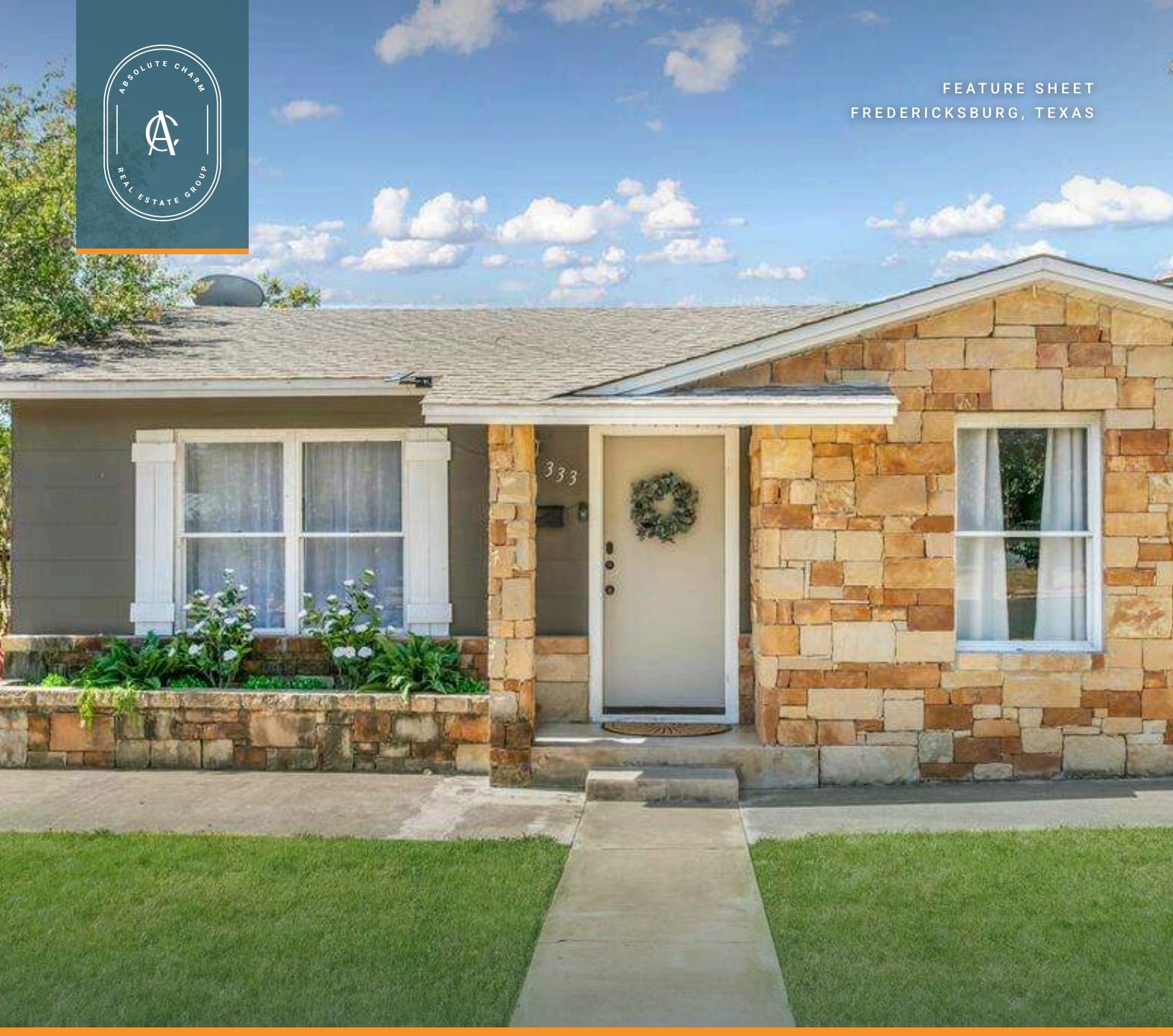


FEATURE SHEET
FREDERICKSBURG, TEXAS

FOR SALE · ESTABLISHED SHORT-TERM RENTAL

THE HOPPY HAUS

333 W Burbank St, Fredericksburg, Texas 78624 · a single-story 3 bed, 2 bath home with a grandfathered City STR permit

$499,000	3 / 2	1,907	Sleeps 8
LIST PRICE · MLS #100586	BEDS / BATHS	SQ FT · SINGLE STORY	CITY STR PERMIT #8056001777

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

THE OPPORTUNITY

AN ESTABLISHED IN-TOWN RENTAL

An in-town Fredericksburg short-term rental with an established, grandfathered City STR permit and more than four years of guest bookings. Loved by guests today, with plenty of room to add your own style and grow the income from here.

3	2	1,907	0.184	1961	8	4.84 ★
