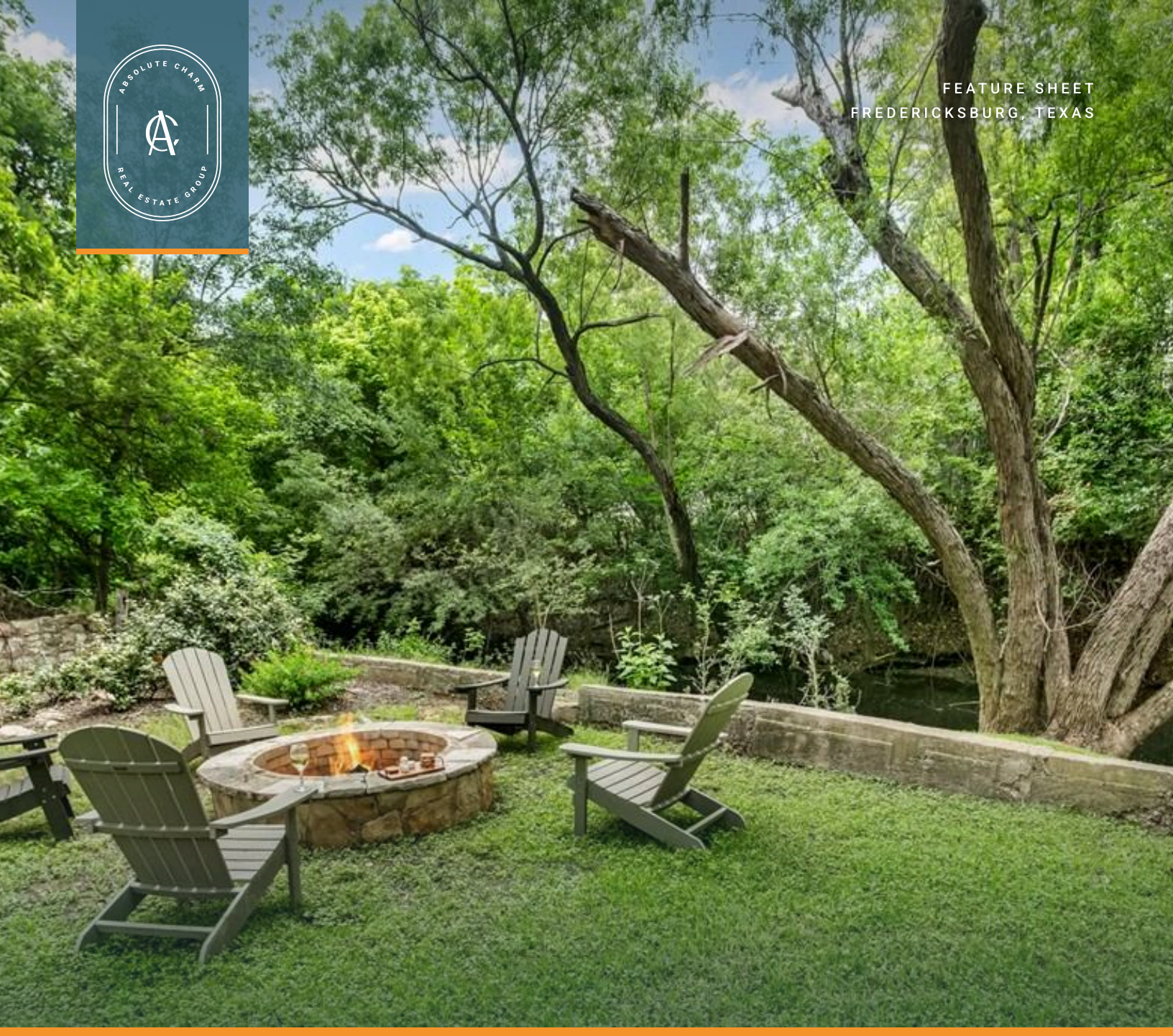


FEATURE SHEET
FREDERICKSBURG, TEXAS

FOUR-UNIT SHORT-TERM RENTAL · BARONS CREEK

406 W SCHUBERT STREET

One of Fredericksburg's most iconic creekside properties: about 220 feet of Barons Creek frontage, mature trees, four units and short-term rental use allowed by right under C-1 zoning.

