

707 CIRRUS LANE

4 Bed | 2 Bath | 1,841 sq ft

OFFERED AT \$479,000



Built in 2022, this beautifully designed 4-bedroom, 2-bath home offers 1,841 square feet of thoughtfully planned living space in Post Oak Village. The open-concept floor plan is filled with natural light, highlighted by high ceilings and a seamless flow between the living room, kitchen, and dining area—creating an inviting space for everyday living and effortless entertaining. The spacious kitchen features white cabinetry, granite countertops, stainless steel appliances, and a large center island with bar seating. A split-bedroom layout provides privacy, with a spacious primary suite and three additional bedrooms offering flexibility for guests, a home office, or hobbies. A covered patio overlooks the fenced backyard.

Scan QR Code for additional information and photos

Jill Tabor
REALTOR®

830-456-8115

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PORTFOLIO
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MLS #: R105030A (Active) List Price: \$479,000

707 -- Cirrus Lane Fredericksburg, TX 78624



New Construction:No
Bedrooms:4
Full Baths:2
Half Baths:0
Main House Living SqFt :1,841
Apx Total SqFt:1,841
Price Per SQFT:\$260.18
Source SqFt:GCAD
Appx Year Built:2022
Type & Style:Hill Country Style
Current B&B:No
Stories:One
Heating:Central, Electric
A/C:Central Air, Electric
Garage/Carport:2 Car, Attached, Garage
 Door Opener

Unit #:
Original List Price:\$479,000
Area:City-Southwest
Subdivision:Post Oak Village
County:Gillespie
School District:Fredericksburg
Distance From City Limits:In City Limits
Apx Acreage:0.1100
Seller's Est Tax:5462.40
Showing Instructions:Vacant, See
 Remarks
 Days on Market2

TaxExemptions:	Taxesw/o Exemptions: \$5,462.47	TaxInfo Source: CAD	CADProperty ID#: 189004	Zoning: R1-A
Flood Plain: No	DeedRestrictions: Yes	STRPermit: No	Permit#: 0000	ManufacturedHomesAllowed: No
HOA:No	HOA Fees:	HOAFees 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, Other
Foundation:Slab
Roof:Composition
Flooring:Vinyl
Utilities:City Electric
Water:Public
Sewer:Public Sewer
Fireplace/Woodstove:None
Appliances:Cooktop, Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer, Electric Water Heater

City/Rural:In City Limits
Site Features:Deck/Patio, Privacy Fence, Sprinkler System-Lawn
Interior Features:Ceiling Fan(s), High Ceilings, Pantry, Walk-in Closet(s), Washer-Dryer Connection, Water Softener
Topography:City Lot
Surface Water:None
Access:City Street, Paved
Location Description:Concrete Drive
Documents on File:
Misc Search:None

Trms/Fin:Cash, Conventional	Possessn:Closing/Funding	Excl Agy:No
Title Company:Select Title	Attorney:	Refer to MLS#:
Location/Directions:From Main Street, head south on S. Adams Street/State Highway 16. Turn right onto W. Live Oak Street, then right onto Post Oak Road. Turn right onto Cirrus Lane. The property will be on the right.		
Owner:Schumann, Doris Ann	Occupancy:Vacant	
Legal Description:POST OAK VILLAGE LOT 36		
Instructions:Call ShowingTime (800-746-9464) to schedule a showing		

Public Remarks:Welcome to this beautifully designed 4-bedroom, 2-bath home offering 1,841 square feet of thoughtfully planned living space in Post Oak Village. Built in 2022, this move-in-ready home features an open-concept floor plan with high ceilings, abundant natural light, and a seamless flow ideal for both everyday living and entertaining. The spacious living room opens to the kitchen and dining area, creating a warm and inviting gathering space. The kitchen features white cabinetry, granite countertops, stainless steel appliances, a large center island with bar seating, and generous cabinet and counter space. The split-bedroom floor plan provides added privacy, with a spacious primary suite featuring dual vanities, a walk-in shower, and a large walk-in closet. Three additional bedrooms offer flexibility for guests, a home office, or hobbies. Outside, the covered back patio overlooks a fully fenced backyard—perfect for outdoor dining, pets, or relaxing evenings. Conveniently located just minutes from shopping, dining, schools, and downtown Fredericksburg, this home offers modern comfort in a convenient location.

