat for gathering, grilling, and enjoying Hill Country evenings behind a full privacy fence.

With proven short-term rental income, a central location near Walmart, restaurants, and the Wine Trail, and a price **approximately \$200K below appraised value**, this property is truly **priced to sell**. Whether you're looking for a profitable STR, a low-maintenance homestead, or a stylish getaway in one of Texas' most sought-after destinations, this property offers value, versatility, and an incredible Fredericksburg location.

MLS #: R99084A (Active) List Price: \$650,000 (3 Hits)

105 -- Cristol Dr Fredericksburg, TX 78624



New Construction: No
Bedrooms: 4
Full Baths: 2
Half Baths: 0
Main House Living SqFt : 2,748
Apx Total SqFt: 3,112
Price Per SQFT: \$208.87
Source SqFt: GCAD
Appx Year Built: 1984
Type & Style: Hill Country Style
Current B&B: Yes
Stories: One
Heating: Electric
A/C: Electric
Garage/Carport: Other

Unit #:
Original List Price: \$650,000
Area: City-Southwest
Subdivision: Nixon Terrace
County: Gillespie
School District: Fredericksburg
Distance From City Limits: In City Limits
Property Size Range: City Lot
Apx Acreage: 0.3874
Seller's Est Tax: 6875.00
Showing Instructions: Appointment Only
Days on Market 5

Tax Exemptions:	Taxes w/o Exemptions: \$10,623.00	Tax Info Source: CAD	CAD Property ID #: 29232	Zoning: R-1
Flood Plain: No	Deed Restrictions: Yes	STR Permit: Yes	Permit #: 8056001888	Manufactured Homes Allowed: No
HOA: No	HOA Fees:	HOA Fees Pd:	HO Warranty:	
Road Maintenance Agreement: No		Rental Property: Short-Term	Rental \$:	Items Not In Sale:
Guest House: Yes	# of Guest Houses: 1	Total Guest House SqFt: 364		
Guest House # Bedrooms: 1	Guest House # Baths: 0	Guest House # Half Baths: 0		

Construction: Brick
Foundation: Slab
Roof: Composition
Flooring: Carpet, Laminate, Tile, Other
Utilities: City Electric
Water: Public
Sewer: Public Sewer
Fireplace/Woodstove: Masonry
Appliances: Built-in Electric Oven, Cooktop, Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer

City/Rural: In City Limits
Site Features: Deck/Patio, Guest Quarters, Hot Tub, Privacy Fence
Interior Features: Ceiling Fan(s), Pantry, Storage, Walk-in Closet(s), Washer-Dryer Connection
Topography: Few Trees
Surface Water: None
Access: City Street
Location Description: Concrete Drive
Documents on File: Deed Restrictions, Plat, Topographical Map

Trms/Fin:	Trms/Fin: Cash, Conventional, FHA, Other	Possessn: Closing/Funding	Excl Agy: Yes
Title Company: Hill Country Titles		Attorney:	Refer to MLS#:
Location/Directions: From Fredericksburg, take Main Street to Cristol, take right, property will be on your left.			
Owner: KAILEIGH TAYLOR	Occupancy: Short Term Rental		
Legal Description: NIXON TERRACE LOT 15			
Instructions: Call/text LA.			

Public Remarks: Located minutes from Fredericksburg's shopping, wineries, and historic Main Street, 105 Cristol Dr. is a beautifully updated 4BR / 2BA home with 2,748± sq ft, plus a separate garage turned into guest house offering an additional 364± sq ft. Remodeled throughout, the home blends modern finishes with Hill Country charm—making it ideal as a full-time residence, second home, or turnkey STR. With space to comfortably sleep up to 10 guests, this property stands out as a rare investment opportunity in a high-demand vacation market. Inside, guests are welcomed by an open-concept living space with a wood-burning fireplace, built-ins, and a stylish kitchen featuring granite countertops and stainless steel appliances. A large game room—complete with bar, ping-pong, and foosball—adds exceptional entertainment value that keeps rental bookings strong. Outdoors, a covered patio with outdoor kitchen, TV, and private hot tub delivers the perfect retreat for gathering, grilling, and enjoying Hill Country evenings behind a full privacy fence. With proven short-term rental income, a central location near Walmart, restaurants, and the Wine Trail, and a price approximately \$200K below appraised value, this property is truly priced to sell. Whether you're looking for a profitable STR, a low-maintenance homestead, or a stylish getaway in one of Texas' most sought-after destinations, this property offers value, versatility, and an incredible Fredericksburg location.

