# 45 Pfeiffer Road

FREDERICKSBURG, TEXAS · 6.85 UNRESTRICTED ACRES ON THE 290 WINE TRAIL

OFFERED AT
**$2,250,000**



| 6.85 | 2 Homes | 7 Beds | 2 | ~6 mi |
|---|---|---|---|---|
| UNRESTRICTED ACRES | MAIN + GUEST HOUSE | 6 FULL + 2 HALF BATHS | GARAGES + BIG WORKSHOP | EAST OF TOWN ON US-290 |

A gated Hill Country estate just off the 290 Wine Trail, with a two-story main home, a separate 3-bedroom guest house and a huge workshop, all on 6.85 acres with no restrictions. It already works as a two-unit short-term rental, and it is just as ready to be a family compound, a multi-generational retreat, or a commercial vision like a tasting room or event space.

## Inside

- Vaulted wood-beam ceilings, travertine floors and a floor-to-ceiling limestone fireplace
- Kitchen with custom cabinetry, glass-front uppers, farmhouse sink, Wolf appliances and a butcher block island
- Main-level primary suite with soaking tub, walk-in shower, dual vanities and a large walk-in closet
- Upstairs: 3 bedrooms, 2 baths, a game/media room and a private office
- Guest house: 3 bedrooms, 3.5 baths, full kitchen and a big open living area

## Outside

- Gated entry and a long concrete drive
- Covered pergola with a stone fireplace, plus a private hot tub
- Second-story balcony with Hill Country views
- Attached double garage at the main house
- Oversized garage and workshop/game area under the guest house
- Recent survey on file (6.851 acres)

**Savannah Sikes, REALTOR®** · Absolute Charm Real Estate Group · eXp Realty · Lic. #695288 (830) 992-0101 · savannah@absolutecharm.com

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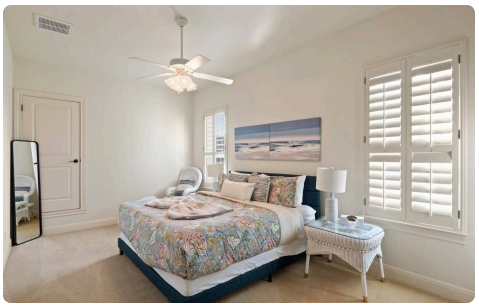
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## Why it's a smart buy

- **Two homes, one gate:** live in one and rent the other, house family in both, or rent both
- **No restrictions:** room for horses, a vineyard, a tasting room, events or more building
- **Location:** on the 290 Wine Trail corridor, minutes from Fredericksburg and the area's top wineries
- **Ready now:** already booking and producing income

## The neighborhood

Pfeiffer Road sits just off US-290 east of town, across the Pedernales River. You get open country views and privacy, with the wineries of the 290 corridor right around you and Main Street about ten minutes away.

## Living in Fredericksburg

Fredericksburg is the heart of Texas Hill Country wine country, with a historic Main Street full of shops and restaurants, more than 50 wineries nearby, and Enchanted Rock just up the road. It is an easy drive to Austin and San Antonio.

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## Property Facts

| | |
|---|---|
| List price | $2,250,000 |
| MLS # | R105816A (also listed as Commercial C105819A and Acreage A105820A) |
| Acreage | 6.851 acres per survey (two CAD parcels: 2.0 ac homesite + 4.851 ac) |
| Restrictions / HOA | None |
| Main house | 4 bedrooms, 3 full + 1 half baths, two stories, built 2010 |
| Guest house | 3 bedrooms, 3 full + 1 half baths, full kitchen, over an oversized garage/workshop |
| Living area | Main house approx. 3,864 sq ft; guest house approx. 4,061 sq ft incl. lower level (per owner) |
| Construction | Stone exterior, metal roof, slab foundation |
| Heating & cooling | Central heat and air, electric (4 units) |
| Utilities | Private well, septic, CTEC electric |
| Garages | Attached double garage at main house; large garage/workshop under guest house |
| Extras | Gated entry, hot tub, covered pergola with stone fireplace, security system, lawn sprinklers |
| Taxes (2026 est.) | Approx. $17,494 with wildlife valuation; approx. $20,715 without |
| CAD property IDs | 58860, 188341 |
| School district | Fredericksburg ISD |
| Virtual tours | Matterport 3D tours of both homes available |

Information is deemed reliable but not guaranteed. Square footage, acreage, taxes and income figures are approximate and should be verified by the buyer. Taxes from Gillespie CAD 2026 estimates.








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## Floor Plan: Main House, Floor 1




GROSS INTERNAL AREA
FLOOR 1 1,710 sq.ft. FLOOR 2 1,796 sq.ft.
EXCLUDED AREAS : GARAGE 704 sq.ft.
TOTAL : 3,506 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

## Floor Plan: Main House, Floor 2




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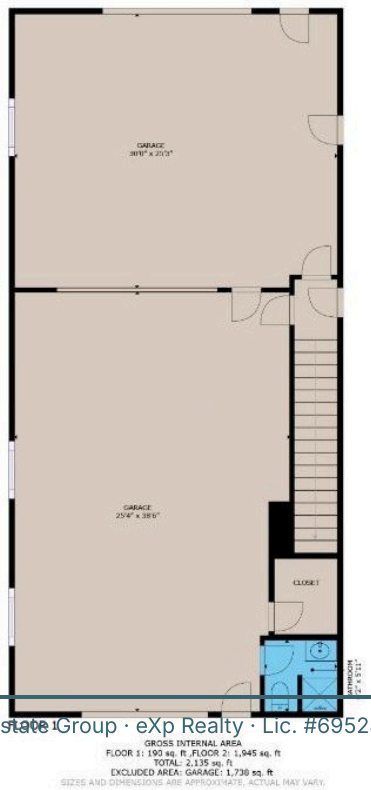
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## Floor Plan: Guest House, Living Level




Matterport

## Floor Plan: Guest House, Garage/Workshop Level




Matterport