Agent Remarks: Exclusions: Living room TV and TV wall mount do not convey.

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

Listing Office: Portfolio Real Estate - KW (#:1462)
 Main: (830) 997-6041
 MailAddress 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

Information Herein Deemed Reliable but Not Guaranteed
Central Hill Country Board of REALTORS Inc., 2007

TEXAS REALTORS® **SELLER'S DISCLOSURE NOTICE**

A seller must disclose known material information concerning the condition of the Property. 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 707 Cirrus Lane, Fredericksburg, Texas 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? ☒ 1 week (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	☒		
Carbon Monoxide Det.			☒
Ceiling Fans			
Cooktop/Range/Stove	☒		
	☒		
Dishwasher	☒		
Disposal	☒		
Emergency	☒		
Escape Ladder(s)			
Exhaust Fans		☒	
Fences			☒
Fire Detection Equip.	☒		
French Drain	☒		
Gas Fixtures			☒
Liquid Propane (LP)	☒		
Gas:			
-LP			
Community	☒		
(Captive)			
-LP on Property			
Item		☒	

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

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

Item	Y	N	U	Additional Information
Central A/C				
Evaporative Coolers	☒			☒ electric ☐ gas number of units: 1
Wall/Window AC Units			☒	number of units:
Attic Fan(s)		☒		number of units:
Central Heat			☒	if yes, describe:
Other Heat	☒			☒ electric ☐ gas if yes, describe: number of units: 1
Oven		☒		number of ovens: 1
Fireplace & Chimney	☒			☐ wood ☐ gas logs ☐ mock ☐ other: ☐ electric ☒ gas ☐ other:
Carport		☒	☒	☐ attached ☐ not attached
Garage				☒ attached ☐ not attached
Garage Door Openers	☒	☒		number of units: 1
Satellite Dish & Controls				☐ owned ☐ leased from number of remotes: 2
Security System		☒	☒	☐ owned ☐ leased from



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Item	Y	NU	Additional Information
Solar Panels		☒	☐ owned ☐ leased from
Water Heater	☒		☒ electric ☐ gas ☐ other: number of units: 1
Water Softener	☒		☒ owned ☐ leased from
Other Leased Item(s)		☒	if yes, describe:
Underground Lawn Sprinkler	☒		☒ automatic ☐ manual areas covered: front and backyard
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: 3 (approximate)

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? ☐yes ☐no ☒unknownAre 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	Item	Y	N	Item	Y	N
Basement		☒	Floors		☒	Sidewalks		☒
Ceilings		☒	Foundation/Slab(s)		☒	Walls/Fences		☒
Doors		☒	Interior Walls		☒	Windows		☒
Driveways			Lighting Fixtures		☒	Other Structural Components		☒
Electrical Systems			Plumbing Systems		☒			
Exterior Walls			Roof		☒			

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	Condition	Y	N
Aluminum Wiring	☒	☒	Radon Gas		☒
Asbestos Components	☒	☒	Settling		☒
Diseased Trees: ☐ oak wilt ☐	☒	☒	Soil Movement		☒
Endangered Species/Habitat on Property			Unplatted Easements		☒
Fault Lines			Unrecorded Easements		☒
Hazardous or Toxic Waste			Urea-formaldehyde Insulation		☒
Improper Drainage			Water Damage Not Due to a Flood Event		☒
Intermittent or Weather Springs			Wetland on Property		☒
Landfill			Wood Rot		☒
Lead-Based Paint or Lead-Based Paint Hazards			Active infestation of termites or other wood destroying insects (WDI)		☒
Encroachments onto the Property		☒	Previous treatment for termites or WDI		☒
Improvements encroaching on others' property		☒	Previous termite or WDI damage repaired		☒
Located in Historic District		☒	Termite or WDI damage needing repair		☒
Historic Property Designation			Previous Fires		☒
Previous Foundation Repairs			Single Blockable Main Drain in Pool/Hot Tub/Spa*		☒
Previous Roof Repairs or Replacement		☒	Subsurface Structure or Pits		☒



