

MLS #: R101757A (Active) List Price: \$999,000 (108 Hits)

1180 -- Boos Lane Fredericksburg, TX 78624



**New Construction:** No  
**Bedrooms:** 4  
**Full Baths:** 3  
**Half Baths:** 0  
**Main House Living SqFt :** 3,092  
**Apx Total SqFt:** 3,718  
**Price Per SQFT:** \$268.69  
**Source SqFt:** Appraiser  
**Appx Year Built:** 1995  
**Type & Style:** Ranch  
**Current B&B:** No  
**# Stories:** One  
**Heating:** Propane, Central, Mini-Split  
**A/C:** Central Air, Mini-Split  
**Garage/Carpport:** 2 Car

**Unit #:**  
**Original List Price:** \$1,099,000  
**Area:** County-Central  
**Subdivision:** Oakwood Forest  
**County:** Gillespie  
**School District:** Fredericksburg  
**Distance From City Limits:** Less than 6 miles  
**Property Size Range:** 1-5 Acres  
**Apx Acreage:** 4.7500  
**Seller's Est Tax:** 7209.86  
**Showing Instructions:** Appointment Only, Lockbox  
**Days on Market** 36

**Tax Exemptions:** Taxes w/o Exemptions: \$8,292.20 **Tax Info Source:** CAD **CAD Property ID #:** 60223 and 191899 **Zoning:** None

**Flood Plain:** No **Deed Restrictions:** Yes **STR Permit:** Yes **Permit #:** 000000 **Manufactured Homes Allowed:** No

**HOA:** No **HOA Fees:** **HOA Fees Pd:** **HO Warranty:**

**Road Maintenance Agreement:** No **Rental Property:** Short-Term **Rental \$:** **Items Not In Sale:**

**Guest House:** Yes **# of Guest Houses:** 1 **Total Guest House SqFt:** 626

**Guest House # Bedrooms:** 1 **Guest House # Baths:** 1 **Guest House # Half Baths:** 0

**Construction:** Brick, HardiPlank Type  
**Foundation:** Slab  
**Roof:** Metal  
**Flooring:** Carpet, Concrete, Tile  
**Utilities:** CTEC Electric, Propane Tank-Owned  
**Water:** Well  
**Sewer:** Septic Tank  
**Fireplace/Woodstove:** Wood Burning Stove  
**Appliances:** Dishwasher, Disposal, Range

**City/Rural:** In City Limits  
**Site Features:** Deck/Patio, Guest Quarters, Wired for High Speed Internet  
**Interior Features:** Pantry, Washer-Dryer Connection  
**Topography:** Few Trees, Level  
**Surface Water:** None  
**Access:** City Street  
**Location Description:** Gravel Drive  
**Documents on File:** Deed Restrictions, Septic Permit, Well Log  
**Misc Search:** Horses Permitted, Livestock Permitted, Potential Short-Term Rental

**Trms/Fin:** **Trms/Fin:** Cash, Conventional

**Possessn:** Closing/Funding

**Excl Agy:** No

**Title Company:** Select Title

**Attorney:**

**Refer to MLS#:**

**Location/Directions:** From Main St, head north toward N Adams St. Turn right onto S Adams St / Hwy 16 and continue south. Turn left onto Boos Ln (Fair Dr). Continue approximately 1.2 miles — property will be on the right.

**Owner:** RUSSELL, TOMMY RAY & CATHY ANN

**Occupancy:** Owner

**Legal Description:** OAKWOOD FOREST LOT 7-PT, 4.75,-HOMESITE- and .1, -B&B-

**Instructions:** Call ShowingTime (800-746-9464) to schedule a showing. Approval of a showing for the house does not guarantee the B&B is available. Please confirm B&B availability separately with the listing agent.

**Public Remarks:** Unique Fredericksburg Retreat! This listing is truly one of a kind. Originally a cozy three-bedroom, two-bath home, it has been thoughtfully expanded with a spacious additional living room, dedicated office, an extra bedroom and bath, plus a flexible bonus space — bringing the main home to over 3,000 square feet of living space. What makes this property stand out even more is the attached barn conversion. The structure is already heated and cooled and equipped with a kitchen, living, bedroom and bathroom and offers an additional 1,172 square feet. There is an additional half bath and flex room just awaiting a buyer's finishing vision to bring it fully to life — ideal for extended family living, guest accommodations, studio, or workshop space. The property also includes a popular one-bedroom, one-bath short-term rental generating approximately \$44,000 annually, offering immediate income potential! Outside, the acreage is set up for true hobby-ranch living with established pens suitable for goats, sheep, and even a horse, along with a chicken coop — a great setup for anyone wanting animals, gardening, or youth agricultural projects such as 4-H. Set on five peaceful acres just three miles from Fredericksburg, the property lends itself beautifully to multigenerational living or a family compound-style arrangement, offering a rare blend of flexibility, privacy, and opportunity while maintaining a residential feel.

**Agent Remarks:** Property website: <https://1180-boos-lane.jilltabor.com/>

**Display on Internet:** Yes

**Display Address:** Yes

**Allow AVM:** No

**Allow Comments:** No

**Office Broker's Lic #:** 547594

**Listing Office:** Portfolio Real Estate - KW (#:1462)

**Main:** (830) 997-6041

**Mail Address 1:** 804 S. Adams St

**Mail City:** Fredericksburg

**Mail Zip Code:** 78624

**Supervising Agent Name:**

**Supervising Agent License #:**

**Listing Agent:** Jill Tabor (#:12)

**Agent Email:** [jill@jilltabor.com](mailto:jill@jilltabor.com)

**Contact #:** (830) 456-8115

**License Number:** 0562308

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