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

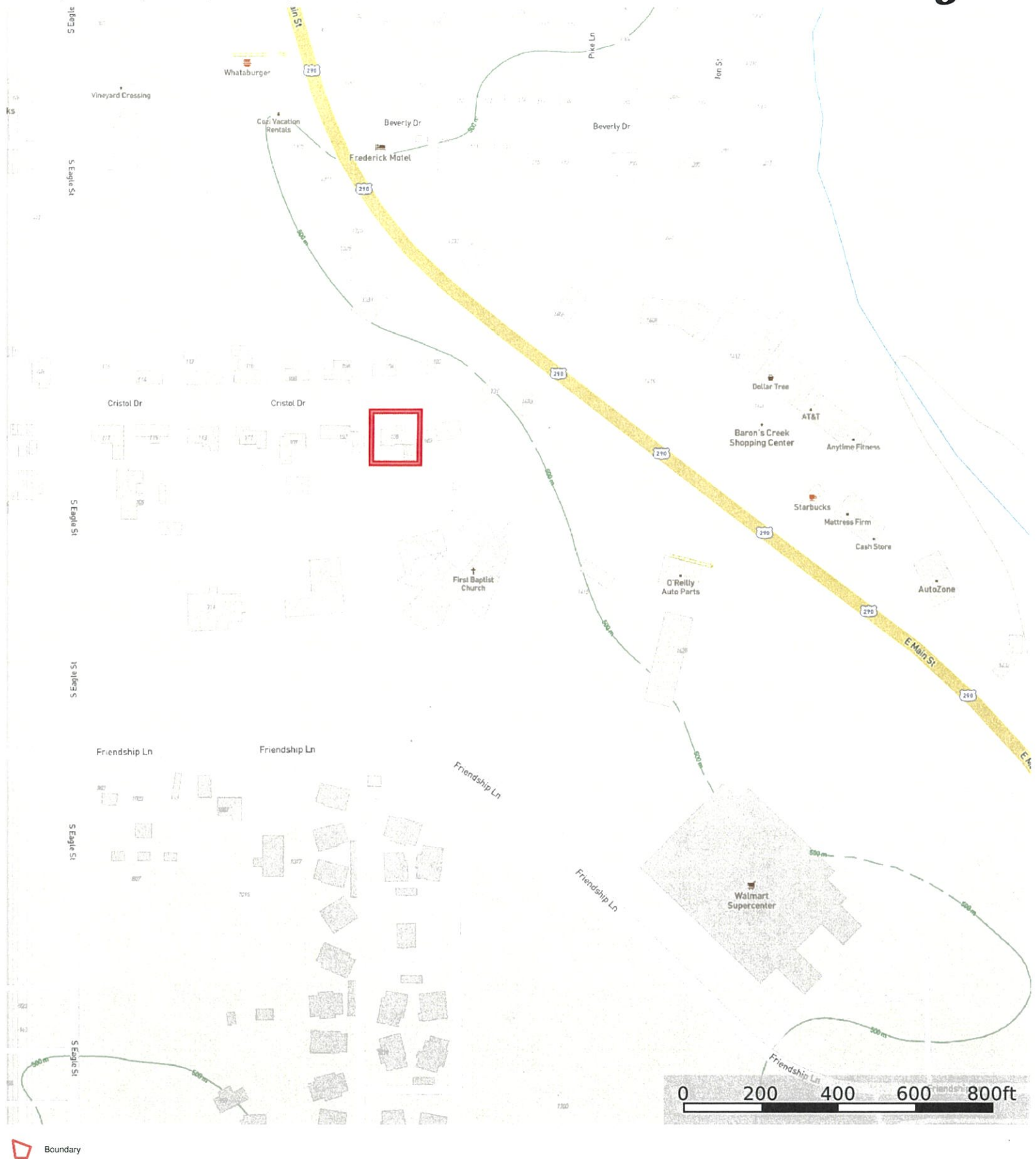
Information Herein Deemed Reliable but Not Guaranteed
 Central Hill Country Board of REALTORS Inc., 2007



 Boundary

105 Cristol Drive

Gillespie County, Gillespie County, Texas. 0.5 AC +/-



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.

