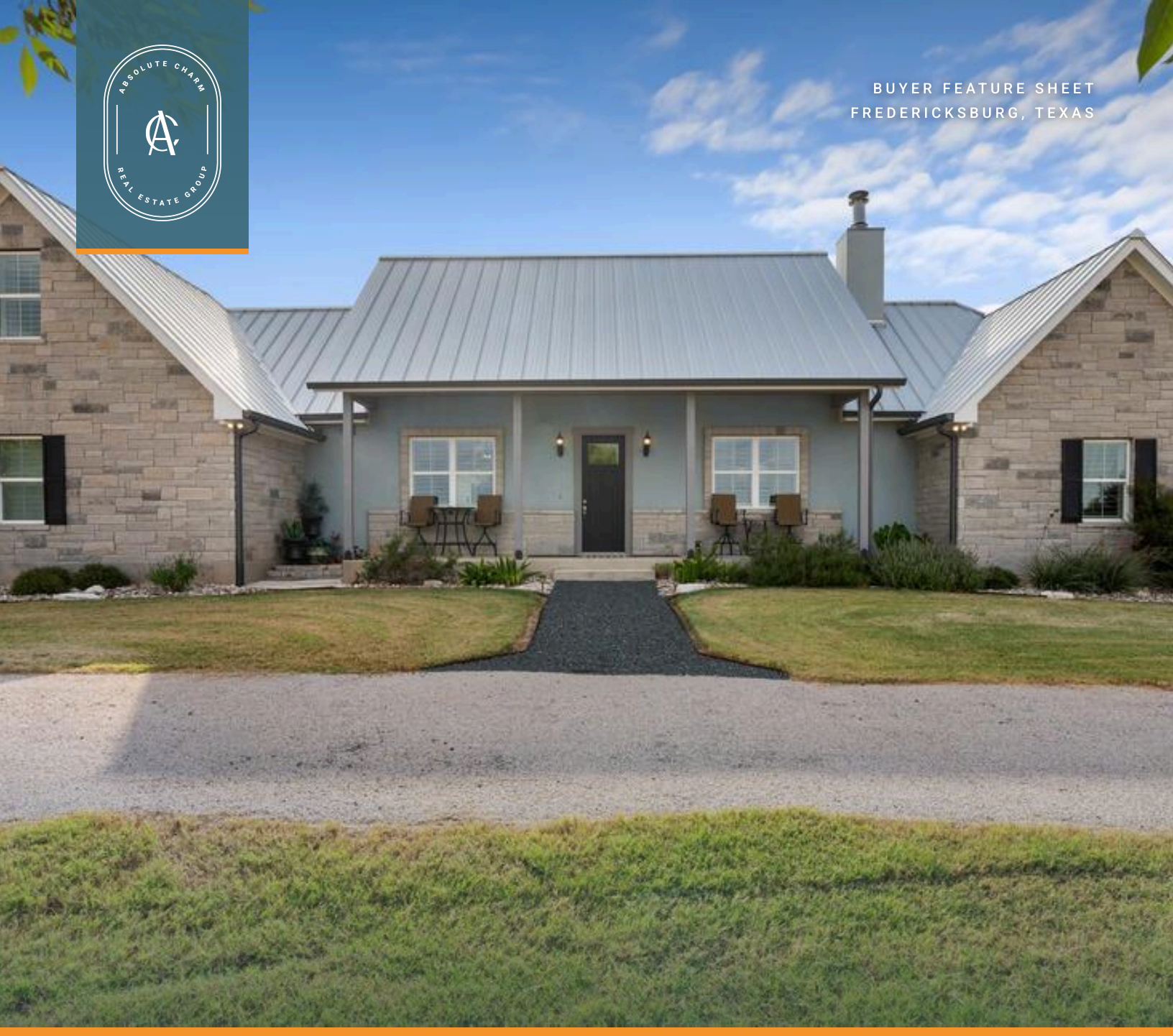


BUYER FEATURE SHEET · 5.67 ACRES

139 ARMORY RD

Fredericksburg, Texas 78624 | MLS #105298

5.67 gated, fenced acres · 75' x 50' covered building · Minutes to downtown Fredericksburg

