

116 BENS BLUFF

FREDERICKSBURG, TEXAS | GILLESPIE COUNTY | 0.14± ACRES









PROPERTY HIGHLIGHTS

Located in the newer
FRIENDSHIP OAKS SUBDIVISION

4 BEDROOMS | 2.5 BATHROOMS

1,894± SQ FT | BUILT IN 2024

TWO-STORY LAYOUT

with functional floor plan

OPEN-CONCEPT living, dining,
and kitchen area

MODERN KITCHEN with stainless
steel appliances

PRIMARY SUITE with private bath
and walk-in closet

UPSTAIRS FLEX SPACE ideal for second
living area, game room, or office

SPACIOUS SECONDARY BEDROOMS

PRIVATE BACKYARD with wood privacy
fence

ATTACHED 2-CAR GARAGE

Located in established neighborhood
with **EASY ACCESS TO TOWN**

- **5 MINUTES** to Walmart and nearby shopping centers
- **7 MINUTES** to Fredericksburg High School and Hill Country Memorial Hospital
- **6 MINUTES** to Main Street shops, dining, and downtown Fredericksburg

116 BENS BLUFF

0.14± ACRES | FREDERICKSBURG, TEXAS | GILLESPIE COUNTY

Well-appointed new construction home in a convenient Fredericksburg location, just minutes from shopping, schools, and downtown amenities. This two-story residence offers 4 bedrooms and 2.5 baths with a functional layout designed for everyday living. The open-concept main level features a bright living area and modern kitchen with clean finishes, while all bedrooms are thoughtfully positioned for privacy. Upstairs, a versatile landing area provides additional space for a second living room, game room, or home office. The primary suite includes a private bath and walk-in closet. Outside, the fully fenced backyard offers a blank canvas with excellent potential to create a garden, patio, or personalized outdoor retreat. Residents of the community also enjoy access to neighborhood amenities including a pool and a playground, adding to the home's appeal for comfortable, family-oriented living. A great opportunity for a full-time residence or long-term investment in a growing area.



SCHEDULE A SHOWING TODAY

Listing Agent: **Ginny Tillman**, REALTOR®, GRI

Office: 830-997-6531

Cell: 830-456-1235

ginny@fredericksburgrealty.com