



105 CRISTOL DRIVE

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F | **FREDERICKSBURG
REALTY**







105 CRISTOL DRIVE

FREDERICKSBURG, TEXAS | GILLESPIE COUNTY | 0.148± ACRES | MAIN HOME PLUS GUEST HOUSE

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.

PROPERTY HIGHLIGHTS

PRIME FREDERICKSBURG LOCATION
near shops, wineries, and STR demand

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

SCHEDULE A SHOWING TODAY



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