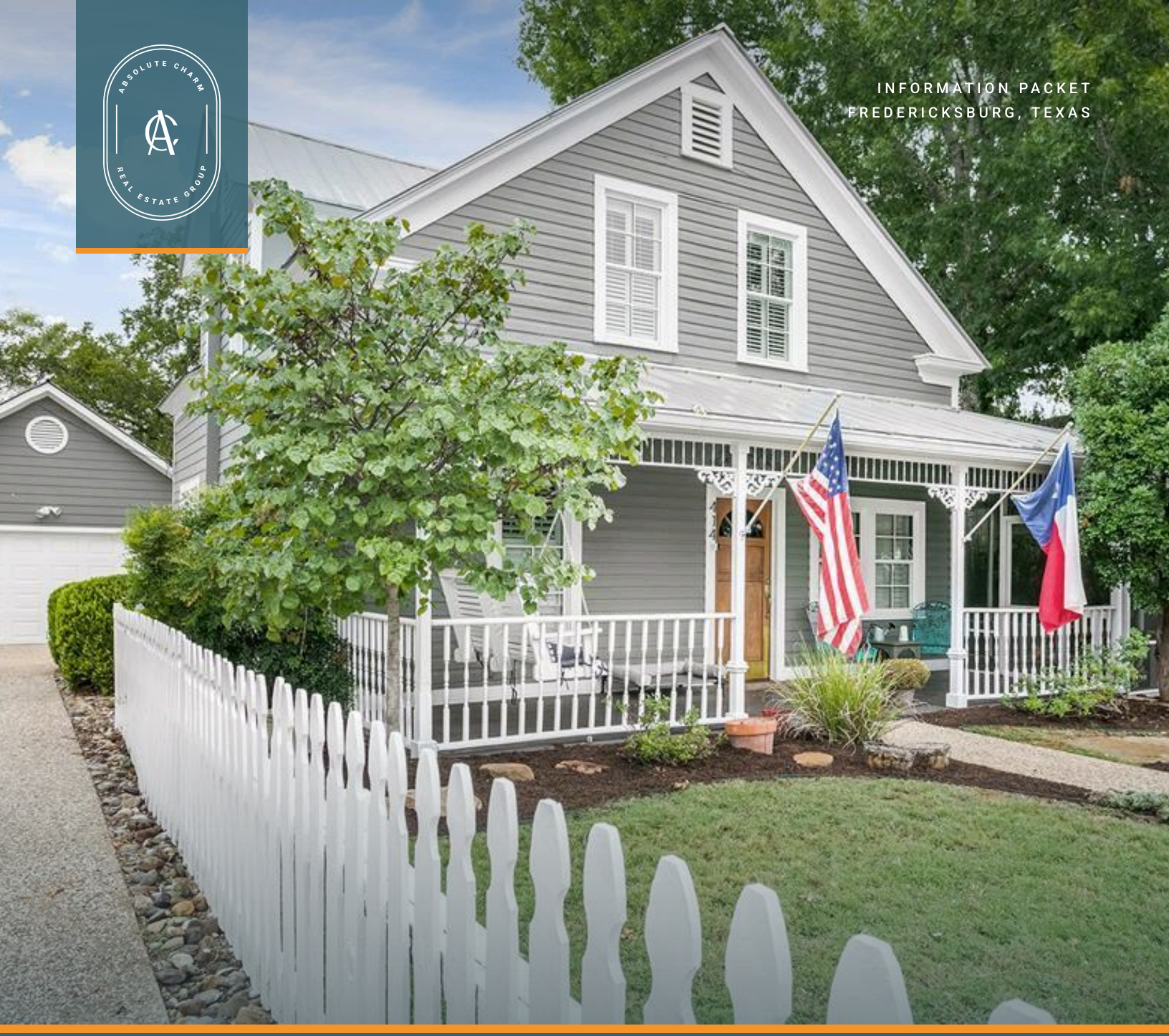


INFORMATION PACKET
FREDERICKSBURG, TEXAS

HISTORIC DISTRICT · TWO BLOCKS TO MAIN STREET · TWO HOMES, ONE SALE

414 E SCHUBERT STREET

A 1940 farmhouse plus La Rouge, a permitted short-term rental cottage, on 0.28 acre in the heart of Fredericksburg.

