



FIREFLY LOT 205

KRISTA M. BENNETT, REALTOR®, GRI | CELL: 830-998-0633

F FREDERICKSBURG
REALTY



5386 Ranch Rd. 1376 #205 | Fredericksburg, Texas | Gillespie County

0.12+/- Acres

\$420,000

Agent

Krista Bennett

Property Highlights

- **391 sq ft** tiny home in Firefly Luxury RV & Tiny Home Resort
- **1 bedroom + loft** (fits 2 full-size beds)
- **Full kitchen** and **full bathroom**
- **Covered front porch** with hanging chair
- **Rooftop deck** with spiral staircase
- **Private covered hot tub** in the back
- **Low-maintenance 0.12± acre lot**

Property Amenities

- **Resort-style pool** with Hill Country views
- **Clubhouse** & business center
- **Outdoor kitchen** & grilling stations
- **Laundry facilities** & restrooms
- **Dog park** and **children's playground**
- **Lawn care included**
- **Located just 10 miles to Main Street Fredericksburg**
 - **9.6 miles to Stonewall**
 - **Minutes to Luckenbach and Hwy 290 wine trail**
 - **Surrounded by wineries, shopping, and dining**
- Ideal for **short-term rentals**
- Turnkey weekend retreat or vacation rental

Property Taxes:

\$3088.02

Chic Hill Country Tiny Home in Firefly Resort!

Tucked within the highly desirable Firefly Resort in Fredericksburg, Texas, this thoughtfully designed tiny home offers a unique opportunity to own a luxurious retreat in the heart of the Hill Country. Located just 10 miles from Main Street and surrounded by the vineyards of the famous Highway 290 wine trail, this property is ideal for both personal enjoyment and short-term rental income.

The home itself is a masterclass in compact luxury. Inside, you'll find a cozy main-level bedroom, a full bathroom, and a well-equipped kitchen with everything you need to cook and entertain. The upper-level loft accommodates two full-size beds comfortably, making it a great space for families or guests. Every square foot of this home has been maximized to provide both comfort and style.

Step outside and the charm continues. A covered front porch with a hanging chair offers the perfect spot to enjoy your morning coffee or a glass of local wine in the evening. Follow the elegant spiral staircase to the rooftop deck, where you can take in the wide-open skies and sweeping views of the Hill Country. And tucked around the back of the home is a private, covered hot tub—an unexpected bonus that makes this property truly feel like a personal spa getaway.

Firefly Resort itself is full of amenities that make life easy and enjoyable. Residents and guests enjoy access to a resort-style pool with panoramic views, a modern clubhouse, outdoor kitchen and grill stations, laundry facilities, a business center, a dog park, and a playground.

Whether you're looking for a weekend escape, a low-maintenance investment, or a place to call home in one of Texas's most charming destinations, Unit #205 offers it all—style, comfort, and an unbeatable location.

MLS #: T98091A (Active) List Price: \$420,000 (17 Hits)

5386 -- Ranch Rd 1376 Fredericksburg, TX 78624



Type: Rural Subdivision
Best Use: Residential, Recreational, Investment
Topography: Level, Exceptional View
Surface Cover: Other-See Remarks
Views:
Apx \$/Acre: 0
Lot/Tract #: 205

Original List Price: \$420,000
Area: County-Southeast
Subdivision: FIREFLY RV & TINY HOME CONDO
County: Gillespie
School District: Fredericksburg
Distance From City: 10-15 miles
Property Size Range: < 1 Acre
Apx Acreage: 0.1200
Seller's Est Tax: 3088.02
Showing Instructions: Call LA
 Appointment
Days on Market 3

Tax Exemptions:	Taxes w/o Exemptions: \$0.00	Tax Info Source:	CAD Property ID #: 189429	Zoning: None
Flood Plain: No	Deed Restrictions: Yes	Easements: Electric Service		
HOA: Yes	HOA Fees: 1000.00	HOA Fees Pd: Yearly		
Items Not In Sale:				
Documents on File: Deed Restrictions, Legal Description, Aerial Photo				

