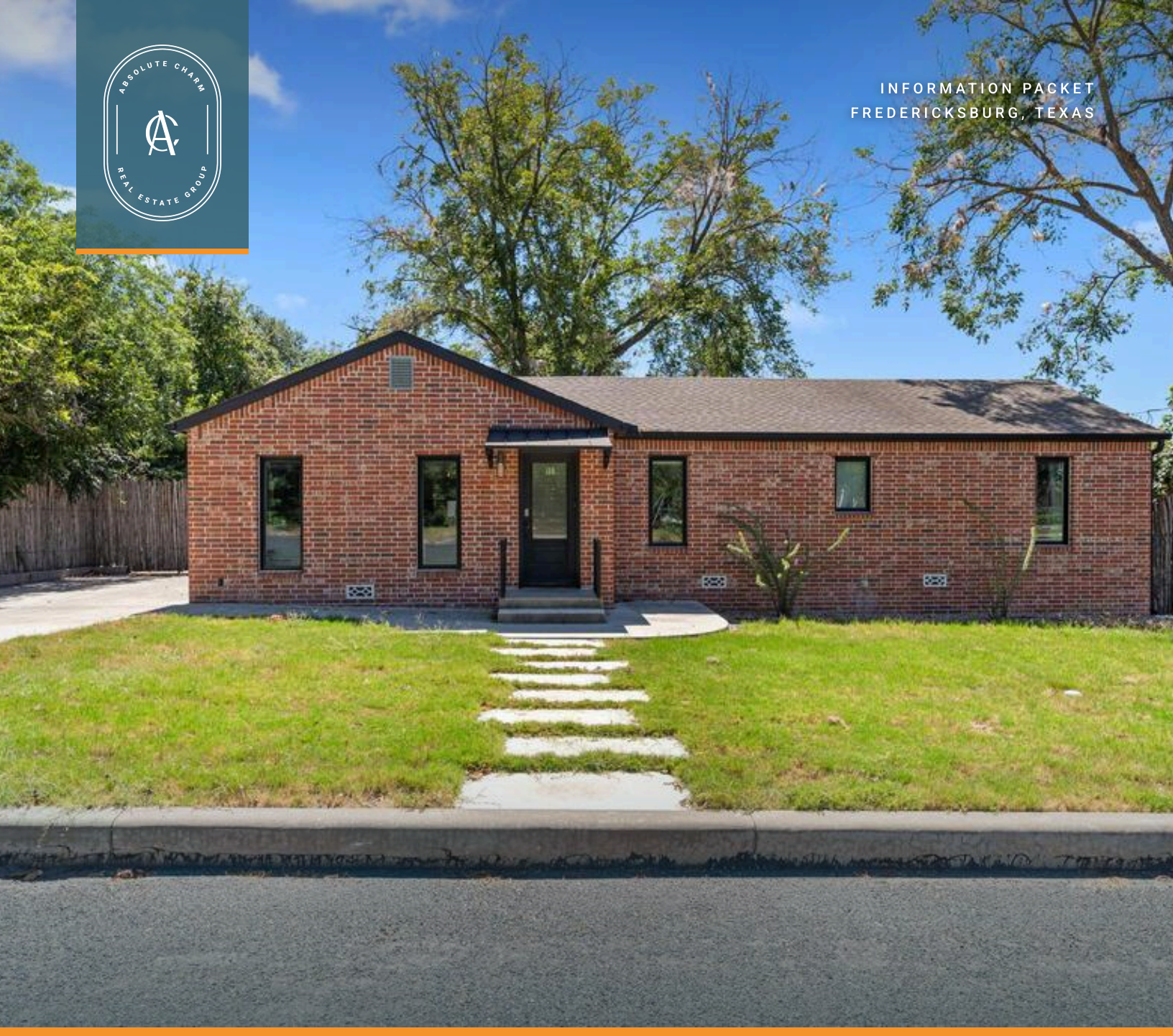


INFORMATION PACKET
FREDERICKSBURG, TEXAS

TURN-KEY SHORT-TERM RENTAL · DOWNTOWN FREDERICKSBURG

THE ALCOVE AT 109 S BOWIE

Updated 2 bed · 2 bath retreat, a half-block from Main Street, with an active STR permit and a four-year rental operating history.

