

INFORMATION PACKET
FREDERICKSBURG, TEXAS

TURN-KEY SHORT-TERM RENTAL · IN-TOWN FREDERICKSBURG

LEICHT HAUS AT 411 W TRAVIS

A 3 bed · 2 bath 1947 home on a third of an acre along Town Creek, a short walk from Main Street, with a hot tub, fire pit and an operating rental business.

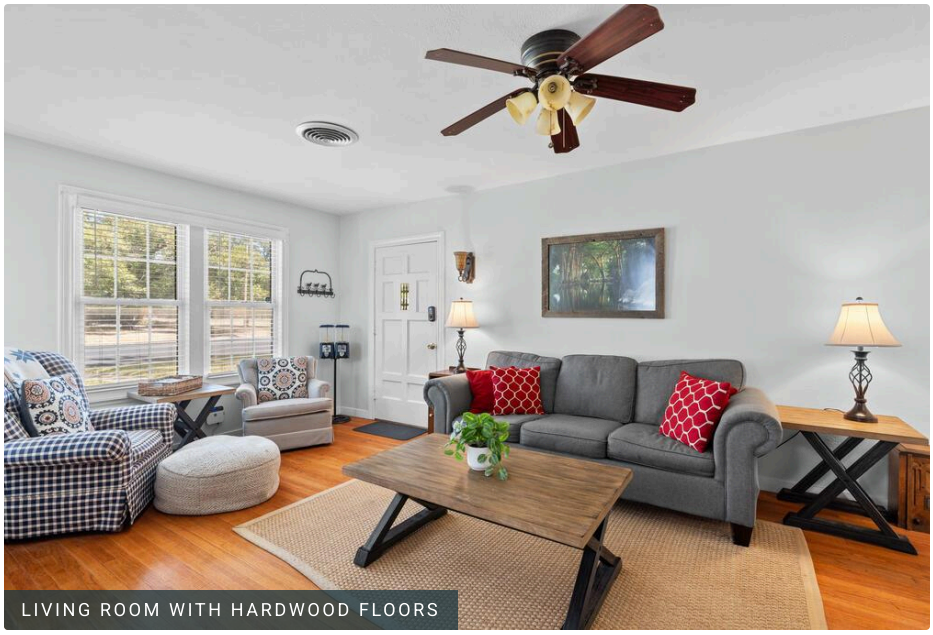
$699,000	0.33 ac	9.4 / 10	3 / 2
OFFERED FURNISHED & TURN-KEY	LOT WITH PECANS ON TOWN CREEK	GUEST RATING (EXPEDIA)	BEDROOMS / BATHS

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

THE PROPERTY

WHY GUESTS BOOK IT

Leicht Haus sits about 0.4 miles (a 7-minute walk) from Main Street and the Marktplatz, on one of the prettiest lots in town: mature pecan trees with Town Creek running along the property. Guests get small-town charm, a big backyard and an easy stroll to dinner.


LIVING ROOM WITH HARDWOOD FLOORS


DINING & BUILT-IN CHINA CABINET


UPDATED KITCHEN, STAINLESS

HIGHLIGHTS

- **Three king bedrooms**, sleeps 6
- **Original hardwood floors** and a built-in china cabinet in the dining room
- **Updated kitchen** with stainless steel appliances
- **Primary suite** with full bath and a sitting room opening to the backyard
- **Covered outdoor living** with hot tub, fire pit and BBQ grill
- **EV charger**, washer/dryer and a covered carport
- **Guests love it:** 9.4/10, with reviews praising cleanliness, location and the hot tub


COVERED CARPORT

PROPERTY AT A GLANCE

Address	411 W Travis St, Fredericksburg, TX 78624
List price	**$699,000**
Bedrooms / Baths	3 / 2
Living area	1,504 sq ft
Lot	0.33 acre, seasonal creek
Year built	1947
HOA	None
Operating as	"Leicht Haus" vacation rental
Sold	Furnished, with existing reservations

READY TO EARN FROM DAY ONE

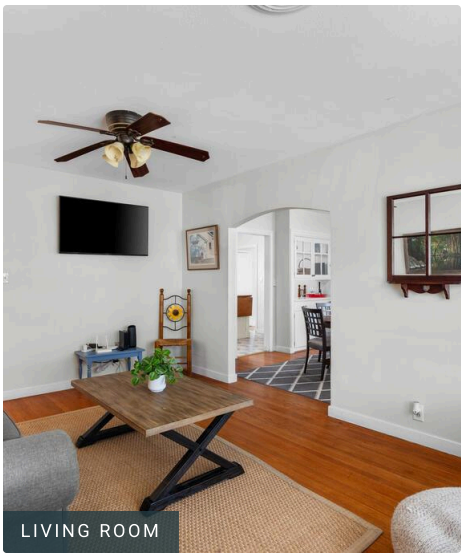
The home is already listed and booking, with a furnished, guest-ready interior and reservations on the calendar that transfer with the sale.