Land	
Leases	Cropland
Rangeland/Pasture	Fenced

Water: Community
Sewer: Community Sewer
Utilities: City Electric-On Property
Access/Location: County Road
Minerals: None

Improvements: Other-See Remarks
Misc Search: None
Surface Water: None
Fence: None

TrmsFin: Cash, Conventional	Possessn: After Closing/Funding	Excl Agy: No
Title Company: Hill Country Title	Attorney:	Refer to MLS#:

Location/Directions: From Fredericksburg, head east on Hwy 290 for 6 miles, take a right turn onto Ranch Rd 1376. Head southbound on RM-1376 for 5.3 miles. Firefly subdivision will be on the right.

Owner: Rakesh Sahani & Mukesh Sahani

Legal Description: ABS A9006 FIREFLY RV & TINY HOME CONDO (UNREC) A52 & A331, TRACT 205, 0.12 ACRES

Instructions: Call LA for instructions.

Public Remarks: Tucked within the highly desirable Firefly Resort in Fredericksburg, Texas, this thoughtfully designed tiny home offers a unique opportunity to own a luxurious retreat in the heart of the Hill Country. Located just 10 miles from Main Street and surrounded by the vineyards of the famous Highway 290 wine trail, this property is ideal for both personal enjoyment and short-term rental income. The home itself is a masterclass in compact luxury. Inside, you'll find a cozy main-level bedroom, a full bathroom, and a well-equipped kitchen with everything you need to cook and entertain. The upper-level loft accommodates two full-size beds comfortably, making it a great space for families or guests. Every square foot of this home has been maximized to provide both comfort and style. Step outside and the charm continues. A covered front porch with a hanging chair offers the perfect spot to enjoy your morning coffee or a glass of local wine in the evening. Follow the elegant spiral staircase to the rooftop deck, where you can take in the wide-open skies and sweeping views of the Hill Country. And tucked around the back of the home is a private, covered hot tub—an unexpected bonus that makes this property truly feel like a personal spa getaway. Firefly Resort itself is full of amenities that make life easy and enjoyable. Residents and guests enjoy access to a resort-style pool with panoramic views, a modern clubhouse, outdoor kitchen and grill stations, laundry facilities, a business center, a dog park, and a playground. Whether you're looking for a weekend escape, a low-maintenance investment, or a place to call home in one of Texas's most charming destinations, Unit #205 offers it all—style, comfort, and an unbeatable location.

Agent Remarks:

Withdraw Comments:

Display on Internet: Yes	Display Address: Yes	Allow AVM: No	Allow Comments: No
Office Broker's Lic #: 9003085			