2 / 2	±1,200	Up to 6	4 yrs
BEDROOMS / BATHS	SQ FT LIVING AREA	SLEEPS	OPERATING HISTORY

Presented by Savannah Sikes · Absolute Charm Real Estate Group · (830) 992-0101

THE PROPERTY

WHY GUESTS BOOK IT

The Alcove sits a half-block off Main Street, so guests park once and walk to Fredericksburg's shops, restaurants and tasting rooms. That walkability is exactly what the downtown weekend traveler is looking for.

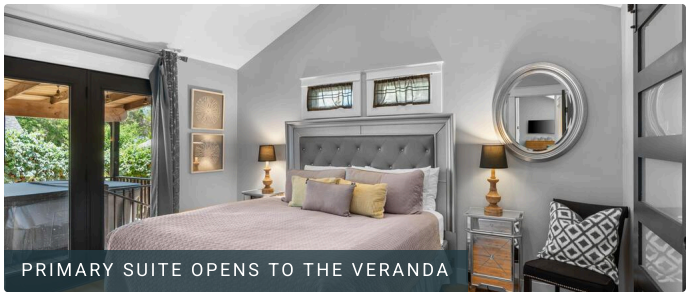

OPEN, VAULTED LIVING AREA


GRANITE ISLAND & STAINLESS


COVERED VERANDA & BACKYARD

HIGHLIGHTS

- **Two king suites** with luxury walk-in showers and custom glass
- **Open, vaulted living area** with a 4'×10' granite island and stainless appliances
- **Wet bar** with coffee station, ready for guests
- **~500 sq ft covered veranda**, with direct access from the primary suite
- **Hot tub** for guests on the property
- **Sleeps up to 6** with the living-room sleeper sofa


PRIMARY SUITE OPENS TO THE VERANDA

PROPERTY AT A GLANCE

Address	109 S Bowie St, Fredericksburg, TX 78624
Bedrooms / Baths	2 / 2
Living area	±1,200 sq ft
Sleeps	Up to 6
STR permit	Active
Operating as	"The Alcove" vacation rental
Showings	By appointment, scheduled around guest stays

READY TO EARN FROM DAY ONE

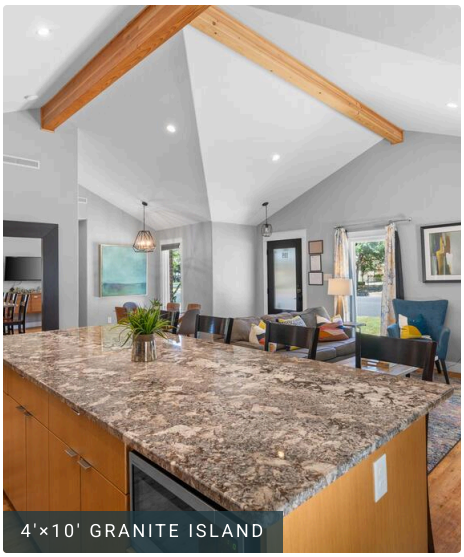
An established listing with an operating track record, active STR permit and a furnished, guest-ready interior. A buyer can keep it running without a start-up period.

Information deemed reliable but not guaranteed. Buyer to verify all information, including square footage, STR permit status and transferability, and current City of Fredericksburg STR rules.