$1,389,000	4 units	~220 ft	0.31 ac
LIST PRICE · MLS #104595	STR USE BY RIGHT	BARONS CREEK FRONTAGE	C-1 ZONING · IN CITY LIMITS

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

THE PROPERTY

A CREEKSIDE COMPOUND IN TOWN

Creek frontage in town is close to impossible to find, and this lot pairs it with established short-term rental use.


MAIN HOUSE, GUEST HOUSE & SHARED PATIO


BARONS CREEK


STREET VIEW

WHY BUYERS LOOK TWICE

The main home is divided into three rentable units today and could be opened back into one house, so a buyer can run it as a four-unit rental, live in the main house and rent the guest house, or hold it as a family compound.

- About 220 ft of Barons Creek frontage lined with majestic mature trees
- Operated as four short-term rental units, with STR use allowed by right under the C-1 commercial zoning (stronger than grandfathered use)
- Main home with two generous living areas, a bar for entertaining and big windows onto the creek
- Detached two-story guest house for more accommodations and income
- Large shaded patio with a shared fire pit and grill
- Directly across the street from the newly renovated Grand Central @ Milam (grandcentralatmilam.com)
- Walk to Main Street: the units are marketed as two blocks from Main
- Desirable C-1 zoning in city limits

PROPERTY AT A GLANCE

Address	406 W Schubert St, Fredericksburg, TX 78624
List price	**$1,389,000**
MLS #	104595 (CHCBR)
Units	**A:** 1 bed / 1 bath king suite, full kitchen, washer/dryer, private hot tub **B:** 1 bed / 1 bath king suite, kitchenette **C:** 1 bed / 1 bath king suite, kitchenette **D:** 1 bed / 1 bath detached two-story guest house
STR use	Allowed by right in C-1 zoning
STR permits	A #8056001807 · B #8056001806 C #8056001805 · D #STR23-0309
Beds / baths	4 bedrooms / 4 baths (every unit is a 1/1)
Living area	2,577 sq ft total: main house 2,140 + guest house 437 (Gillespie CAD). Plus 288 sq ft detached garage, deck, patio and porches
Year built	1951 (main house) · Renovated 2008/2020
Lot	0.31 acre · C-1 zoning
Showings	By appointment, scheduled around guest stays

OUTDOOR LIVING

LIFE UNDER THE OAKS

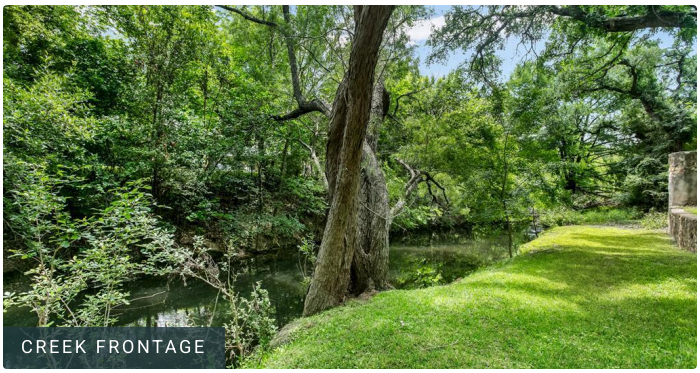
The backyard is the reason guests book and the reason buyers fall for it: a shaded lawn that runs down to Barons Creek, a stone fire pit, a grilling patio and a private hot tub.



