

711 ENGLEMANN OAK DR

5 Bed | 2 Bath | 1,962 sq ft

OFFERED AT \$585,000



Rare 5 bedroom home located in the established Oaks of Windcrest neighborhood! This home offers straightforward comfort and functionality in a quiet Fredericksburg setting. The home features an open floor plan with a central living area, a practical kitchen, and five bedrooms providing flexibility for family, guests, or workspace needs. The backyard is fully fenced and includes a covered gazebo-style patio—perfect for outdoor dining or relaxing in the shade. Situated on a 0.17 acre lot with city utilities and light neighborhood restrictions, the property is just minutes from Main Street, the hospital, and schools. A great opportunity for buyers seeking an in-town home with space and convenience at an approachable price point.

Click QR Code for additional information and photos.

Jill Tabor
REALTOR®

📞 830-456-8115

✉️ jill@jilltabor.com



PORTFOLIO
REAL ESTATE  kw

MLS #: R97969A (Active)
List Price: \$585,000
711 -- Englemann Oak Dr Fredericksburg, TX 78624



Bedrooms: 5	Unit #:
Full Baths: 2	Original List Price: \$585,000
Half Baths: 0	Area: City-Southwest
Main House Living SqFt : 1,962	Subdivision: Oaks of Windcrest
Apx Total SqFt: 1,962	County: Gillespie
Price Per SQFT: \$298.17	School District: Fredericksburg
Source SqFt: Owner	Distance From City: In City Limits
Appx Year Built: 2010	Property Size Range: < 1 Acre
Type & Style: Traditional	Apx Acreage: 0.1700
Current B&B: No	Seller's Est Tax: 5269.49
# Stories: One	Showing Instructions: Lockbox, Special Instructions, Vacant
Heating: Central	Days on Market 1
A/C: Central Air	
Garage/Carport: None	

Tax Exemptions:	Taxes w/o Exemptions: \$0.00	Tax Info Source:	CAD Property ID #: 92534	Zoning: R-1
Flood Plain: No	Deed Restrictions: Yes	STR Permit: No	Permit #: 0	Manufactured Homes Allowed: No
HOA: Yes	HOA Fees: 150.00	HOA Fees Pd: Yearly	HO Warranty:	
Rental Property: No	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: Stone	City/Rural: In City Limits
Foundation: Slab	Site Features: Cable, Deck/Patio, Privacy Fence
Roof: Composition	Interior Features: Ceiling Fan(s), Washer-Dryer Connection
Flooring: Carpet, Engineered Hardwood, Tile	Topography: Few Trees, Level
Utilities: Electric-CTEC, Water Heater-Electric	Surface Water: None
Water: Public	Access: City Street
Sewer: Public Sewer	Location Description: Concrete Drive
Fireplace/Woodstove: None	Documents on File: Survey
Appliances: Cooktop, Dishwasher, Disposal, Microwave, Refrigerator	

Trms/Fin:	Trms/Fin: Cash, Conventional	Possessn: Closing/Funding	Excl Agy: No
Title Company: Select	Attorney:	Refer to MLS#:	
Location/Directions: Head southeast on W Main St toward N Adams St. Turn right onto S Adams St/S State Hwy 16. Turn right onto W Windcrest St. Turn left onto Post Oak Rd. Turn right onto Englemann Oak Dr.			
Owner: WHITAKER, DAVID W III & ALEXIS	Occupancy: Vacant		

Legal Description: OAKS OF WINDCREST #2 LOT 79

Instructions: Call ShowingTime (800-746-9464) to schedule a showing.

Public Remarks: Rare 5 bedroom home located in the established Oaks of Windcrest neighborhood! This home offers straightforward comfort and functionality in a quiet Fredericksburg setting. The home features an open floor plan with a central living area, a practical kitchen, and five bedrooms providing flexibility for family, guests, or workspace needs. The backyard is fully fenced and includes a covered gazebo-style patio—perfect for outdoor dining or relaxing in the shade. Situated on a 0.17-acre lot with city utilities and light neighborhood restrictions, the property is just minutes from Main Street, the hospital, and schools. A great opportunity for buyers seeking an in-town home with space and convenience at an approachable price point.

Agent Remarks: Reality Staged. Original garage has been converted into two bedrooms.

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 Contact #: (830) 456-8115 License Number: 0562308
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Information Herein Deemed Reliable but Not Guaranteed
Central Hill Country Board of REALTORS Inc., 2007



SELLER'S DISCLOSURE NOTICE

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Section 5.008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure Notice to a buyer on or before the effective date of a contract. **This form complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.**

CONCERNING THE PROPERTY AT

**711 Englemann Oak Dr
Fredericksburg, TX 78624**

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.

Seller ___ is ___ is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property? ___ (approximate date) or ___ never occupied the Property

Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)

This notice does not establish the items to be conveyed. The contract will determine which items will & will not convey.

