

MLS #: R104552A (Active) List Price: \$1,695,000 (16 Hits)

609 W Austin St Fredericksburg, TX 78624



New Construction: No
Bedrooms: 3
Full Baths: 3
Half Baths: 1
Main House Living SqFt : 2,818
Apx Total SqFt: 2,818
Price Per SQFT: \$601.49
Source SqFt: GCAD
Appx Year Built: 1918
Type & Style: Historical
Current B&B: No
Stories: One
Heating: Central, Electric
A/C: Central Air, Electric
Garage/Carport: Detached Carport

Unit #:
Original List Price: \$1,695,000
Area: City-Northwest
Subdivision: FBG Addition
County: Bexar
School District: Fredericksburg
Distance From City Limits: In City Limits
Apx Acreage: 0.4600
Seller's Est Tax: 12868.40
Showing Instructions: Lockbox, See Remarks
Days on Market 2

Tax Exemptions:	Taxes w/o Exemptions: \$12,868.40	Tax Info Source: CAD	CAD Property ID #: 18185	Zoning: R-1
Flood Plain: No	Deed Restrictions: Yes	STR Permit: Yes	Permit #: 8056001288	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, Wood Siding
Foundation: Pillar/Post/Pier
Roof: Standing Seam
Flooring: Carpet, Tile, Wood
Utilities: City Electric
Water: Public
Sewer: Public Sewer
Fireplace/Woodstove: Outside
Appliances: Cooktop, Dishwasher, Disposal, Double Oven, Dryer, Microwave, Washer, Water Softener Owned, Wine Refrigerator, Gas Water Heater

City/Rural: In City Limits
Site Features: Sprinkler System-Lawn
Interior Features: High Ceilings, Storage, Walk-in Closet(s), Washer-Dryer Connection
Topography: Level
Surface Water: None
Access: City Street
Location Description: Concrete Drive
Documents on File: Survey, See Remarks
Misc Search: Hot Tub, Swimming Pool

Trms/Fin: Cash, Conventional	Possessn: Closing/Funding	Excl Agy: No
Title Company: Select Title	Attorney:	Refer to MLS#:
Location/Directions: Head West on Main Street. Turn Right onto Milam St. Turn left onto West Austin, listing will be located on the left.		
Owner: HERNDON, JASON & NANCY	Occupancy: Vacant	
Legal Description: FBG ADDN BLK 10 LOT 125, -B&B-		
Instructions: Call ShowingTime at 800-746-9464 to schedule a showing.		

Public Remarks: A rare opportunity to own one of Fredericksburg's most recognizable historic homes — a stately red brick residence built in 1918, quietly anchoring West Austin Street just one block off Main. Beautifully remodeled while honoring every detail of its original craftsmanship, this home blends period character with modern comfort. Refinished longleaf pine floors, original trim, and 12-foot pressed tin ceilings carry through the home. The remodeled kitchen features marble countertops, a deep island, custom cabinetry, professional stainless appliances, and a classic subway tile backsplash. A separate wet bar with wine refrigeration connect to the dining room and extends the entertaining space. The home offers three bedrooms, including a private primary suite with separate his-and-hers closets, a spa-style bath featuring a marble-tiled walk-in shower and dual vanities, and a dedicated door opening directly to the backyard. A spacious office or additional bedroom showcases one of the home's most beautiful original details — an intricately patterned pressed tin ceiling framed by tall windows on three sides — while a dedicated media room rounds out a layout that's designed to flex with you however you choose to enjoy it. Set on an oversized .4-acre lot, the backyard creates a true private resort — a sparkling pool with elevated spa, a covered outdoor pavilion anchored by a full stone fireplace, an outdoor shower and cabana, and a separate garden area with raised beds and greenhouse, all shaded by mature pecan trees. An expansive four-car covered carport with attached workshop, an electric entry gate, full sprinkler system, and privacy fencing complete the grounds. Just steps from Main Street's shops, restaurants, and tasting rooms — a rare offering where craftsmanship, privacy, and timeless Fredericksburg living come together for generations to enjoy. While not currently operating as a short-term rental, the property holds a coveted STR permit for 14 guests — increasingly difficult to obtain in Fredericksburg. The permit is grandfathered and may be retained by the new owner, subject to the city's renewal requirements. Buyer to verify permit details with the City of Fredericksburg.

Agent Remarks:

Display on Internet: Yes	Display Address: Yes	Allow AVM: No	Allow Comments: No
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Office Broker's Lic #: 547594

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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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