VICTOR L. NIXON ET UX

DEDICATION DEED & PLAT

NIXON TERRACE

THE STATE OF TEXAS,)

COUNTY OF GILLESPIE.) KNOW ALL MEN BY THESE PRESENTS: That Victor L. Nixon and wife, Louise Nixon, being the sole owners of the following described tract of land, to-wit: Being 7.9 acres of land situated in the City of Fredericksburg, Gillespie County, Texas, being part of the Wm. H. Anderson Survey No. 197, patented to Joshua Threadgill, assignee of Wm. H. Anderson, by Patent No. 336, Vol. 26, dated December 20, 1846, being described by metes and bounds as follows, to-wit: Beginning at a fence corner post situated in the West line of Survey No. 197, being in the East line of a county road for the N.W. corner of that 35.4 acre tract of land that was conveyed to Werner Keldel by Aug. L. C. Weber et ux, et al, by warranty deed dated May 18, 1929, recorded in Vol. 39, pages 514, et seq., Deed Records of Gillespie County, Texas, for the N.W. corner of this addition. Said beginning point being 2,589 feet North of the S.W. corner of Survey No. 197, Wm. H. Anderson. THENCE with fence East 1040.0 feet to Concrete monument in the S.W. line of U.S. highway No. 290 for the N.E. corner of this addition; THENCE with fence along the S.W. line of U.S. Highway No. 290, S. 52 deg. 42' E. 155.4 feet to a steel bar set for the S.E. corner of this addition; THENCE S. 38 deg. 37' W. 289.0 feet to a steel bar set for a corner of this addition;

and the West line of Sur. No. 197 for the S.W. corner of this addition; THENCE with fence along the East line of said county road and the West line of Sur. No. 197, North 320.0 feet to the place of beginning, as surveyed by Victor L. Nixon, Registered Public Surveyor on September 23, 1959, do hereby subdivide said property into NIXON TERRACE, an Addition to the City of Fredericksburg, Gillespie County, Texas, as shown by the plat thereof attached hereto and made a part hereof, for the purpose of selling lots and tracts of land with reference thereto and for all other purposes; and do hereby dedicate to the City of Fredericksburg for public use forever the street shown on said plat to be used as public thoroughfare and for the installation and maintenance of any and all public utilities which said City may elect to install and maintain, or permit to be installed and maintained, and do hereby dedicate to the City of Fredericksburg for public use forever an easement along the S.W. and South property lines of Lots Numbered 17, 16, 15, 14, 13, 12, 11, 10, and 9 and also along the property lines of such numbered lots fronting on Cristol Drive, and along the property lines of lots Numbered 8, 7, 6, 5, 4, 3, 2, and 1 fronting on Cristol Drive and along the North line of said numbered lots extending from South Eagle St. to U.S. Highway No. 290 for a distance of 1040.0 feet, for the installation and maintenance of any and all public utilities which said City may elect to install and maintain or permit to be installed and maintained, said dedications being subject to the following restrictive and protective covenants and conditions, which are to run with the land and shall be binding upon all parties and all persons claiming under them until January 1, 1985, at which time said restrictions, protective covenants and conditions shall be automatically extended for successive periods of ten (10) years unless by vote of a majority of the then owners of the lots in said Addition, it is agreed to change the same in whole or in part, viz: a. All lots are restricted to residential uses exclusively and none of said property shall be used for business or commercial purpose. b. No dwelling house shall be constructed upon any lot or any part of any lot in this subdivision or addition, which contains less than 900 square feet, exclusive of garage or carport. c. No swine or any other animals that are noxious or offensive shall be kept upon any lot or portions thereof. d. Every dwelling constructed upon said property shall be provided with sanitary, indoor plumbing and no permanent outdoor privies shall be permitted. e. No trailer, trailerhouse, tent, shack, garage apartment or servant's quarters shall ever be used as a dwelling, temporary or permanent, in evasion of these restrictive covenants and conditions. f. No shack, trailer or tent shall ever be used upon any of said property for dwelling or any other permanent purpose, except that trailers belonging to individual owners of said property may be stored upon the premises provided they are not used for dwelling purposes. g. No dwelling house or other structure shall be moved upon the premises from outside said Addition, except with the express consent of a majority vote of the lot owners, each lot to be allowed one vote. h. All restrictive covenants and conditions herein shall apply to future remodeling of buildings and to rebuilding in case of destruction by fire or the elements. i. No fence, wall or hedge shrub, which obstructs sight lines at elevations between two and six feet above the roadway shall be placed or permitted to remain on any corner lot within