Item	Y	N	U
Cable TV Wiring	x		
Carbon Monoxide Det.		x	
Ceiling Fans	x		
Cooktop	x		
Dishwasher	x		
Disposal	x		
Emergency Escape Ladder(s)		x	
Exhaust Fans	x		
Fences	x		
Fire Detection Equip.	x		
French Drain			
Gas Fixtures			
Liquid Propane Gas:			
-LP Community (Captive)			
-LP on Property			

Item	Y	N	U
Natural Gas Lines		x	
Fuel Gas Piping:		x	
-Black Iron Pipe		x	
-Copper		x	
-Corrugated Stainless Steel Tubing			x
Hot Tub		x	
Intercom System		x	
Microwave	x		
Outdoor Grill		x	
Patio/Decking	x		
Plumbing System	x		
Pool		x	
Pool Equipment		x	
Pool Maint. Accessories		x	
Pool Heater		x	

Item	Y	N	U
Pump: sump grinder		x	
Rain Gutters		x	
Range/Stove	x		
Roof/Attic Vents	x		
Sauna		x	
Smoke Detector	x		
Smoke Detector - Hearing Impaired		x	
Spa		x	
Trash Compactor		x	
TV Antenna		x	
Washer/Dryer Hookup	x		
Window Screens	x		
Public Sewer System	x		

Item	Y	N	U	Additional Information
Central A/C	x			electric gas number of units: _____
Evaporative Coolers		x		number of units: _____
Wall/Window AC Units		x		number of units: _____
Attic Fan(s)		x		if yes, describe: _____
Central Heat	x			electric gas number of units: _____
Other Heat		x		if yes, describe: _____
Oven	x			number of ovens: _____ electric gas other: _____
Fireplace & Chimney		x		wood gas logs mock other: _____
Carport		x		attached not attached
Garage		x		attached not attached
Garage Door Openers		x		number of units: _____ number of remotes: _____
Satellite Dish & Controls		x		owned leased from: _____
Security System		x		owned leased from: _____

(TXR-1406) 07-10-23

Initialed by: Buyer: _____, _____ and Seller:  , 

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Concerning the Property at _____

Solar Panels		☒		owned	leased from: _____		
Water Heater	☒			electric	gas	other: _____	number of units: _____
Water Softener		☒		owned	leased from: _____		
Other Leased Items(s)		☒		if yes, describe: _____			
Underground Lawn Sprinkler		☒		___ automatic ___ manual areas covered _____			
Septic / On-Site Sewer Facility				if yes, attach Information About On-Site Sewer Facility (TXR-1407)			

Water supply provided by: ☒ city ___ well ___ MUD ___ co-op ___ unknown ___ other: _____

Was the Property built before 1978? ___ yes ___ no ___ unknown

(If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards).

Roof Type: shingle Age: 2 years (approximate)

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? ___ yes ___ no ___ unknown

Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair? ___ yes ☒ no If yes, describe (attach additional sheets if necessary): _____

Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Item	Y	N
Basement		☒
Ceilings		☒
Doors		☒
Driveways		☒
Electrical Systems		☒
Exterior Walls		☒

Item	Y	N
Floors		☒
Foundation / Slab(s)		☒
Interior Walls		☒
Lighting Fixtures		☒
Plumbing Systems		☒
Roof		☒

Item	Y	N
Sidewalks		☒
Walls / Fences		☒
Windows		☒
Other Structural Components		☒

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): _____

Section 3. Are you (Seller) aware of any of the following conditions? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Condition	Y	N
Aluminum Wiring		☒
Asbestos Components		☒
Diseased Trees: <u>oak wilt</u>		☒
Endangered Species/Habitat on Property		☒
Fault Lines		☒
Hazardous or Toxic Waste		☒
Improper Drainage		☒
Intermittent or Weather Springs		☒
Landfill		☒
Lead-Based Paint or Lead-Based Pt. Hazards		☒
Encroachments onto the Property		☒
Improvements encroaching on others' property		☒
Located in Historic District		☒
Historic Property Designation		☒
Previous Foundation Repairs		☒

Condition	Y	N
Radon Gas		☒
Settling		☒
Soil Movement		☒
Subsurface Structure or Pits		☒
Underground Storage Tanks		☒
Unplatted Easements		☒
Unrecorded Easements		☒
Urea-formaldehyde Insulation		☒
Water Damage Not Due to a Flood Event		☒
Wetlands on Property		☒
Wood Rot		☒
Active infestation of termites or other wood destroying insects (WDI)		☒
Previous treatment for termites or WDI		☒
Previous termite or WDI damage repaired		☒
Previous Fires		☒

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**711 Englemann Oak Dr
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Concerning the Property at _____

Previous Roof Repairs	☒	
Previous Other Structural Repairs		☒
Previous Use of Premises for Manufacture of Methamphetamine		☒

Termite or WDI damage needing repair		☒
Single Blockable Main Drain in Pool/Hot Tub/Spa*		☒

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): _____
had a new roof put on 2 years ago due to hail damage.

*A single blockable main drain may cause a suction entrapment hazard for an individual.

Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice? ___ yes x no If yes, explain (attach additional sheets if necessary): _____

Section 5. Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and check wholly or partly as applicable. Mark No (N) if you are not aware.)