$1,295,000	STR	3 / 2.5	2 blocks
LIST PRICE · MLS #R105097A	PERMITTED RENTAL COTTAGE	BEDS / BATHS, MAIN HOME	TO MAIN STREET

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

THE PROPERTY

TWO HOMES, ONE SALE

Two houses in Fredericksburg's highly desirable historic district: a character-filled 1940 farmhouse and, next to it, a very successful permitted short-term rental cottage.

1940	2,681	1 / 1	0.28
FARMHOUSE, HISTORIC DISTRICT	SQ FT, MAIN HOME	GUEST COTTAGE, 624 SQ FT	ACRE LOT


FRONT PORCH ON E SCHUBERT


LA ROUGE COTTAGE


PERGOLA PATIO & YARD

Live in the main house and rent the cottage, lease the main house long term and keep the cottage booking, or keep both as income. All of it is just two blocks from the heart of Main Street.

INSIDE THE MAIN HOME

- High ceilings and wood floors throughout the main living areas
- Primary suite on the main floor with a large bath, huge walk-in closet and coffee bar
- Large kitchen with island, walk-in pantry and adjoining laundry
- Formal living room with masonry fireplace, formal dining and a big family room
- Main-floor office plus a second office nook upstairs
- Two large upstairs bedrooms and a renovated bath with tiled walk-in shower

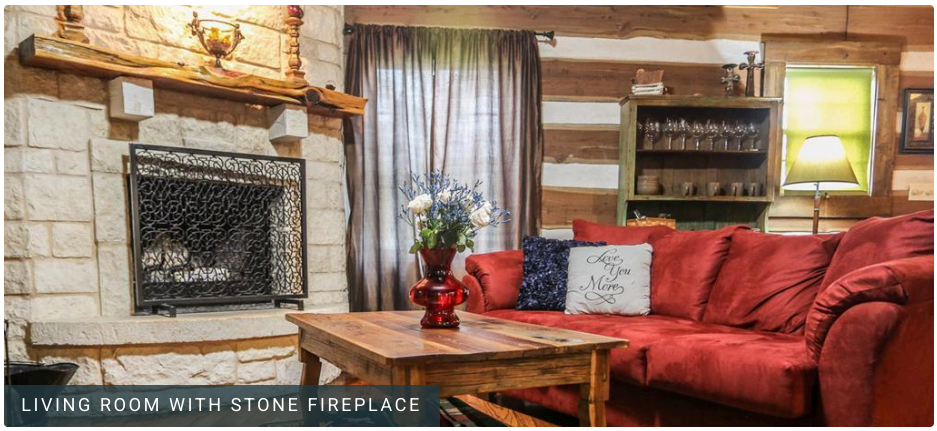
OUTSIDE & THE COTTAGE

- Permitted STR guest cottage (1 bed / 1 bath, 624 sq ft) with hot tub
- Charming front porch, porch swing and classic white picket fence
- Stone-arch garden gate, flagstone walks and covered pergola patio
- Outdoor kitchen, privacy fence and lawn sprinkler system
- Attached two-car garage and storage building
- Metal roof; city water and sewer; no HOA

THE GUEST COTTAGE

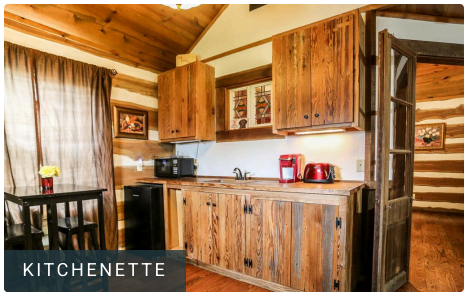
LA ROUGE: A PROVEN SHORT-TERM RENTAL

A log-walled cottage with a stone fireplace, king bedroom and private hot tub, booked by guests since 2017 and managed by Absolute Charm.