any property in the subdivision may prosecute any proceeding at law or in equity against such owner violating or attempting to violate any such restrictive covenants and conditions, either to prevent him or them from doing so and/or to recover damages or other dues for such violation. Invalidation of any one of these covenants by judgment or court order shall in no wise effect any of the other restrictive covenants and conditions which shall remain in full force and effect. Witness our hands this the 3 day of October, A.D. 1959.

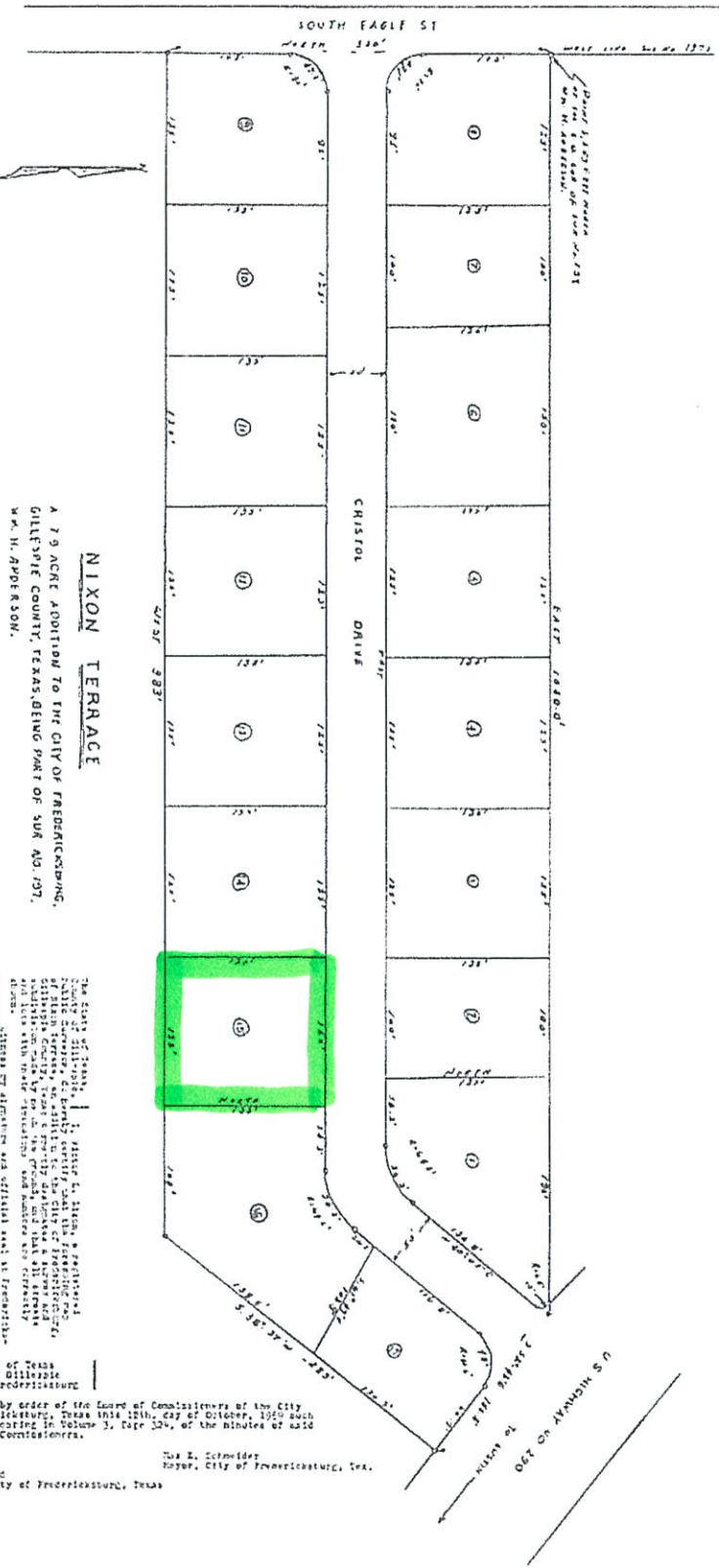
Victor L. Nixon
Louise Nixon

THE STATE OF TEXAS,)
COUNTY OF GILLESPIE.) Before me the undersigned authority, on this day personally appeared Victor L. Nixon and Louise Nixon, his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed; and the said Louise Nixon, wife of the said Victor L. Nixon, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Louise Nixon, acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it. Given under my hand and seal of office, this the 3rd day of October, A.D. 1959.

(Seal)

Pat Dooley
Notary Public, Gillespie County, Texas.





The City of Texas, by and through its duly authorized officers and agents, hereby certifies that the foregoing plat of land is a true and correct copy of the original plat on file in the City of Fredericksburg, Gillespie County, Texas, and that all streets and lots shown hereon are correctly shown. Witness my hand and official seal, at Fredericksburg, Texas, this 21st day of September, 1955.

(Seal)
Mayor
City of Fredericksburg, Texas

