

1180 BOOS LANE

4 Bed | 3 Bath | 3,092 sq ft | 4.85 Acres
OFFERED AT \$1,099,000



This unique property began as a three-bedroom, two-bath home and has been expanded to over 3,000 square feet with an additional living room, office, extra bedroom and bath, plus flexible bonus space. An attached barn conversion adds 1,172 square feet with a kitchen, bath, and HVAC in place, awaiting a buyer's finishing touch — ideal for extended family living, guest quarters, studio, or workshop. Five peaceful acres are set up for hobby-ranch living with pens for goats, sheep, and a horse, plus a chicken coop — perfect for animals, gardening, or 4-H projects. Just three miles from Fredericksburg, this property offers flexibility, privacy, and a true family compound feel in a serene Hill Country setting.

Scan QR Code for additional information and photos



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PORTFOLIO

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1180 BOOS LANE

1 Bed | 1 Bath | 616 sq ft



The property also includes a popular one-bedroom, one-bath short-term rental generating approximately \$44,000 annually, offering immediate income potential.

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