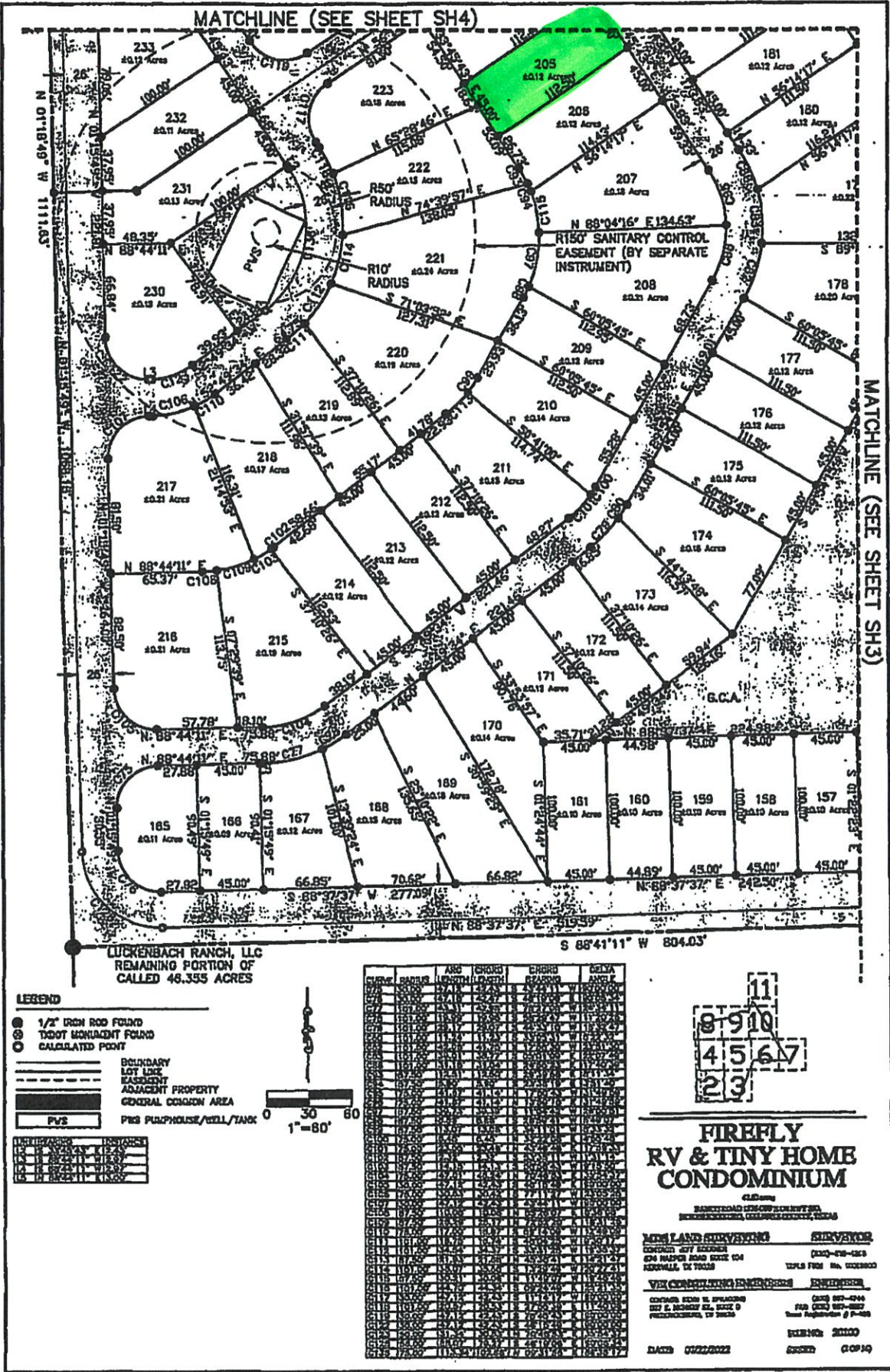
Listing Office: Fredericksburg Realty (#:14)
Main: (830) 997-6531
Mail Address 1: 257 W Main Street
Mail City: Fredericksburg
Mail Zip Code: 78624
Supervising Agent Name:
Supervising Agent License #:

Listing Agent: Krista Bennett (#:127)
Agent Email: krista@fredericksburgrealty.com
Contact #: (830) 998-0633
License Number: 0622568

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



id. The information you provide on this form will be used to identify you as the author of the work. It will also be used to contact you if we need more information or if we have questions about your work.