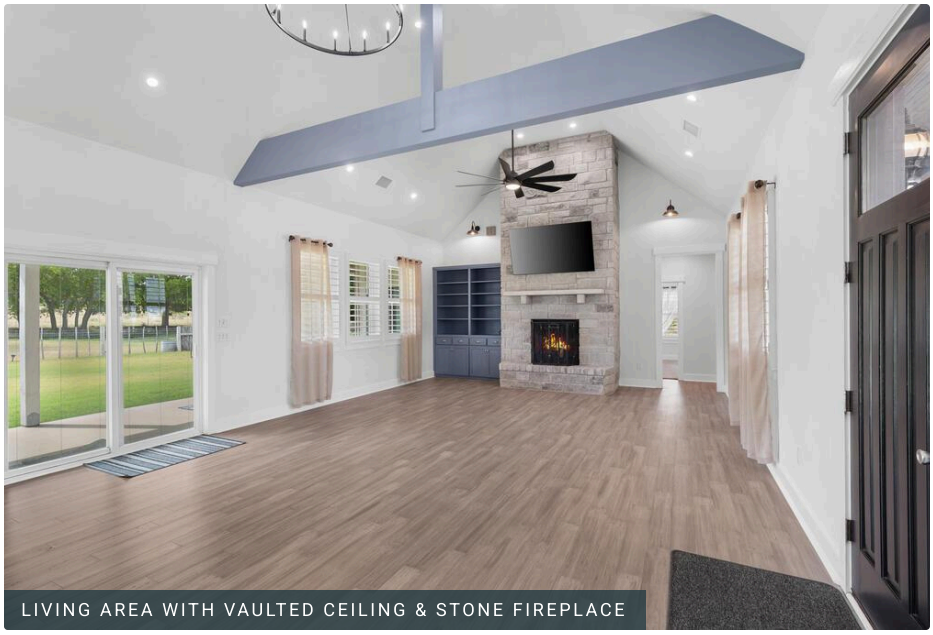
$990,000	4	2.5	2,430	5.67	2020
LIST PRICE	BEDROOMS	BATHS	SQ FT	ACRES	BUILT

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

THE HOME

A RARE HILL COUNTRY FIND

Built in 2020 and set on 5.67 acres just minutes from downtown Fredericksburg, this beautiful 4-bedroom, 2.5-bath home blends modern comfort with peaceful country living. A gated entrance, Lueders limestone exterior, paved drive, fenced acreage and a wildlife exemption make this a rare Hill Country find.


LIVING AREA WITH VAULTED CEILING & STONE FIREPLACE

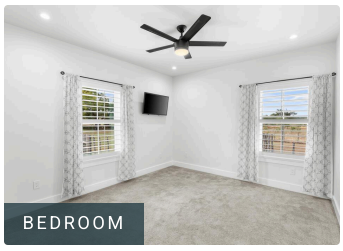

KITCHEN ISLAND


OPEN KITCHEN & DINING

INSIDE THE HOME

- Open kitchen, dining and living area with **vaulted ceilings**
- **Bamboo flooring** and a striking **stone fireplace**
- **Oversized island** designed for gathering and entertaining
- Upstairs **fourth bedroom** with flexible use as an office, gym, studio or hobby room


KITCHEN


BEDROOM

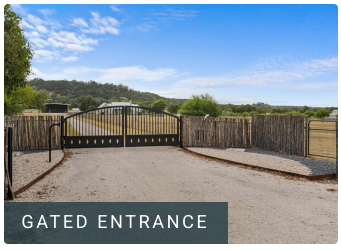
PRIVATE PRIMARY SUITE

- **Dual vanities** and a **walk-in shower**
- Relaxing **soaking tub**
- **Oversized walk-in closet**

CURB APPEAL

- **Lueders limestone** exterior, **gated entrance** and **paved drive**


FRONT PORCH


GATED ENTRANCE

5.67
GATED, FENCED ACRES

75' x 50'
COVERED BUILDING

Minutes
TO DOWNTOWN FREDERICKSBURG

Information deemed reliable but not guaranteed. Buyer and buyer's agent to verify all information.

