

Property Features

146 Metzger Road

- 4 Bedrooms | 3.5 Bathrooms
- 4,312 SF custom-built home (2017)
- Situated on 7.18 private acres just outside Fredericksburg city limits
- Lower tax rate with Ag Exemption (5.7 acres)
- Boot Ranch–inspired Hill Country architecture
- Reclaimed materials from a historic Fredericksburg homestead integrated throughout
- Salvaged brick from historic San Antonio buildings used in exterior walkways and porches
- Restored light fixture from the historic St. Anthony Hotel in San Antonio
- Refinished old longleaf pine floors
- Reclaimed wood beams
- Vaulted ceilings
- Full masonry Rumford fireplace
- Abundant natural light throughout
- Oversized island with seating and bamboo countertop
- Wolf 6-burner range
- Premium appliances (including washer & dryer with drawers)
- Soapstone countertops (kitchen & primary bath)
- Large walk-in pantry with antique door and vintage glass
- Pull-out shelving in cabinetry
- Reverse osmosis water filtration system (recently replaced filters)
- Solar panels helping maintain utility bills under ~\$350/month
- Spacious walk-in closet with built-in cabinetry and optional gun storage
- Victoria + Albert pedestal soaking tub
- Large glass-enclosed shower with rain head
- Dual sinks
- Private enclosed garden visible from bath
- Capiz statement light fixture with recessed lighting
- Covered back porch with seating & dining space
- Screened-in porch with fan and access from porch or primary suite
- Music room with floor-to-ceiling windows overlooking pond garden and Japanese Maple
- Dedicated office near main living area
- Custom electric gate entrance with split rail fencing
- Tree-lined drive with mature Mexican Sycamores
- Pond with mature koi and pond lilies
- Standard double lap lane pool with tiled push wall
- Large circular swimming area + spa
- Fire pit with limestone seating
- Extensive rainwater collection watering system (front, back, and pool area)
- Additional well-based watering system capable of servicing 50 trees
- 4 water sources + 2 wells
- Septic system
- Enclosed 2-car garage with storage closets
- Separate covered parking structure for 4 vehicles with enclosed storage
- Additional parking spaces near garage
- Wood storage area discreetly screening pool equipment
- Aviary and 3 chicken coops
- Open pasture space (currently Ag exempt)
- Quiet setting (adjacent to cemetery and protected land for long-term privacy)
- Survey available (Searchers Surveying Company – \$6,000 value)



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