SHADED PATIO, OUTDOOR FIREPLACE & GRILL



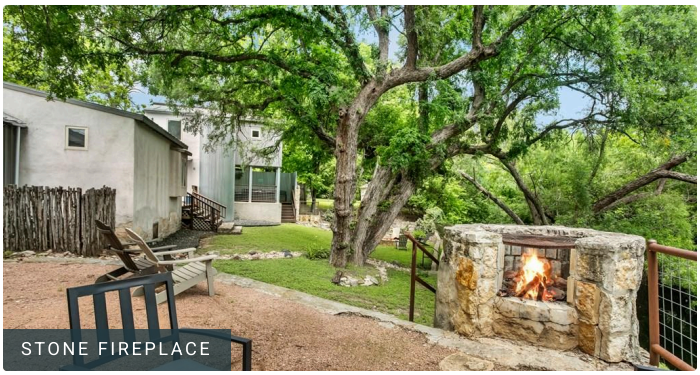
FIRE PIT LAWN



CREEK FRONTAGE



PRIVATE HOT TUB



STONE FIREPLACE

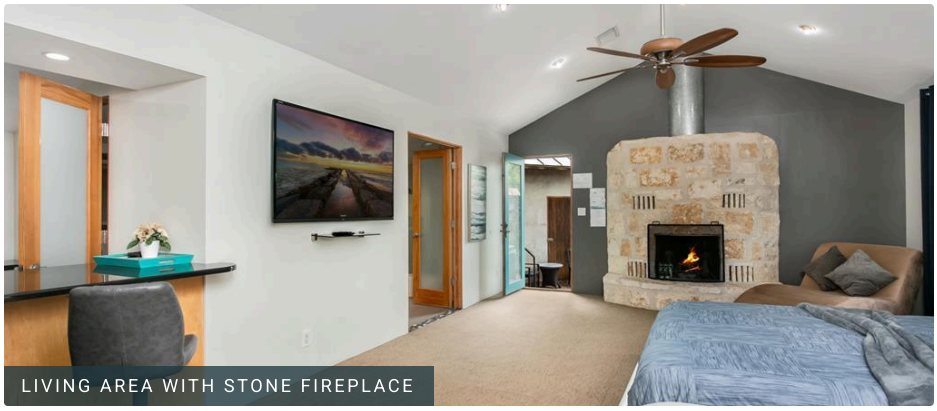
LEAD WITH THE CREEK

The 220 feet of frontage, the mature trees, the shaded patio and the hot tub are what set this property apart from the 2,213 other rentals in town.

INSIDE THE SUITES

FOUR KING SUITES, READY FOR GUESTS

Every unit is a 1 bed / 1 bath king suite. The main house holds Units A, B and C and can be opened back into one home; Unit D is the detached two-story guest house.


LIVING AREA WITH STONE FIREPLACE


DINING & KITCHEN

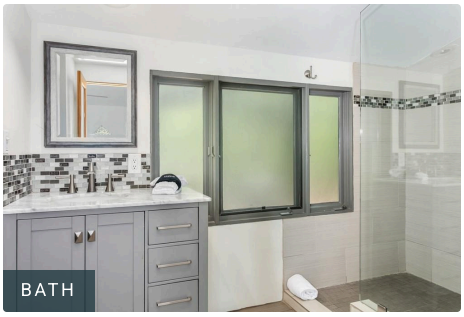

KING SUITE

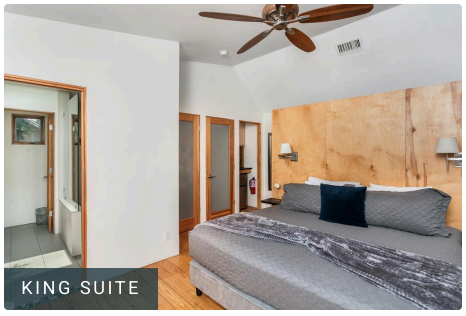

KING SUITE


KING SUITE


DINING


DOUBLE VANITY


BATH


KING SUITE


SUITE KITCHENETTE


GUEST HOUSE

FLOOR PLANS

MAIN HOUSE: UNITS A, B AND C

About 2,140 sq ft (Gillespie CAD). Three 1 bed / 1 bath king suites that can be opened back into one home.



FLOOR PLAN


LIVING ROOM


KITCHEN & DINING


WALK-IN SHOWER

TAKE THE 3D TOURS

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my.matterport.com/show/?m=TLczeC7xSgt

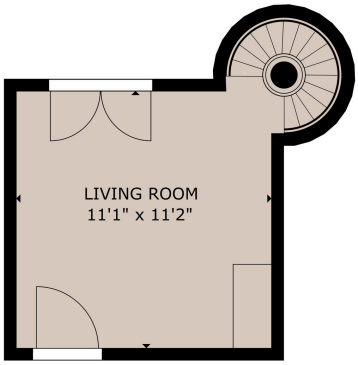
Floor plans and room sizes are approximate (Matterport). Buyer to verify.

