

MLS #: R103888A (Active) List Price: \$899,000 (4 Hits)

107 -- Glenwood Dr Fredericksburg, TX 78624



New Construction: No
Bedrooms: 3
Full Baths: 3
Half Baths: 1
Main House Living SqFt : 2,947
Apx Total SqFt: 2,947
Price Per SQFT: \$305.06
Source SqFt: GCAD
Apx Year Built: 1966
Type & Style: Ranch, Traditional
Current B&B: No
Stories: One
Heating: Central
A/C: Central Air
Garage/Carport: Detached Carport

Unit #:
Original List Price: \$899,000
Area: City-Northwest
Subdivision: Carriage Hills
County: Gillespie
School District: Fredericksburg
Distance From City Limits: In City Limits
Property Size Range: < 1 Acre
Apx Acreage: 0.7600
Seller's Est Tax: 8766.86
Showing Instructions: Appointment Only, Lockbox, Occupied, Special Instructions, See Remarks
Days on Market 1

Tax Exemptions:	Taxes w/o Exemptions: \$8,766.86	Tax Info Source: CAD	CAD Property ID #: 20942	Zoning: R-1
Flood Plain: Yes	Deed Restrictions: No	STR Permit: No	Permit #: 000	Manufactured Homes Allowed: No
HOA: No	HOA Fees:	HOA Fees Pd:	HO Warranty:	
Road Maintenance Agreement: No		Rental Property:	Rental \$:	Items Not In Sale:
Guest House: No	# of Guest Houses:	Total Guest House SqFt: 0		
Guest House # Bedrooms:	Guest House # Baths:	Guest House # Half Baths:		

Construction: Brick
Foundation: Slab
Roof: Metal
Flooring: Carpet, Tile, Wood
Utilities: City Electric
Water: Public
Sewer: Public Sewer
Fireplace/Woodstove: None
Appliances: Cooktop, Dishwasher, Disposal, Microwave, Water Softener Owned, Electric Water Heater

City/Rural: In City Limits
Site Features: Cable, Deck/Patio, Sprinkler System-Lawn
Interior Features: Formal Dining Room, Pantry
Topography: Few Trees, Level
Surface Water: None
Access: City Street
Location Description: Concrete Drive
Documents on File:
Misc Search: None

Trms/Fin:	Trms/Fin: Cash, Conventional	Possessn: Closing/Funding	Excl Agy: No
Title Company: TBD		Attorney:	Refer to MLS#:
Location/Directions: From Main St, turn left onto Llano St / N Hwy 16. Continue 1.7 miles, left on Ridgewood Dr, then left on Glenwood Dr. Home is on the left.			
Owner: ASHLEY , BLAKE JOHNSON SR & WENDY B		Occupancy: Owner	
Legal Description: CARRIAGE HILLS #1 LOT 21			

Instructions: Call ShowingTime at 800-746-9464 to schedule a showing. Please allow 24-hour notice for all showings.

Public Remarks: Situated on an oversized 0.76-acre lot shaded by mature oak trees and backing to a creek, this well-maintained 3-bedroom, 3.5-bath home offers a rare combination of space and privacy in the desirable Carriage Hills neighborhood of Fredericksburg. The backyard is a standout feature, offering a peaceful Hill Country setting with mature trees, a firepit seating area perfect for gathering, and room to enjoy the natural surroundings. Inside, the thoughtfully designed home features beautiful wood flooring, spacious living areas, and a well-appointed kitchen with stainless steel appliances and a large island offering plenty of workspace and seating for gathering. Just off the kitchen is a dedicated flex space, ideal for a home office, movie room, or hobby space, along with a separate dining room for more formal meals and entertaining. The main living room offers an expansive layout with ample space for multiple seating areas, making it comfortable for both everyday living and hosting guests. The primary suite includes a private bath, while the two additional bedrooms share a bathroom located between them. An additional full bath located off the kitchen provides added convenience, along with a powder bath for guests. Recent improvements include new windows throughout the home and a new metal roof, providing both efficiency and long-term durability. An electric gate at the driveway adds privacy, while the property also includes an attached carport and additional covered storage area. Conveniently located just minutes from Fredericksburg's shopping, dining, and wineries, this property offers space, comfort, and a beautiful Hill Country setting in an established neighborhood.

Agent Remarks: Leased Reverse Osmosis Water Filtration equipment from Culligan Water. If the buyer wants to continue with the lease, it will be transferred to their name. If they choose another option, Culligan will pick up the equipment at the owner's convenience. Culligan Water is 830 997 5539.

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
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