BEDROOMS	BATHS	SQ FT	ACRE	YEAR BUILT	STR OCCUPANCY	AIRBNB, 55 REVIEWS

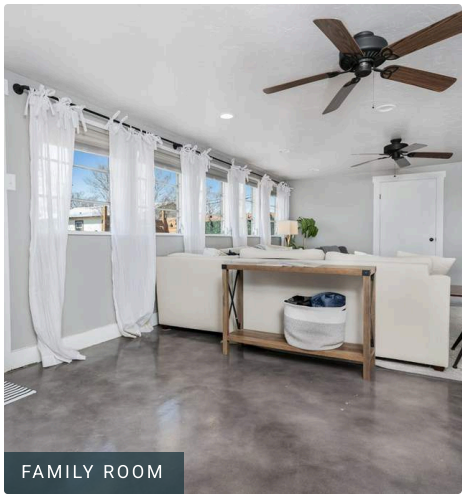
Welcome to **The Hoppy Haus**, a charming single-story home about 0.8 mile from Main Street that is already a successful short-term rental. It comes with an established, grandfathered City of Fredericksburg STR permit for occupancy 8 and more than four years of guest bookings, and guests love it: 4.84 stars on 55 Airbnb reviews under a Superhost. Live in it, rent it, or both.

FEATURES

- Single-story 3 bed, 2 bath about 0.8 mile from Main Street
- Rated 4.84 stars on 55 Airbnb reviews under a Superhost
- Garage game room with pool table, fire pit and 6-ft privacy fence
- Refreshed bathrooms with tiled showers and a newer AC system
- Double ovens, granite countertops and shiplap accent walls



