

MLS #: R101864A (Active) List Price: \$689,000 (81 Hits)

3408 -- Grape Creek Rd Fredericksburg, TX 78624



New Construction: No
Bedrooms: 2
Full Baths: 2
Half Baths: 1
Main House Living SqFt : 880
Apx Total SqFt: 1,496
Price Per SQFT: \$460.56
Source SqFt: GCAD
Appx Year Built: 2005
Type & Style: Cottage
Current B&B: Yes
Stories: One and One Half
Heating: Central, Electric
A/C: Central Air, Electric
Garage/Carpport: 2 Car, Detached, Garage

Unit #:
Original List Price: \$689,000
Area: City-Southwest
Subdivision: N/A, Not in Sub
County: Kendall
School District: Comfort
Distance From City Limits: 6-9 miles
Apx Acreage: 4.0000
Seller's Est Tax: 4894.18
Showing Instructions: Appointment Only,
 Special Instructions
Days on Market 76

Tax Exemptions:	Taxes w/o Exemptions: \$4,305.44	Tax Info Source: CAD	CAD Property ID #: 46771	Zoning: None
Flood Plain: No	Deed Restrictions: Yes	STR Permit: No	Permit #: 0	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: Yes	# of Guest Houses: 1	Total Guest House SqFt: 616		
Guest House # Bedrooms: 1	Guest House # Baths: 1	Guest House # Half Baths: 0		

Construction: Masonite
Foundation: Pillar/Post/Pier, Slab
Roof: Composition
Flooring: Vinyl
Utilities: CTEC Electric
Water: Well
Sewer: Septic Tank
Fireplace/Woodstove: None
Appliances: Dryer, Microwave, Range, Refrigerator, Washer

City/Rural: Outside City(w/Acrgr)
Site Features: Deck/Patio, Storage Building, Wired for High Speed Internet
Interior Features: Ceiling Fan(s), Vaulted Ceilings, Other
Topography: Sloped
Surface Water: None
Access: County Road
Location Description: Gravel Drive
Documents on File: Deed Restrictions, Plat, Survey
Misc Search: Livestock Permitted, Potential Short-Term Rental

Trms/Fin: Cash, Conventional	Possessn: Closing/Funding	Excl Agy: No
Title Company: Select Title	Attorney:	Refer to MLS#:
Location/Directions: Head South on 87, turn left on Grape Creek rd. Follow the road about 3.4 miles and then property will be on the right.		
Owner: HEPPLER FAMILY TRUST	Occupancy: See Remarks	
Legal Description: A10817 - SURVEY 70 F HOHENBERGER 3.99 ACRES		
Instructions: Call ShowingTime (800-746-9464) to schedule a showing. Must work around bookings.		
Public Remarks: Hill Country retreat on 4 wooded acres with income potential, located just 13 minutes from Fredericksburg. Known as Cactus Flower Cottages, this property offers two accommodations and is currently operating as an owners second home and short-term rental. The main home features a full kitchen, living and dining areas, a bedroom, and an upstairs loft. A guest apartment sits above the two-car garage and offers a spacious open suite with a private deck overlooking the surrounding trees. Both accommodations feature their own decks and outdoor sitting areas, creating a peaceful and secluded setting surrounded by nature. This serene property offers a perfect escape from city life while also providing an established income opportunity. Most furnishings and future bookings convey. For more information, visit www.cactusflowerfbg.com .		
Agent Remarks: Excluded Furnishings: small table (for dining) in Treehouse; iron & wood mirror next to it; and Leather Sofa (Lodge).		
Display on Internet: Yes	Display Address: Yes	Allow AVM: No
Office Broker's Lic #: 547594		Allow Comments: No

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
Contact #: (830) 456-8115
License Number: 0562308

Information Herein Deemed Reliable but Not Guaranteed
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