The State of Texas, by and through its duly authorized officers and agents, hereby certifies that the foregoing plat of land is a true and correct copy of the original plat on file in the City of Fredericksburg, Gillespie County, Texas, and that all streets and lots shown hereon are correctly shown. Witness my hand and official seal, at Fredericksburg, Texas, this 21st day of September, 1955.

(Seal)
Mayor
City of Fredericksburg, Texas

Approved by order of the Board of Commissioners of the City of Fredericksburg, Texas, this 15th day of October, 1955, such order appearing in Volume 3, Page 324, of the minutes of said Board of Commissioners.

(Seal)
Mayor
City of Fredericksburg, Texas

The E. Schneider
Mayor, City of Fredericksburg, Tex.

Clert, City of Fredericksburg, Texas

Filed for record in my office this 11th day of October A.D. 1955 at 8:20 o'clock A.M. and duly recorded this 21st day of November A.D. 1955 at 2:10 o'clock P.M. in Volume 18, pages 151-157.

W. H. Anderson, City, Co. Clk., Gillespie County, Texas.

Gillespie CAD Property Search

2025 values are now certified!

Property ID: 29232 For Year 2025

Property Details

Account		
Property ID:	29232	Geographic ID: S1160-0000-001500
Type:	R	Zoning: R1
Property Use:		Condo:
Location		
Situs Address:	105 CRISTOL DR TX	
Map ID:	22	Mapsco:
Legal Description:	NIXON TERRACE LOT 15	
Abstract/Subdivision:	S1160	
Neighborhood:	(FCSE) CITY SOUTHEAST	
Owner		
Owner ID:	340582	
Name:	TAYLOR, KAILEIGH	
Agent:	TEXAS PROTAX LLC	
Mailing Address:	7817 TUSMAN DR AUSTIN, TX 78735	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$623,420 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$210,400 (+)
Agricultural Market Valuation:	\$0 (+)

Market Value:	\$833,820 (=)
Agricultural Value Loss: ⓘ	\$0 (-)

Appraised Value: ⓘ	\$833,820 (=)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$17,790 (-)

