

341 RIVER VIEW ROAD

FREDERICKSBURG, TEXAS | GILLESPIE COUNTY | 16.29± ACRES









341 RIVER VIEW ROAD

16.29± ACRES | FREDERICKSBURG, TEXAS | GILLESPIE COUNTY

Pedernales River Ranch

Discover the perfect blend of Hill Country living, river frontage, and convenience on this exceptional 16.29± acre property just 13.8 miles from Fredericksburg, 15.8 miles from Harper, and only 4.7 miles from Hwy 16. With approximately 568 feet of Pedernales River frontage, gently rolling pasture, mature shade trees, and a peaceful setting, this unrestricted property offers the privacy of country living without sacrificing accessibility.

The improvements include an approximately 1,782± square foot main residence featuring 3 bedrooms, 2 bathrooms, two spacious living areas, and large windows that frame views of the surrounding landscape. A separate approximately 420± square foot guest house with a full bath and kitchenette provides excellent flexibility for guests, extended family, rental potential, or a private office. Additional improvements include a large barn, storage buildings, and ample room for equipment, hobbies, or livestock.

Whether you're looking for a full-time residence, family retreat, weekend getaway, or investment opportunity, this property offers outstanding versatility. With no known restrictions, scenic Pedernales River frontage, and room to make it your own, the possibilities are as expansive as the views.

PROPERTY HIGHLIGHTS

16.29± UNRESTRICTED ACRES

Approximately **568± FEET** of Pedernales River frontage

3-BEDROOM, 2-BATH main residence

Approximately **1,782± SF** main home

Approximately **420± SF GUEST HOUSE** with kitchenette & full bath

2,202± SF TOTAL LIVING AREA (per CAD)

TWO SPACIOUS LIVING AREAS

WOOD-BURNING STOVE

MATURE SHADE TREES

and landscaped homesite

LARGE BARN/WORKSHOP

MULTIPLE STORAGE BUILDINGS

GENTLY ROLLING PASTURE

with usable acreage

IDEAL for livestock, recreation, or a family retreat

NO KNOWN RESTRICTIONS

LOCATION:

- ~13.8 miles to Fredericksburg
- ~15.8 miles to Harper
- ~4.7 miles to Hwy 16



SCHEDULE A SHOWING TODAY

Listing Agent: **Caleb Hail**, REALTOR®, GRI

Office: 830-997-6531

Cell: 325-214-2764

caleb@fredericksburgrealty.com