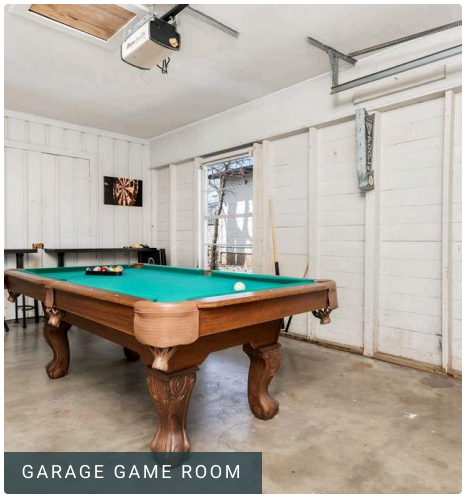
KITCHEN WITH DOUBLE OVENS



FAMILY ROOM



DAYBED ROOM OFF THE FAMILY ROOM



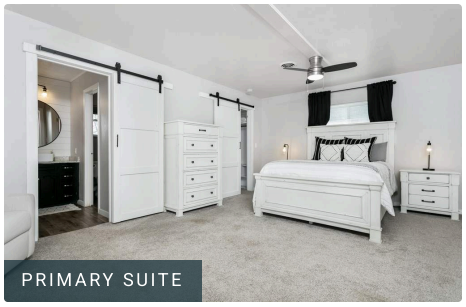
GARAGE GAME ROOM

INSIDE & OUTSIDE

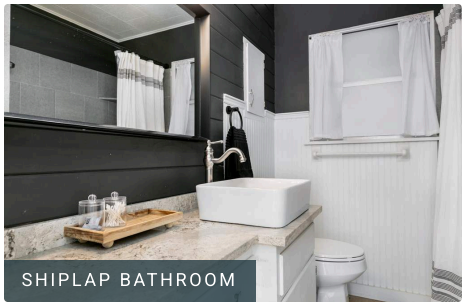
BRIGHT, OPEN AND GUEST-READY

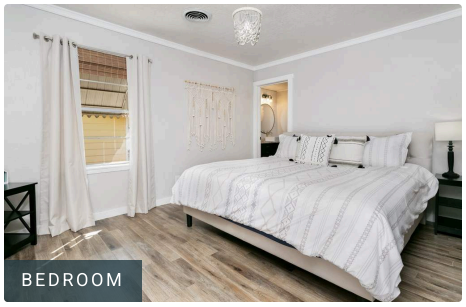

FAMILY ROOM WITH LARGE WINDOWS


KITCHEN WITH DOUBLE OVENS


PRIMARY SUITE


PRIMARY DOUBLE VANITY


SHIPLAP BATHROOM


BEDROOM


DINING ROOM


FENCED BACKYARD & FIRE PIT

INSIDE

- Bright, open living with large windows and natural light
- Kitchen with double ovens, granite counters and plenty of cabinets
- Generous bedrooms, including a big primary suite with double vanity
- Refreshed bathrooms with tiled showers and shiplap accent walls
- Newer air conditioning system and double-pane windows
- Big laundry room plus a separate family room

OUTSIDE & EXTRAS

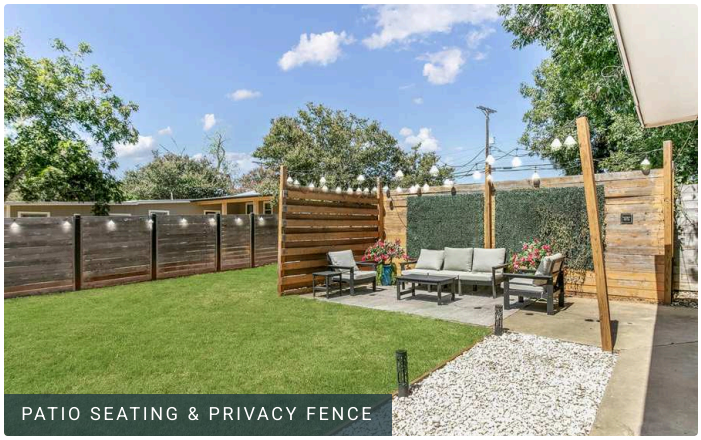
- Game room with pool table
- Large fenced backyard with fire pit seating
- New 6-foot privacy fence
- Attached garage
- City water and sewer
- Grandfathered STR permit #8056001777, occupancy 8

THE HOPPY HAUS

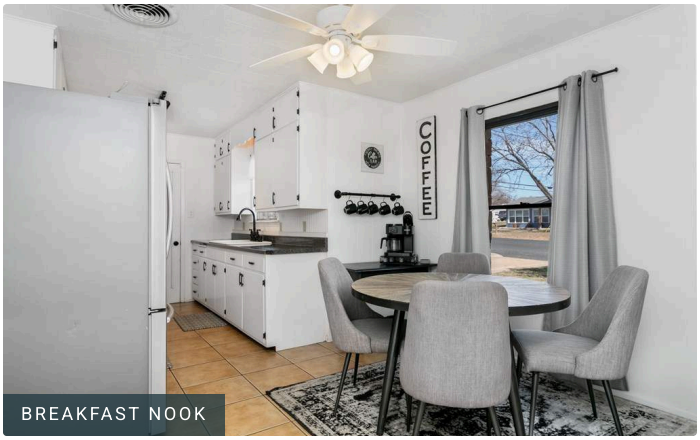
A GUEST FAVORITE, MOVE-IN READY



BACKYARD WITH FIRE PIT SEATING



PATIO SEATING & PRIVACY FENCE



BREAKFAST NOOK

WHY IT'S A SMART BUY

- **Permit in hand:** a grandfathered (pre-2022) City STR permit in R-1 zoning, occupancy 8. The City handles ownership transfers through its permit portal.
- **Proven with guests:** more than four years of bookings and a 4.84-star rating on 55 Airbnb reviews.
- **Room to grow:** a hot tub, refreshed photos and leaning into the game room and fire pit are easy ways to make it even more bookable.
- **Flexible:** keep it as a rental, make it your Fredericksburg home, or both.

