

Travis House and Cottage 215 E Travis St Fredericksburg, Texas 78624

Stein Architects, Fredericksburg, Texas - Frank Stein, Architect

Built 1923 - Craftsman Style - Total 2096 sqft

House - 2 BR, 2Bath

Basement - approximately 200 sq ft additional climate controlled space

Cottage - 1BR, 1Bath, Storage Room (Converted from T Model Carport to Studio Apartment)

HOUSE - 1568 sqft - 2BR, 2B

Trane Electric AC/Heat Pump (ca. 2009?) - Annual Service Contract - Hill Country Refrigeration

Rheem Hot Water Heater, Electric, 50 gal, lowboy (Reeh) - (new Aug 2024)

LG FrenchDoor Refrigerator Freezer (new July 2019)

LG 65" Smart TV - replaced, new Dec 2024

Washer/Dryer hookups in 2nd bathroom

COTTAGE - 528 sqft - 1BR, 1B

Frigidaire Electric AC/Heat Wall Unit with remote (new, replaced Aug 2024)

Hot Water Heater, Electric, 50 gal (new, replaced June 2021)

LG 43" Smart TV - new Dec 2024

Sellers Disclosure

City of Fredericksburg - Short Term Rental Permits (annual renewals after inspections)

House STR Permit #xx1063...5/3026 Cottage...STR Permit # xx1033 4/30/26

Vacasa manages property (Bookings, Receivables, Housekeeping/Turnover, HO Taxes)

City of Fredericksburg - Electricity, Water, Sewer, Garbage (Combined billing - Full Property)

Spectrum - Internet Service - House and Cottage share WiFi HiSpeed Router

Hill Country Refrigeration - Annual Service Contract for House 5/2025 - 5/2026.

Hill Country Pest Control - Quarterly Service Contract for House and Cottage

Reeh Plumbing - Hot water heater under 6 year equipment warranty for House (replaced 2024)

Spandenburg - Re-painted Exterior House and Cottage - Nov 2021

PHL Foundation Repair - Pete Flores - leveled house, replaced several 8"+ cedar posts with concrete sonotubes/rebar - Dec 2023, 10 year warranty

Fireplace - Woodburning - Inspected and Cleaned by Cornbread and Sons (March 2024)

Note: Fireplace is posted as Not in Service (screen front is locked) so guests cannot use.

Standing Seam Metal Roof (replaced? ca. 2009?) - No information available

Private Water Well - Depth Unknown - Probably less than 100' - Electric Sub. Pump - Had been used for garden and livestock on south part of property prior to subdivide ca 2012?

Rain Bird Sprinkler System - (ca. 2009?) Previously was working fine but now *OFF* due to some leaks that have not been traced. **City is still under Stage 4 Drought Conditions - Automatic watering is only allowed one day per week 9am - 11am. City strictly enforces Code.**

Old Private Water Well - In Working Order - Electric SubPump - Circuit Breaker Switch in House - *OFF*. Depth Unknown - Probably <100' - Had been used for garden/livestock on south part of property prior to subdivide ca 2012? Could be used for lawn irrigation vs city water.

Natural Gas - Not in Service - Atmos Energy - Gas line to house was capped and meter was removed ca 2009. Gas service could be restored if desired.

Old Water Cistern - Not in Service - Never used or Inspected.

Old Water Softener - Not in Service - Disconnected after big freeze 2021.