

MLS #: R101827A (Active) List Price: \$3,399,000 (70 Hits)

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
Appx 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, Occupied
Days on Market 10

Tax Exemptions: **Taxes w/o Exemptions:** \$14,476.90 **Tax Info Source:** CAD **CAD Property ID #:** 180634 **Zoning:** None
Flood Plain: No **Deed Restrictions:** Yes **STR Permit:** No **Permit #:** 00 **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: Stone, Stucco **City/Rural:** Outside City(w/Acrgr)
Foundation: Slab **Site Features:** Deck/Patio, Sprinkler System-Lawn, Wired for High Speed Internet
Roof: Metal, Standing Seam **Interior Features:** Formal Dining Room, High Ceilings, Pantry, Vaulted Ceilings, Walk-in Closet(s), Washer-Dryer Connection
Flooring: Brick, Tile, Wood **Topography:** Few Trees, Level
Utilities: CTEC Electric **Surface Water:** None
Water: Well **Access:** City Street
Sewer: Septic Tank **Location Description:** Concrete Drive
Fireplace/Woodstove: Masonry **Documents on File:** Deed Restrictions, Plat, Septic Permit
Appliances: Double Oven, Dryer, Microwave, Range, Refrigerator, Washer **Misc Search:** Hot Tub, Swimming Pool

Trms/Fin: **Trms/Fin:** Cash, Conventional **Possessn:** Closing/Funding **Excl Agy:** No
Title Company: Select Title **Attorney:** **Refer to MLS#:**

Location/Directions: 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.

Owner: SAWTELLE, CRISTINA P **Occupancy:** Owner

Legal Description: 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: Please allow 24-hour notice for all showings. Listing agent must accompany. Showings preferred Tuesday - Friday. Call ShowingTime (800-746-9464) to schedule a showing. Property website: <https://146-metzger-rd.jilltabor.com/>

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