

MLS #: R101757A (Active) List Price: \$1,099,000 (23 Hits)

1180 -- Boos Lane Fredericksburg, TX 78624



New Construction: No
Bedrooms: 4
Full Baths: 3
Half Baths: 0
Main House Living SqFt : 3,092
Apx Total SqFt: 3,718
Price Per SQFT: \$295.59
Source SqFt: Appraiser
Appx Year Built: 1995
Type & Style: Ranch
Current B&B: No
Stories: One
Heating: Propane, Central, Mini-Split
A/C: Central Air, Mini-Split
Garage/Carpport: 2 Car

Unit #:
Original List Price: \$1,099,000
Area: County-Central
Subdivision: Oakwood Forest
County: Gillespie
School District: Fredericksburg
Distance From City Limits: Less than 6 miles
Property Size Range: 1-5 Acres
Apx Acreage: 4.7500
Seller's Est Tax: 7209.86
Showing Instructions: Appointment Only, Lockbox
Days on Market 3

Tax Exemptions: Taxes w/o Exemptions: \$8,292.20 **Tax Info Source:** CAD **CAD Property ID #:** 60223 and 191899 **Zoning:** None

Flood Plain: No **Deed Restrictions:** Yes **STR Permit:** Yes **Permit #:** 000000 **Manufactured Homes Allowed:** No

HOA: No **HOA Fees:** **HOA Fees Pd:** **HO Warranty:**
Road Maintenance Agreement: No **Rental Property:** Short-Term **Rental \$:** **Items Not In Sale:**

Guest House: Yes **# of Guest Houses:** 1 **Total Guest House SqFt:** 626
Guest House # Bedrooms: 1 **Guest House # Baths:** 1 **Guest House # Half Baths:** 0

Construction: Brick, HardiPlank Type
Foundation: Slab
Roof: Metal
Flooring: Carpet, Concrete, Tile
Utilities: CTEC Electric, Propane Tank-Owned
Water: Well
Sewer: Septic Tank
Fireplace/Woodstove: Wood Burning Stove
Appliances: Dishwasher, Disposal, Range

City/Rural: In City Limits
Site Features: Deck/Patio, Guest Quarters, Wired for High Speed Internet
Interior Features: Pantry, Washer-Dryer Connection
Topography: Few Trees, Level
Surface Water: None
Access: City Street
Location Description: Gravel Drive
Documents on File: Deed Restrictions, Septic Permit, Well Log
Misc Search: Horses Permitted, Livestock Permitted, Potential Short-Term Rental

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, head north toward N Adams St. Turn right onto S Adams St / Hwy 16 and continue south. Turn left onto Boos Ln (Fair Dr). Continue approximately 1.2 miles — property will be on the right.

Owner: RUSSELL, TOMMY RAY & CATHY ANN **Occupancy:** Owner

Legal Description: OAKWOOD FOREST LOT 7-PT, 4.75,-HOMESITE- and .1, -B&B-

Instructions: Call ShowingTime (800-746-9464) to schedule a showing. Approval of a showing for the house does not guarantee the B&B is available. Please confirm B&B availability separately with the listing agent.

Public Remarks: Unique Fredericksburg Retreat! This listing is truly one of a kind. Originally a cozy three-bedroom, two-bath home, it has been thoughtfully expanded with a spacious additional living room, dedicated office, an extra bedroom and bath, plus a flexible bonus space — bringing the main home to over 3,000 square feet of living space. What makes this property stand out even more is the attached barn conversion. The structure is already heated and cooled and equipped with a kitchen, living, bedroom and bathroom and offers an additional 1,172 square feet. There is an additional half bath and flex room just awaiting a buyer's finishing vision to bring it fully to life — ideal for extended family living, guest accommodations, studio, or workshop space. The property also includes a popular one-bedroom, one-bath short-term rental generating approximately \$44,000 annually, offering immediate income potential! Outside, the acreage is set up for true hobby-ranch living with established pens suitable for goats, sheep, and even a horse, along with a chicken coop — a great setup for anyone wanting animals, gardening, or youth agricultural projects such as 4-H. Set on five peaceful acres just three miles from Fredericksburg, the property lends itself beautifully to multigenerational living or a family compound-style arrangement, offering a rare blend of flexibility, privacy, and opportunity while maintaining a residential feel.

Agent Remarks: Property website:

Display on Internet: Yes **Display Address:** Yes **Allow AVM:** No **Allow Comments:** No

Office Broker's Lic #: 547594

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