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Previous Other Structural Repairs	☒	Underground Storage Tanks**	☒
Previous Use of Premises for Manufacture of Methamphetamine	☒	Aboveground Storage Tanks**	☒
A private road on or adjoining the Property that a buyer will be financially responsible for maintaining	☒	Aboveground Storage Tanks on the Property that hold 500 gal. or more and have stored petroleum products or other chemicals**	☒
Alkali-Silica Reaction (ASR) or "Concrete Cancer"	☒	Conservation Easements***	☒

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):

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

**If yes, see 30 Texas Administrative Code Chapter 334 for additional disclosure requirements pertaining to storage tanks.

***"Conservation easement" means an easement (permanent or for a period of years) on the property that restricts the use of all or a part of the property to protect natural resources, wildlife habitat, open space, or historical sites.

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

Section 5. Insurance. (Indicate Yes (Y) or No (N))

	Y	N
The Property is presently covered by insurance.	☒	☐
The Property is presently covered by flood insurance.*	☐	☒
The Property is presently covered by windstorm insurance.	☐	☒
You (Seller) have been unable to insure the Property for any reason.	☐	☒

*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).

If the answer to any of the items in Section 5 is yes, explain (attach additional sheets if necessary):

Section 6. Have you (Seller) ever filed a claim for any damage to the Property with any insurance provider? (This includes, but is not limited to, claims filed with the National Flood Insurance Program (NFIP))? ☐yes ☒no If yes, explain:

Section 7. 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 8. 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

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



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- ☐ ☒ Located ☐ wholly ☐ partly in a flood pool.
- ☐ ☒ 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.

"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 9. 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 10. 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.
- ☐ ☒ 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.
- ☐ ☒ 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 subsided district.

If the answer to any of the above items in Section 10 is yes, explain (attach additional sheets if necessary):



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- ☐ ☒ 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 assessments for the Property? ☐ yes (\$ _____) ☐ no
 If the Property is in more than one association, provide information about the other associations or attach information to this notice:

- ☐ ☒ Any common area (facilities such as pool, 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:

Section 11. Within the last 4 years, have you (Seller) received any written inspection reports or evaluations of the Property prepared by persons who regularly provide such inspections or evaluations and who are licensed, certified, or otherwise legally authorized to perform them, including but not limited to general home, roof, HVAC, plumbing, electrical, structural/foundation, pool/spa, mold, termite or other wood-destroying insect, environmental, or other specialized inspections? ☐ yes ☒ no If yes, attach copies of any such

reports and indicate the number of reports attached: _____

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

Notice to Seller: Under Texas law, you are required to disclose all known material facts, defects, needed repairs, and adverse conditions affecting the Property. Failure to disclose known material information about the Property may result in legal liability.

Section 12. 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 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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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 Sellers to provide inaccurate information or to omit any material information.

Doris Schumann

07-13-2026

Signature of Seller _____ Date _____

Signature of Seller _____ Date _____

PrintedName: DeeSchumann

PrintedName: _____

ADDITIONAL NOTICES TO BUYER:

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>CentralTexasElectric</u>	phone#: <u>(800)900-2832</u>
Sewer: <u>CityofFredericksburg</u>	phone#: <u>(830)997-7521</u>
Water: <u>CityofFredericksburg</u>	phone#: <u>(830)997-7521</u>
Cable: _____	phone#: _____
Trash: <u>CityofFredericksburg</u>	phone#: <u>(830)997-7521</u>
NaturalGas: _____	phone#: _____
PhoneCompany: _____	phone#: _____
Propane: _____	phone#: _____
Internet: _____	phone#: _____
SecuritySystem: _____	phone#: _____

(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: _____



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