FLOOR PLANS

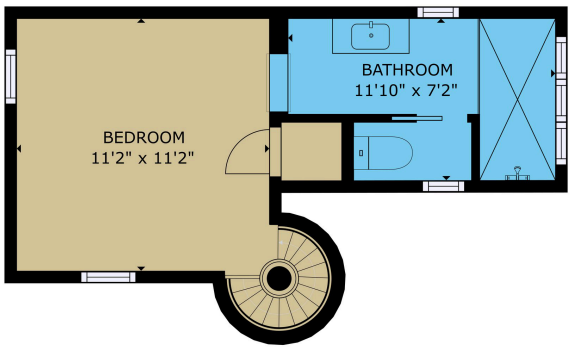
GUEST HOUSE: UNIT D

About 437 sq ft (Gillespie CAD). Detached two-story 1 bed / 1 bath guest house.

DOWNSTAIRS



UPSTAIRS



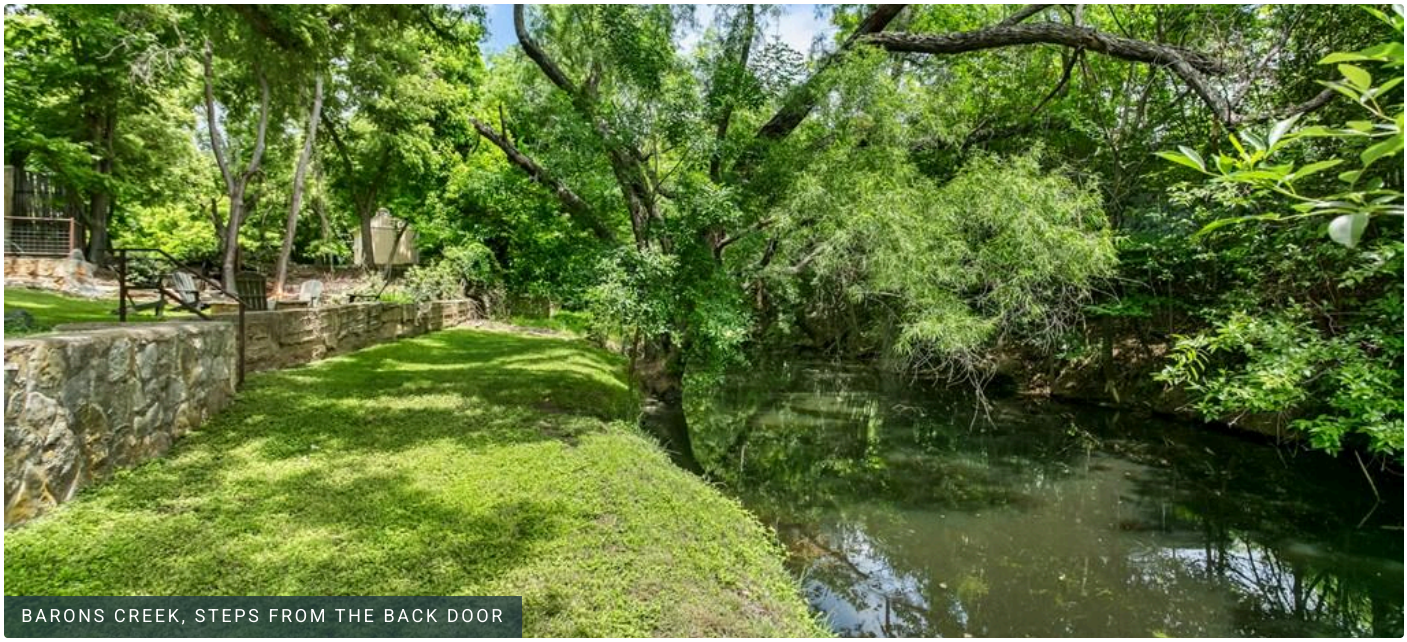


GUEST HOUSE EXTERIOR



TWO-STORY GUEST HOUSE

Floor plans and room sizes are approximate (Matterport). Buyer to verify.



BARONS CREEK, STEPS FROM THE BACK DOOR



LET'S TALK ABOUT 406 W SCHUBERT

SAVANNAH SIKES

REALTOR® · Absolute Charm Real Estate Group · eXp Realty

Call or text to schedule a showing around guest stays, walk the creek, or go through the numbers together. Full financials are available to qualified buyers.

PHONE	(830) 992-0101
EMAIL	savannah@absolutecharm.com
LISTING PAGE	savannahsikesrealtor.com/listings/406-w-schubert-st
3D TOURS	Tour 1 · Tour 2 · Tour 3
MLS	#104595 (CHCBR)

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