LIVING IN FREDERICKSBURG

Just under a mile from Main Street and the Marktplatz, with shops, restaurants, wineries and festivals an easy drive, bike or walk away. Ask Savannah for the full income summary.

FLOOR PLAN

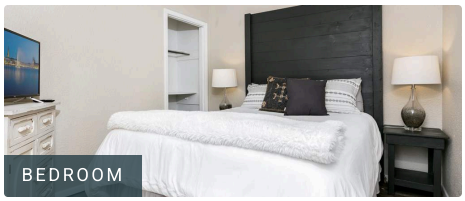
FLOOR PLAN • SINGLE STORY



ROOM	SIZE	ROOM	SIZE
Family room	24'2" x 16'	Primary vanity	7'1" x 7'11"
Dining room	18'4" x 11'7"	Primary bath	7'1" x 5'7"
Breakfast nook	9'6" x 11'1"	Primary closet	7'1" x 6'1"
Kitchen	9'7" x 8'1"	Bedroom	11'1" x 13'8"
Living room	11'1" x 10'1"	Bedroom	9'9" x 10'1"
Laundry room	8'7" x 16'	Bathroom	7'10" x 6'10"
Primary bedroom	13'5" x 20'3"	Garage	12'2" x 20'4"


DINING ROOM


KITCHEN


BEDROOM

Matterport floor plan. Sizes and dimensions are approximate.

THE HOPPY HAUS

PROPERTY FACTS

OVERVIEW

Address	333 W Burbank St, Fredericksburg, TX 78624
List price	**$499,000**
MLS #	R100586A
Subdivision	Heimann Heights Addition (H and TC RR Co)
Lot	0.184 acre
Location	In city limits
Utilities	City water, sewer and electric; Atmos natural gas

HOME

Year built	1961
Style	Ranch, single story
Bedrooms / baths	3 / 2
Living area	1,907 sq ft
Garage	Attached

SHORT-TERM RENTAL

STR permit	#8056001777 (grandfathered, R-1, occupancy 8)
Guest rating	4.84 stars, 55 Airbnb reviews



AERIAL VIEW OF THE LOT

THE STR PERMIT

City of Fredericksburg permit #8056001777: a grandfathered (pre-2022) unoccupied STR permit in R-1 zoning, occupancy 8. The City handles ownership transfers through its permit portal; buyers should confirm details with the City.


ON W BURBANK ST

SEE MORE

Photos, the 3D Matterport tour and listing documents: savannahsikesrealtor.com/listings/333-w-burbank-st/. Call or text (830) 992-0101 to schedule a showing.

Information is deemed reliable but not guaranteed and should be independently verified by the buyer, including permits, zoning, taxes, acreage, square footage and condition. STR permits are subject to City of Fredericksburg rules on transfer and renewal. Ask Savannah for the owner income summary.



FENCED BACKYARD WITH FIRE PIT SEATING



LET'S TALK ABOUT THE HOPPY HAUS

SAVANNAH SIKES

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

Call or text Savannah to schedule a showing.

PHONE	(830) 992-0101
EMAIL	savannah@absolutecharm.com
LISTING PAGE	savannahsikesrealtor.com/listings/333-w-burbank-st
3D TOUR	my.matterport.com/show/?m=XYgVetFcGSa
MLS	#100586

TOUR IT

Scan for the 3D Matterport walkthrough.

Information deemed reliable but not guaranteed. Buyer to independently verify all information, including permits, zoning, taxes, square footage and condition.