Property ID: 189429 For Year 2025

Property Details

Account		
Property ID:	189429	Geographic ID: A0052-0257-000000-00
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	5386 RANCH ROAD 1376 205 OFF E US HWY 290, TX	
Map ID:	10-Q	Mapsco:
Legal Description:	ABS A9006 FIREFLY RV & TINY HOME CONDO (UNREC) A52 & A331, TRACT 205, 0.12 ACRES	
Abstract/Subdivision:	A9006	
Neighborhood:	(F600) FBG 290 EAST & SE	
Owner		
Owner ID:	344530	
Name:	SAHANI, RAKESH & MUKESH	
Agent:		
Mailing Address:	9436 REDSTART LN FORT WORTH, TX 76118	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$111,860 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$167,670 (+)
Agricultural Market Valuation:	\$0 (+)

Market Value:	\$279,530 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value: ⓘ	\$279,530 (=)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$0 (-)
Assessed Value:	\$279,530
Ag Use Value:	\$0
<p>2025 values are preliminary and subject to change prior to certification.</p> <p>Information provided for research purposes only. 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.</p>	

Property Taxing Jurisdiction

Owner: SAHANI, RAKESH & MUKESH

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
G086	GILLESPIE COUNTY	\$279,530	\$279,530	\$750.54	
HUW	HILL CNTRY UWCD	\$279,530	\$279,530	\$13.42	
SFB	FREDBG ISD	\$279,530	\$279,530	\$2,161.05	
WCD	GILLESPIE WCID	\$279,530	\$279,530	\$0.49	
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	\$279,530	\$279,530	\$0.00	

Total Tax Rate: 1.046574

Estimated Taxes With Exemptions: \$2,925.50

Estimated Taxes Without Exemptions: \$2,925.50

Property Improvement - Building

Living Area: 391.0 sqft **Value:** \$111,860

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	CT2P	2023	390
OP	OPEN PORCH	*	2023	150
OP	OPEN PORCH	*	2023	120
WD	WOOD DECK	*	2023	150
MA	MAIN AREA	MHPG	2023	1

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
C	COMMERCIAL	0.12	5,227.20	45.00	112.50	\$167,670	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$111,860	\$167,670	\$0	\$279,530	\$0	\$279,530
2024	\$103,120	\$191,940	\$0	\$295,060	\$0	\$295,060
2023	\$0	\$202,550	\$0	\$202,550	\$0	\$202,550

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
11/15/2022	WDVL	WARRANTY DEED VENDORS LIEN	FIREFLY PARTNERS LLC	SAHANI, RAKESH & MUKESH	20228061		

ARB Data

Hearing Date And Time	Board Members	Owner's Opinion Of Value	Board's Determination Of Value	ARB Determination
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Estimated Tax Due

If Paid: 06/24/2025

JUL 17

Year	Taxing Jurisdiction	Tax Rate	Market Value	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attorn Fe
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2024	GILLESPIE COUNTY	0.268500	\$295,060	\$295,060	\$792.24	\$792.24	\$0.00	\$0.00	\$0.00
2024	HILL CNTRY UWCD	0.004800	\$295,060	\$295,060	\$14.16	\$14.16	\$0.00	\$0.00	\$0.00
2024	FREDBG ISD	0.773100	\$295,060	\$295,060	\$2,281.11	\$2,281.11	\$0.00	\$0.00	\$0.00
2024	GILLESPIE WCID	0.000174	\$295,060	\$295,060	\$0.51	\$0.51	\$0.00	\$0.00	\$0.00
	2024 Total:	1.046574			\$3,088.02	\$3,088.02	\$0.00	\$0.00	\$0.00
2023	GILLESPIE COUNTY	0.279600	\$202,550	\$202,550	\$566.33	\$566.33	\$0.00	\$0.00	\$0.00
2023	HILL CNTRY UWCD	0.004700	\$202,550	\$202,550	\$9.52	\$9.52	\$0.00	\$0.00	\$0.00
2023	FREDBG ISD	0.775400	\$202,550	\$202,550	\$1,570.57	\$1,570.57	\$0.00	\$0.00	\$0.00
2023	GILLESPIE WCID	0.000176	\$202,550	\$202,550	\$0.36	\$0.36	\$0.00	\$0.00	\$0.00
	2023 Total:	1.059876			\$2,146.78	\$2,146.78	\$0.00	\$0.00	\$0.00