

MLS #: R104366A (Active) List Price: \$3,399,000

146 -- Metzger Rd Fredericksburg, TX 78624



**New Construction:** No  
**Bedrooms:** 4  
**Full Baths:** 3  
**Half Baths:** 1  
**Main House Living SqFt :** 4,312  
**Apx Total SqFt:** 4,312  
**Price Per SQFT:** \$788.27  
**Source SqFt:** GCAD  
**Apx Year Built:** 2017  
**Type & Style:** Hill Country Style, Traditional  
**Current B&B:** No  
**# Stories:** One  
**Heating:** Central  
**A/C:** Central Air  
**Garage/Carpport:** 2 Car, Attached,  
 Detached Carport

**Unit #:**  
**Original List Price:** \$3,399,000  
**Area:** County-Central  
**Subdivision:** N/A, Not in Sub  
**County:** Gillespie  
**School District:** Fredericksburg  
**Distance From City Limits:** ETJ  
**Property Size Range:** 6-10 Acres  
**Apx Acreage:** 7.1800  
**Seller's Est Tax:** 14476.90  
**Showing Instructions:** Appointment Only,  
 LA Must Accompany  
**Days on Market** 7

<b>Tax Exemptions:</b>	<b>Taxes w/o Exemptions:</b> \$14,476.90	<b>Tax Info Source:</b> CAD	<b>CAD Property ID #:</b> 180634	<b>Zoning:</b> None
<b>Flood Plain:</b> No	<b>Deed Restrictions:</b> Yes	<b>STR Permit:</b> No	<b>Permit #:</b> 00	<b>Manufactured Homes Allowed:</b> No
<b>HOA:</b> No	<b>HOA Fees:</b>	<b>HOA Fees Pd:</b>	<b>HO Warranty:</b>	
<b>Road Maintenance Agreement:</b> No		<b>Rental Property:</b>	<b>Rental \$:</b>	<b>Items Not In Sale:</b>
<b>Guest House:</b> No	<b># of Guest Houses:</b>	<b>Total Guest House SqFt:</b> 0		
<b>Guest House # Bedrooms:</b>	<b>Guest House # Baths:</b>	<b>Guest House # Half Baths:</b>		

**Construction:** Stone, Stucco  
**Foundation:** Slab  
**Roof:** Metal, Standing Seam  
**Flooring:** Brick, Tile, Wood  
**Utilities:** CTEC Electric  
**Water:** Well  
**Sewer:** Septic Tank  
**Fireplace/Woodstove:** Masonry  
**Appliances:** Double Oven, Dryer, Microwave, Range, Refrigerator,  
 Washer

**City/Rural:** Outside City(w/Acrgr)  
**Site Features:** Deck/Patio, Sprinkler System-Lawn, Wired for High  
 Speed Internet  
**Interior Features:** Formal Dining Room, High Ceilings, Pantry,  
 Vaulted Ceilings, Walk-in Closet(s), Washer-Dryer Connection  
**Topography:** Few Trees, Level  
**Surface Water:** None  
**Access:** City Street  
**Location Description:** Concrete Drive  
**Documents on File:** Deed Restrictions, Plat, Septic Permit  
**Misc Search:** Hot Tub, Swimming Pool

<b>Trms/Fin:</b>	<b>Trms/Fin:</b> Cash, Conventional	<b>Possessn:</b> Closing/Funding	<b>Excl Agy:</b> No
<b>Title Company:</b> Select Title		<b>Attorney:</b>	<b>Refer to MLS#:</b>
<b>Location/Directions:</b> From Main St, go south on S Crockett St 0.8 mi. Right on N Cherry St 0.2 mi, left on W Travis St 0.3 mi, then right on Metzger Rd. Property on right in 0.2 mi.			
<b>Owner:</b> SAWTELLE, CRISTINA P	<b>Occupancy:</b> Owner		
<b>Legal Description:</b> G E CO #700 MULTIPLE LOTS LOT GE314, GE608 & PT OF UNMBR LOT, 1.48,-HOMESITE- G E CO #700 MULTIPLE LOTS LOT GE314, GE608 & PT OF UNMBR LOT, 5.7			

**Instructions:** Call ShowingTime (800-746-9464) to schedule a showing or Call or text LA to schedule showing. 24 hours required. Listing agent to accompany all showings.

**Public Remarks:** A rare opportunity to own a private Hill Country estate on 7.18 acres just blocks from the heart of Fredericksburg. Designed with exceptional attention to detail and quality craftsmanship, this custom residence blends timeless architecture with thoughtfully incorporated reclaimed historic materials, creating warmth, character, and enduring style throughout. A gated entrance welcomes you to the property, where the home is tucked behind a grove of mature Sycamores, offering an immediate sense of privacy and tranquility. The arrival experience continues inside the striking entry, featuring walls constructed of re-salvaged limestone and reclaimed brick flooring — an introduction to the craftsmanship carried throughout the residence. Vaulted ceilings, reclaimed wood beams, refinished longleaf pine floors, reclaimed brick accents, and a full masonry Rumford fireplace anchor the light-filled living spaces with understated sophistication. The kitchen reflects classic, timeless design with a light-drenched layout featuring a butcher block island, soapstone countertops, Wolf 6-burner range, and walk-in pantry accented with antique details — equally suited for everyday living and entertaining. Just off the kitchen, a sunroom overlooking the patio provides an inviting space to relax, dine, or gather while enjoying views of the surrounding landscape. The primary suite offers a peaceful retreat with a Victoria + Albert soaking tub, glass-enclosed rain shower, dual vanities, and direct access to a large screened-in porch. The home's thoughtful layout also includes a private secondary guest suite, along with two additional bedrooms connected by a well-appointed shared bath, creating comfortable accommodations while maintaining privacy throughout. Outdoor amenities create a private resort atmosphere, including a double lap lane pool with tiled push wall, expansive circular swimming area, spa, limestone fire pit, and beautifully landscaped grounds supported by multiple water sources, rainwater collection, and irrigation systems. Additional improvements include an enclosed two-car garage, separate covered parking for four vehicles, solar panels, aviary, chicken coops, and thoughtfully maintained acreage. With no HOA and a location just moments from Fredericksburg's historic Main Street, this property represents a rare offering where craftsmanship, privacy, and timeless Hill Country living come together in a setting designed to be enjoyed for generations.

**Agent Remarks:**

<b>Display on Internet:</b> Yes	<b>Display Address:</b> Yes	<b>Allow AVM:</b> No	<b>Allow Comments:</b> No
<b>Office Broker's Lic #:</b> 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