THE STANDOUT

THE STANDOUT: 75' X 50' COVERED BUILDING



PAVED DRIVE TO THE COVERED BUILDING AND HOME

3,750
SQ FT UNDER ROOF
75' x 50' footprint

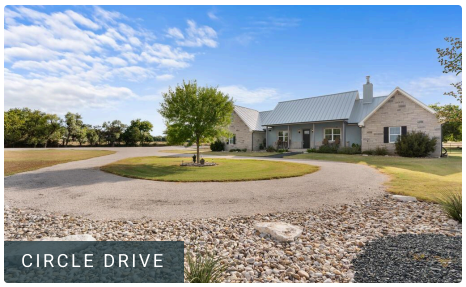
- **Electricity** run to the building
- **Enclosed storage**
- **Heated and cooled office**
- Ideal for an **RV, car collection, workshop, studio or business space**

LAND & LIFESTYLE

- **5.67 acres**, fenced, with a **gated entrance**
- **Wildlife exemption** in place
- Plenty of room for **horses, 4-H projects**, pets and outdoor living
- Country setting just **minutes from downtown Fredericksburg**
- Property **survey** enclosed

UTILITIES & SYSTEMS

- **Private water well**, drilled 2019 (state well report enclosed)
- **Aerobic on-site sewer system**, permitted and approved by Gillespie County in 2020, designed for a 4-bedroom home (details enclosed)
- Electricity to the covered building



CIRCLE DRIVE



VIEW FROM THE PORCH



KITCHEN WITH ISLAND SEATING

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THE LAND

5.67 GATED, FENCED ACRES



AERIAL VIEW, PROPERTY BOUNDARY OUTLINED

TAKE THE TOUR

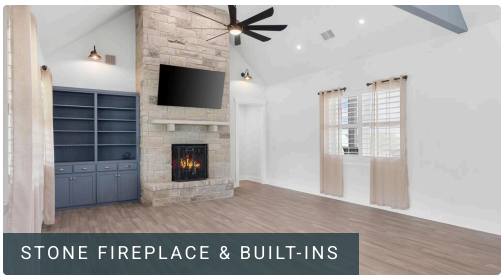
BRANDED PROPERTY WEBSITE
139armoryroad.vt-lux.com

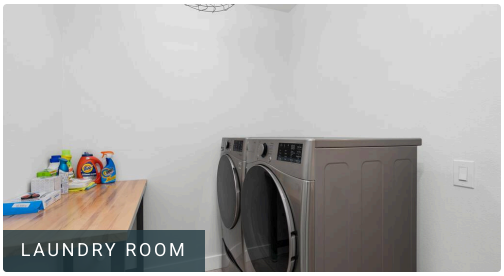
VIDEO TOUR (YOUTUBE)
Watch the video on YouTube

INTERACTIVE AERIAL MAP
Explore the land on LandID

INCLUDED IN THIS PACKET

- Survey information (5.67 acre tract)
- State of Texas water well report
- On-site sewer facility information and permit
- Aerial property map
- Deed restrictions (Armory Road Subdivision)
- Seller's Disclosure Notice


STONE FIREPLACE & BUILT-INS


LAUNDRY ROOM

Information deemed reliable but not guaranteed. Buyer and buyer's agent to verify all information.





SCHEDULE YOUR PRIVATE SHOWING

SAVANNAH SIKES

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VIDEO TOUR	Watch the video on YouTube
AERIAL MAP	Explore the land on LandID
3D TOUR	my.matterport.com/show/?m=mHf4YBmduAy
MLS	#105298

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