LIVING ROOM WITH STONE FIREPLACE

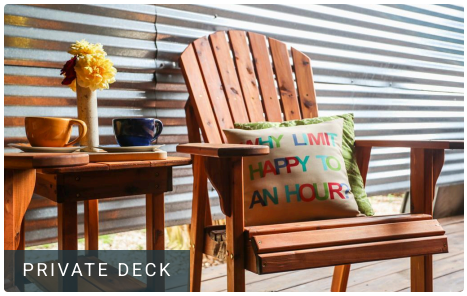

COTTAGE EXTERIOR


KING BEDROOM


KITCHENETTE


PRIVATE HOT TUB


BATH


PRIVATE DECK


HAND-HEWN LOG WALLS

INSIDE THE COTTAGE

- Rustic hand-hewn log walls and wood ceilings
- Stone fireplace in the living room
- King bedroom and full bath
- Kitchenette with custom wood cabinetry
- Private hot tub behind a privacy fence

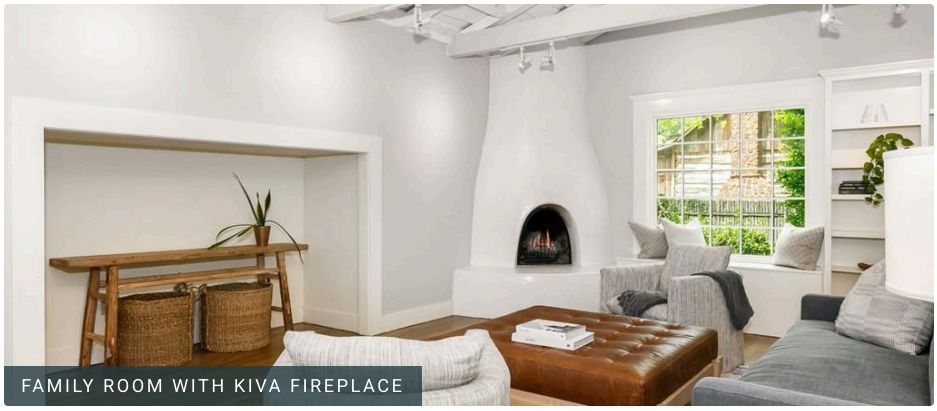
CITY STR PERMIT

Permit #	8056001874 ACTIVE
Unit	414 E Schubert St A (guest cottage)
Occupancy	2 guests
Source	City of Fredericksburg STR map, checked 10-15-26

THE MAIN HOME

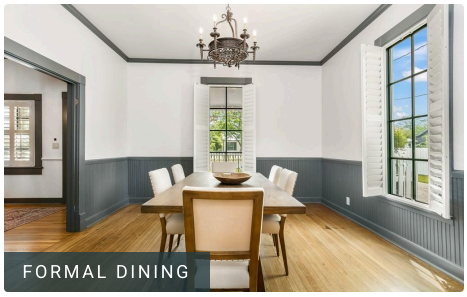
A 1940 FARMHOUSE FULL OF CHARACTER

High ceilings, wood floors, plantation shutters and a kiva-style fireplace, with the primary suite on the main floor.

