

1180 BOOS LANE

4 Bed | 3 Bath | 3,092 sq ft | 4.85 Acres

OFFERED AT \$999,000



Originally a three-bedroom, two-bath home, this property has been thoughtfully expanded to over 3,000 square feet with an additional living room, office, extra bedroom and bath, and flexible bonus space. An attached barn conversion adds 1,172 square feet with kitchen, bath, and HVAC in place, awaiting a buyer's finishing touch — ideal for extended family living, guest quarters, studio, or workshop. A successful one-bedroom, one-bath short-term rental generates approximately \$44,000 annually, providing proven income potential. Five peaceful acres are set up for hobby-ranch living with pens for goats, sheep, and a horse, plus a chicken coop — all just three miles from Fredericksburg, offering privacy, flexibility, and a true Hill Country lifestyle.

Scan QR Code for additional information and photos



Jill Tabor

REALTOR®

📞 830-456-8115

✉️ jill@jilltabor.com



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