Y N

- x Present flood insurance coverage.
- x Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.
- x Previous flooding due to a natural flood event.
- x Previous water penetration into a structure on the Property due to a natural flood.
- x Located wholly partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR).
- x Located wholly partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
- x Located wholly partly in a floodway.
- x Located wholly partly in a flood pool.
- x Located wholly partly in a reservoir.

If the answer to any of the above is yes, explain (attach additional sheets as necessary): _____

***If Buyer is concerned about these matters, Buyer may consult Information About Flood Hazards (TXR 1414).**

For purposes of this notice:

"100-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.

"500-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding.

"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

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Concerning the Property at _____

"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).

"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation more than a designated height.

"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain water or delay the runoff of water in a designated surface area of land.

Section 6. Have you (Seller) ever filed a claim for flood damage to the Property with any insurance provider, including the National Flood Insurance Program (NFIP)?* ☐ yes ☐ no If yes, explain (attach additional sheets as necessary): _____

*Homes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s).

Section 7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the Property? ☐ yes ☐ no If yes, explain (attach additional sheets as necessary): _____

Section 8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.)

Y N

☐ ☐ Room additions, structural modifications, or other alterations or repairs made without necessary permits, with unresolved permits, or not in compliance with building codes in effect at the time.

☐ ☐ Homeowners' associations or maintenance fees or assessments. If yes, complete the following:

Name of association: _____

Manager's name: _____ Phone: _____

Fees or assessments are: \$ _____ per _____ and are: ☐ mandatory ☐ voluntary

Any unpaid fees or assessment for the Property? ☐ yes (\$ _____) ☐ no

If the Property is in more than one association, provide information about the other associations below or attach information to this notice.

☐ ☐ Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:

Any optional user fees for common facilities charged? ☐ yes ☐ no If yes, describe: _____

☐ ☐ Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.

☐ ☐ Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)

☐ ☐ Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.

☐ ☐ Any condition on the Property which materially affects the health or safety of an individual.

☐ ☐ Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold.

If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).

☐ ☐ Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.

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Concerning the Property at _____

___ The Property is located in a propane gas system service area owned by a propane distribution system retailer.

___ Any portion of the Property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary): _____

Section 9. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections? ___ yes ___ no If yes, attach copies and complete the following:

Inspection Date	Type	Name of Inspector	No. of Pages

*Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property.
A buyer should obtain inspections from inspectors chosen by the buyer.*

Section 10. Check any tax exemption(s) which you (Seller) currently claim for the Property:

___ Homestead ___ Senior Citizen ___ Disabled
___ Wildlife Management ___ Agricultural ___ Disabled Veteran
___ Other: _____ ___ Unknown

Section 11. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider? ___ yes ___ no

Section 12. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? ___ yes ___ no If yes, explain: _____

Section 13. Does the Property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code?* ___ unknown ___ no ___ yes. If no or unknown, explain. (Attach additional sheets if necessary): _____

**Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information.*

A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing-impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing-impaired and specifies the locations for installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

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Initialed by: Buyer: _____, _____ and Seller:  , 

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**711 Englemann Oak Dr
Fredericksburg, TX 78624**

Concerning the Property at _____

Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information.

Signed by: _____ David W. Whitaker III Signature of Seller	6/12/2025 16:59 EDT Date Signature of Seller	Signed by: _____ _____ Signature of Seller	6/12/2025 14:19 Date
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Printed Name: _____ Printed Name: _____

ADDITIONAL NOTICES TO BUYER:

- (1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit <https://publicsite.dps.texas.gov>. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
- (2) If the Property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the Property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
- (3) If the Property is located in a seacoast territory of this state designated as a catastrophe area by the Commissioner of the Texas Department of Insurance, the Property may be subject to additional requirements to obtain or continue windstorm and hail insurance. A certificate of compliance may be required for repairs or improvements to the Property. For more information, please review *Information Regarding Windstorm and Hail Insurance for Certain Properties* (TXR 2518) and contact the Texas Department of Insurance or the Texas Windstorm Insurance Association.
- (4) This Property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the Internet website of the military installation and of the county and any municipality in which the military installation is located.
- (5) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.
- (6) The following providers currently provide service to the Property:

Electric: <u>CTEC</u>	phone #: _____
Sewer: <u>City of FBG</u>	phone #: _____
Water: <u>City of FBG</u>	phone #: _____
Cable: _____	phone #: _____
Trash: <u>City of FBG</u>	phone #: _____
Natural Gas: _____	phone #: _____
Phone Company: _____	phone #: _____
Propane: _____	phone #: _____
Internet: _____	phone #: _____

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**711 Englemann Oak Dr
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Concerning the Property at _____

(7) This Seller's Disclosure Notice was completed by Seller as of the date signed. The brokers have relied on this notice as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

The undersigned Buyer acknowledges receipt of the foregoing notice.

Signature of Buyer	Date	Signature of Buyer	Date
Printed Name: _____		Printed Name: _____	

(TXR-1406) 07-10-23

Initialed by: Buyer: _____ , _____ and Seller:  , 

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