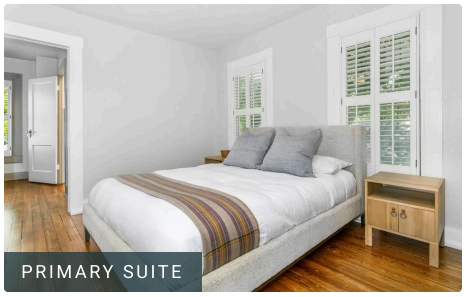

FAMILY ROOM WITH KIVA FIREPLACE

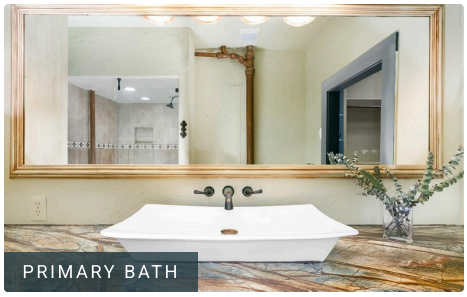

KITCHEN

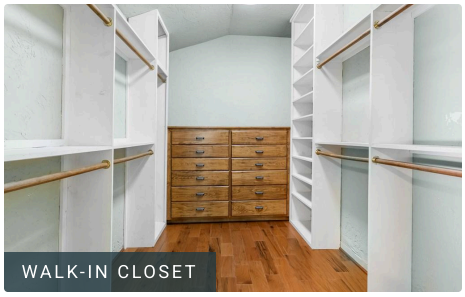

FORMAL LIVING


FORMAL DINING


KITCHEN & PANTRY

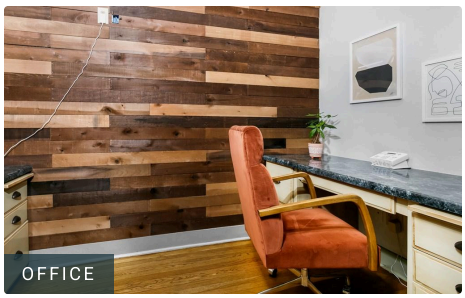

PRIMARY SUITE


PRIMARY BATH


WALK-IN CLOSET


UPSTAIRS BEDROOM


WALK-IN SHOWER


OFFICE

The primary suite has a spacious bedroom, a large bath, a huge walk-in closet and a coffee bar. A large kitchen with walk-in pantry opens to the laundry, and the main floor also has formal living and dining rooms, a big family room and an office. Upstairs are two large bedrooms and a nicely renovated bath with a tiled walk-in shower.

Interior photos were taken when the home was previously staged.

OUTDOORS & LOCATION

THE HEART OF THE HISTORIC DISTRICT

Tree-lined streets, limestone and farmhouse architecture, and an easy walk to more than 100 shops, restaurants and tasting rooms.



BACKYARD, PERGOLA & PRIVACY FENCE



WHITE PICKET FENCE & FRONT WALK



SCREENED SIDE PORCH



ATTACHED TWO-CAR GARAGE



LOT AERIAL

LIVING IN FREDERICKSBURG

Fredericksburg's historic district is the heart of town and the address visitors want to stay at, which is what keeps well-located cottages like this one booked.