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 LEICHT HAUS

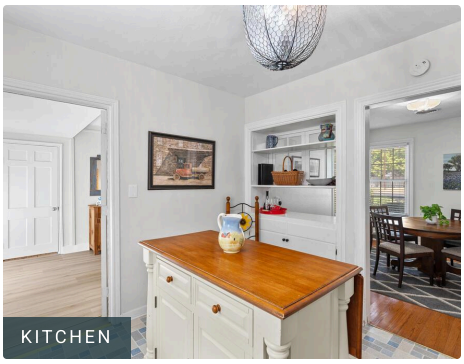
LIVING, DINING & KITCHEN

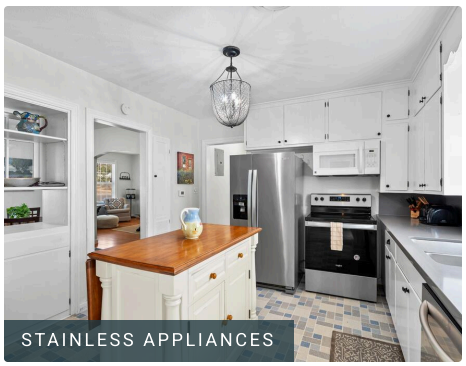

LIVING & DINING

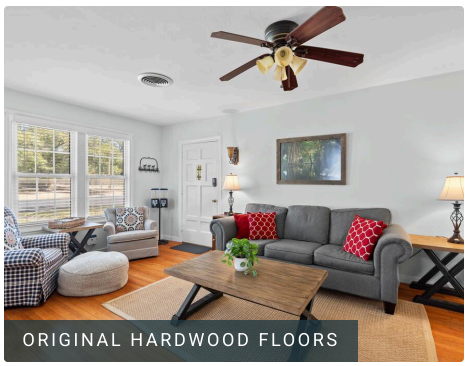

LIVING ROOM

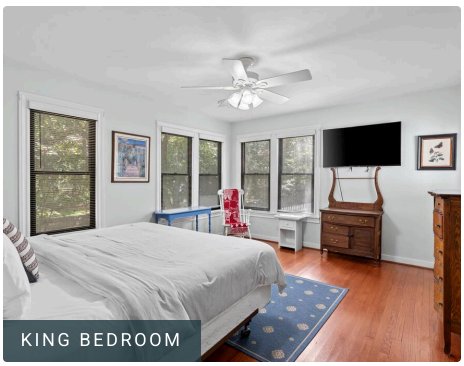

DINING ROOM


KITCHEN ISLAND


KITCHEN

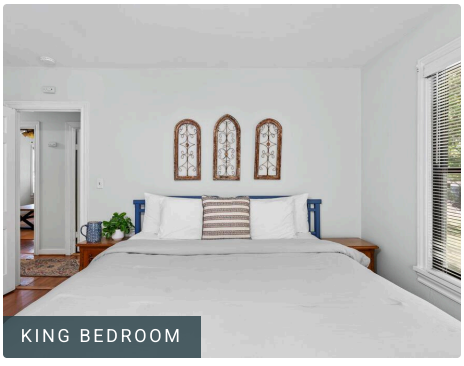

STAINLESS APPLIANCES


ORIGINAL HARDWOOD FLOORS


KING BEDROOM


ON W TRAVIS ST

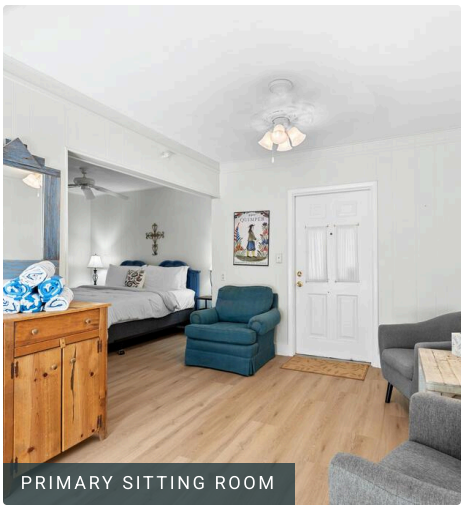

COVERED CARPORT

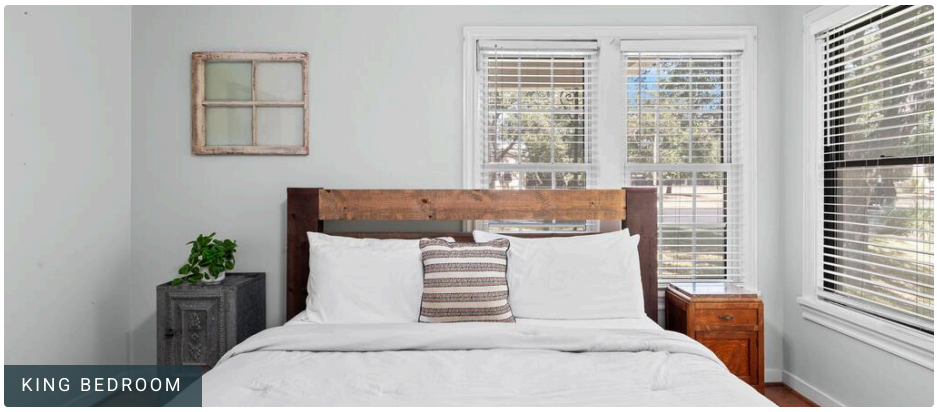

KING BEDROOM

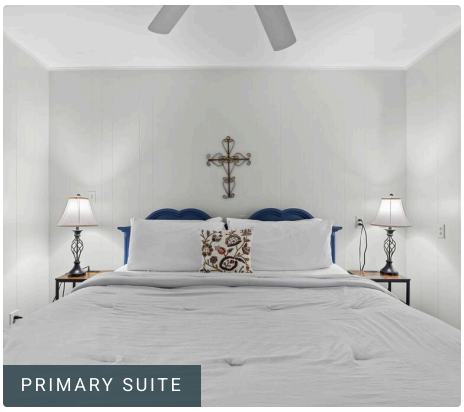
BEDROOMS & BATHS

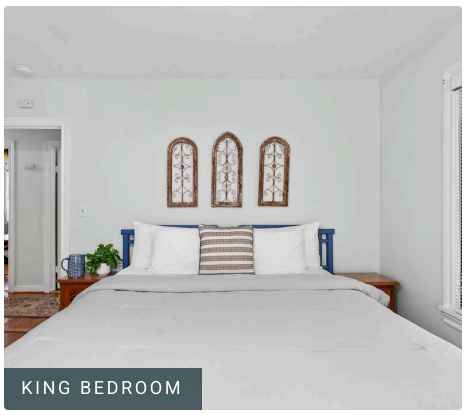
THREE KING BEDROOMS