INSIDE THE ALCOVE

LIVING, KITCHEN & WET BAR

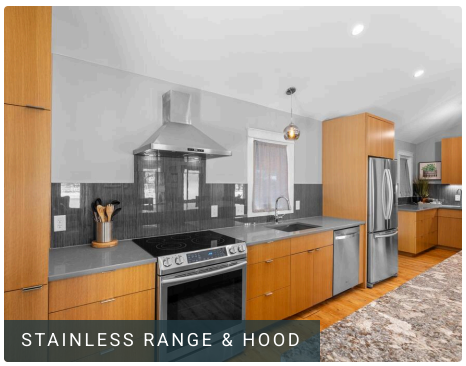

LIVING, DINING & KITCHEN


4'×10' GRANITE ISLAND

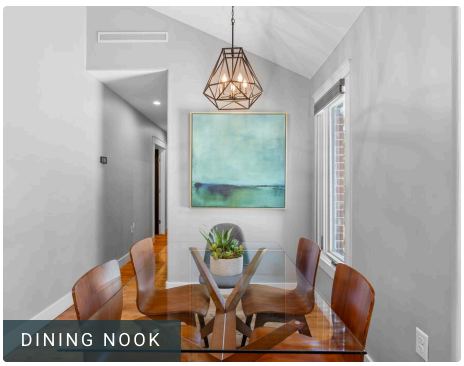

LIVING AREA

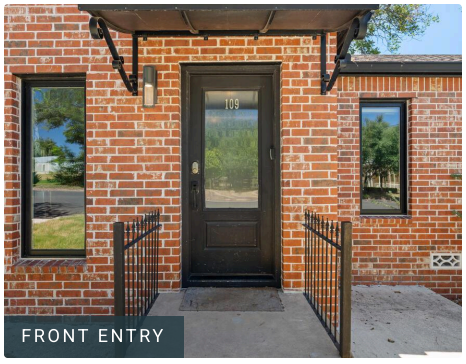

VAULTED LIVING ROOM


KITCHEN

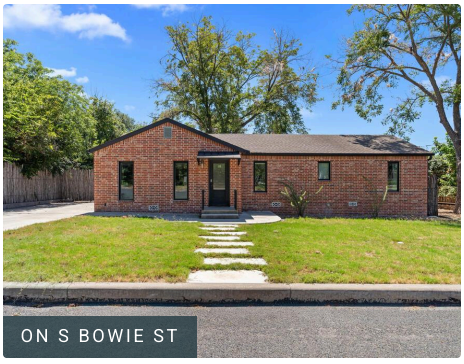

STAINLESS RANGE & HOOD


COFFEE STATION


DINING NOOK


FRONT ENTRY

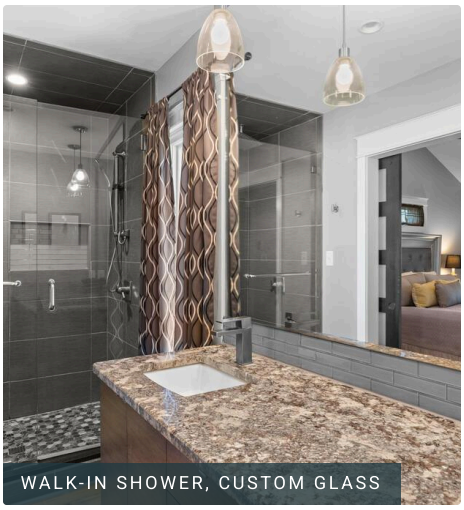

DRIVEWAY & SIDE YARD


ON S BOWIE ST

THE SUITES

TWO KING SUITES


PRIMARY KING SUITE

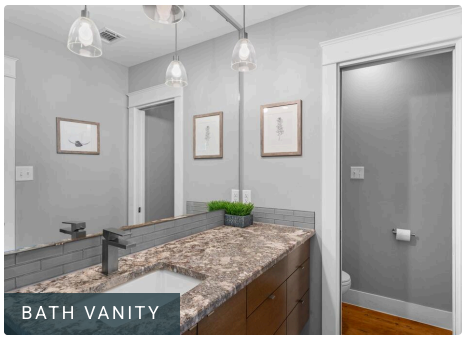

WALK-IN SHOWER, CUSTOM GLASS


SECOND KING SUITE


TILED WALK-IN SHOWER


SECOND KING SUITE


BATH VANITY & SHOWER


BATH VANITY


SECOND BATH


COVERED VERANDA



COVERED VERANDA & PRIVATE BACKYARD



LET'S TALK ABOUT THE ALCOVE

SAVANNAH SIKES

REALTOR® · Absolute Charm Real Estate Group · eXp Realty
Lic. #695288

Showings are by appointment, scheduled around guest stays. Call or text to set one up.

PHONE	(830) 992-0101
EMAIL	savannah@absolutecharm.com
LISTING PAGE	savannahsikesrealtor.com/listings/109-s-bowie
MLS	#105178

Information deemed reliable but not guaranteed. Buyer to verify all information during due diligence.