Assessed Value:	\$816,030
Ag Use Value:	\$0

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: TAYLOR, KAILEIGH

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CFB	CITY OF FREDBG	\$833,820	\$816,030	\$1,855.87	
G086	GILLESPIE COUNTY	\$833,820	\$816,030	\$2,191.04	
HUW	HILL CNTRY UWCD	\$833,820	\$816,030	\$39.99	
SFB	FREDBG ISD	\$833,820	\$816,030	\$6,308.73	
WCD	GILLESPIE WCID	\$833,820	\$816,030	\$1.45	
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	\$833,820	\$816,030	\$0.00	

Total Tax Rate: 1.274105

Estimated Taxes With Exemptions: \$10,397.08

Estimated Taxes Without Exemptions: \$10,623.74

Property Improvement - Building

Description: STR **Living Area:** 2748.0 sqft **Value:** \$623,420

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	CT5	1984	2124
MA	MAIN AREA	CT5	1999	624
OP	OPEN PORCH	*	1999	56
OP	OPEN PORCH	*	0	144
OP	OPEN PORCH	*	0	120
STGE	STORAGE EXC	*	0	280
SHED	SHED	SHED3	0	364
PO	PATIO	*	2024	792

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
UI	URBAN INTERIOR	0.39	16,875.00	125.00	135.00	\$210,400	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$623,420	\$210,400	\$0	\$833,820	\$0	\$816,030
2024	\$338,800	\$210,400	\$0	\$549,200	\$0	\$549,200
2023	\$338,800	\$210,400	\$0	\$549,200	\$0	\$549,200
2022	\$431,500	\$116,940	\$0	\$548,440	\$0	\$548,440
2021	\$294,930	\$86,060	\$0	\$380,990	\$4,960	\$376,030
2020	\$263,320	\$76,280	\$0	\$339,600	\$0	\$339,600
2019	\$263,320	\$76,280	\$0	\$339,600	\$0	\$339,600
2018	\$242,940	\$72,730	\$0	\$315,670	\$0	\$315,670
2017	\$237,000	\$72,730	\$0	\$309,730	\$0	\$309,730

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
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9/24/2021	WDVL	WARRANTY DEED VENDORS LIEN	AKERY, DAVID ALAN & DAWN FAY	TAYLOR, KAILEIGH	20217547
8/23/2016	WDVL	WARRANTY DEED VENDORS LIEN	HARRIS, MICHAEL A & PATRICIA C	AKERY, DAVID ALAN & DAWN FAY	20164226
11/1/2014	WDVL	WARRANTY DEED VENDORS LIEN	HEALEY, CRAIG LEE & ALISON WREN	HARRIS, MICHAEL A & PATRICIA C	20144549

ARB Data

Hearing Date And Time	Board Members	Owner's Opinion Of Value	Board's Determination Of Value	ARB Determination
10/23/2024 11:15 AM	CAROLE REED, DAVE WOODWARD, EDDIE MILLER, GEORGE TURNER	\$0	\$549,200	D - PROTEST DENIED BY ARB

Estimated Tax Due

If Paid:

11/04/2025

17

Year	Taxing Jurisdiction	Tax Rate	Market Value	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attorn Fe
2024	CITY OF FREDBG	0.205326	\$549,200	\$549,200	\$1,127.65	\$1,127.65	\$0.00	\$0.00	\$0.00
2024	GILLESPIE COUNTY	0.268500	\$549,200	\$549,200	\$1,474.60	\$1,474.60	\$0.00	\$0.00	\$0.00
2024	HILL CNTRY UWCD	0.004800	\$549,200	\$549,200	\$26.36	\$26.36	\$0.00	\$0.00	\$0.00
2024	FREDBG ISD	0.773100	\$549,200	\$549,200	\$4,245.86	\$4,245.86	\$0.00	\$0.00	\$0.00
2024	GILLESPIE WCID	0.000174	\$549,200	\$549,200	\$0.96	\$0.96	\$0.00	\$0.00	\$0.00
	2024 Total:	1.251900			\$6,875.43	\$6,875.43	\$0.00	\$0.00	\$0.00
2023	CITY OF FREDBG	0.165180	\$549,200	\$549,200	\$907.17	\$907.17	\$0.00	\$0.00	\$0.00