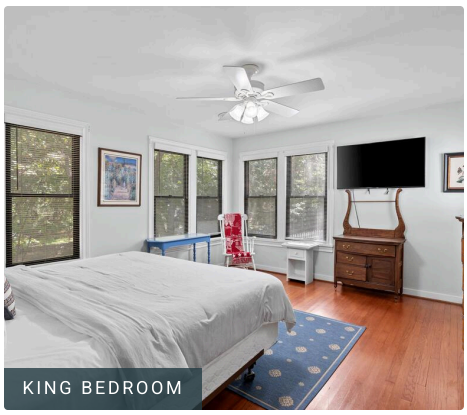

PRIMARY SUITE

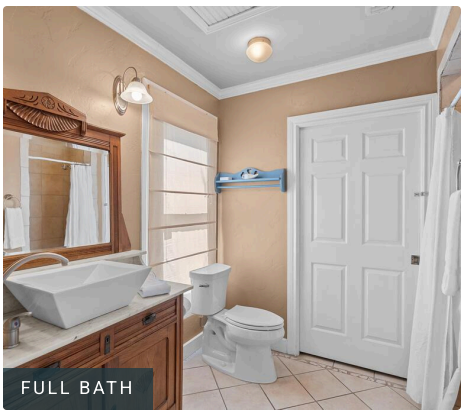

PRIMARY SITTING ROOM

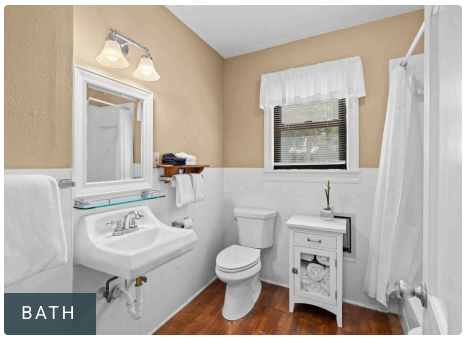

KING BEDROOM

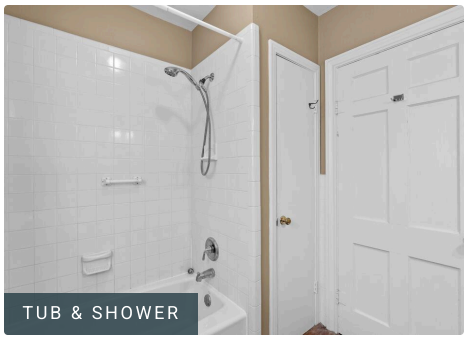

PRIMARY SUITE

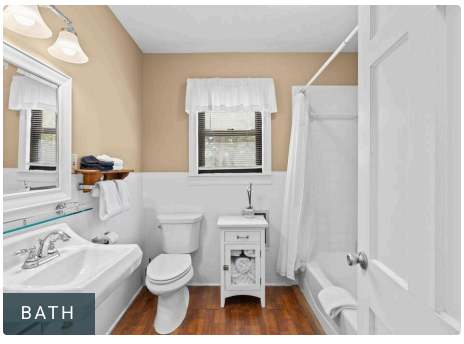

KING BEDROOM


KING BEDROOM


FULL BATH


BATH


TUB & SHOWER


BATH



LEICHT HAUS ON W TRAVIS ST



LET'S TALK ABOUT LEICHT HAUS

SAVANNAH SIKES

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

Call or text to schedule a showing.

PHONE	(830) 992-0101
EMAIL	savannah@absolutecharm.com
LISTING PAGE	savannahsikesrealtor.com/listings/411-w-travis-st
MLS	#105316

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