FLOOR PLANS · MAIN HOME

FIRST FLOOR • 1,762 SQ FT

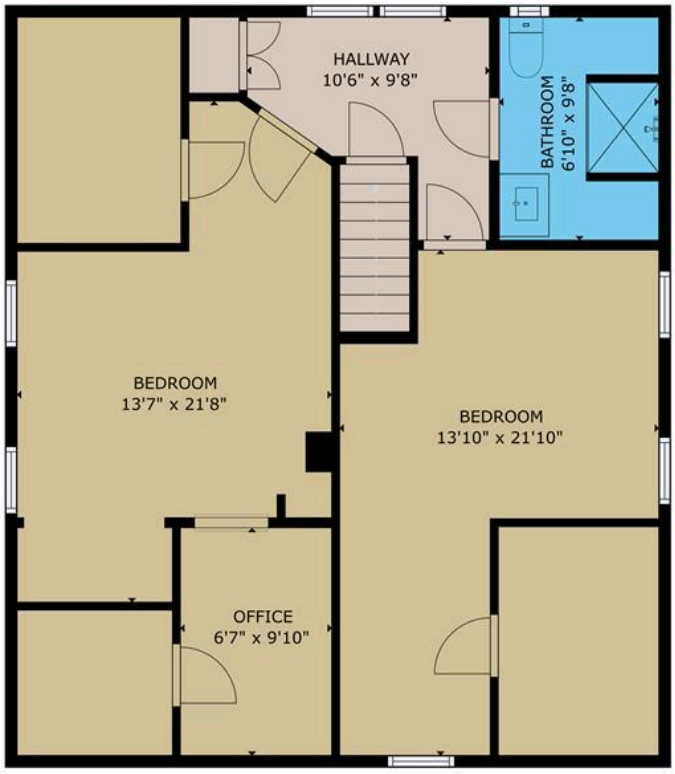


ROOM	SIZE	ROOM	SIZE
Family room	17'9" x 24'10"	Primary bedroom	14'7" x 15'8"
Kitchen	13'7" x 15'7"	Primary bathroom	10'6" x 11'1"
Dining room	13'7" x 15'8"	Primary closet	7'7" x 11'9"
Living room	13'10" x 13'10"	Vanity / coffee bar	7'1" x 5'2"
Office	10'8" x 6'	Laundry	10'2" x 5'8"
Half bath	6' x 4'		

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

FLOOR PLANS · MAIN HOME

SECOND FLOOR · 883 SQ FT



GROSS INTERNAL AREA
FLOOR 1: 1762 sq ft, FLOOR 2: 883 sq ft
TOTAL: 2645 sq ft

Matterport

ROOM	SIZE	ROOM	SIZE
Bedroom	13'10" x 21'10"	Bathroom (walk-in shower)	6'10" x 9'8"
Bedroom	13'7" x 21'8"	Office	6'7" x 9'10"
Hallway	10'6" x 9'8"		

Matterport gross internal area: 2,645 sq ft (first floor 1,762 + second floor 883). Appraisal district main-home living area: 2,681 sq ft.

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

PROPERTY FACTS

AT A GLANCE

OVERVIEW

Address	414 E Schubert St, Fredericksburg, TX 78624
List price	$1,295,000
MLS #	R105097A
Subdivision	Fredericksburg Addition (historic district)
Lot	0.2755 acre
Zoning	R-1
Flood plain	No
HOA	None
Property taxes	$13,440.70
Appraisal district ID	22326

INCOME

STR permit	#8056001874, Active (City of Fredericksburg)
Permitted unit	Guest cottage, 414 E Schubert St A
Cottage	Established, permitted short-term rental
Financials	Available to qualified buyers on request

MAIN HOME

Year built	1940
Style	Hill Country / traditional farmhouse, two stories
Bedrooms	3 (primary on main floor)
Baths	2 full, 1 half
Living area	2,681 sq ft (appraisal district)
Fireplace	Masonry
Floors	Wood and tile
Roof	Metal
Heat / air	Central (gas / electric)
Garage	Attached, 2-car
Utilities	City water and sewer

GUEST COTTAGE

Size	624 sq ft, 1 bedroom / 1 bath
Features	Stone fireplace, kitchenette, hot tub
Total living area	3,305 sq ft (both homes)

Information is deemed reliable but not guaranteed and should be independently verified by the buyer. Square footage from the Gillespie Central Appraisal District and Matterport measurements; sizes are approximate. STR permits are subject to City of Fredericksburg rules on transfer and renewal.





LET'S TALK ABOUT 414 E SCHUBERT

SAVANNAH SIKES

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

Call or text to schedule a showing (the cottage is shown around guest stays) or to go through the numbers together.

PHONE	(830) 992-0101
EMAIL	savannah@absolutecharm.com
LISTING PAGE	savannahsikesrealtor.com/listings/414-e-schubert-st
3D TOUR	414eschubertstreet.vt-lux.com
MLS	#R105097A

Full financials are available to qualified buyers. Information deemed reliable but not guaranteed. Buyer to verify all information during due diligence.