

MLS #: R101864A (Active) List Price: \$689,000 (12 Hits)

3408 -- Grape Creek Rd Fredericksburg, TX 78624



**New Construction:** No  
**Bedrooms:** 2  
**Full Baths:** 1  
**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  
**Property Size Range:** 1-5 Acres  
**Apx Acreage:** 4.0000  
**Seller's Est Tax:** 4894.18  
**Showing Instructions:** Appointment Only, Special Instructions  
**Days on Market** 1

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

<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> 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.			
<b>Owner:</b> HEPPLER FAMILY TRUST		<b>Occupancy:</b> See Remarks	
<b>Legal Description:</b> A10817 - SURVEY 70 F HOHENBERGER 3.99 ACRES			
<b>Instructions:</b> 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](http://www.cactusflowerfbg.com) .

**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

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