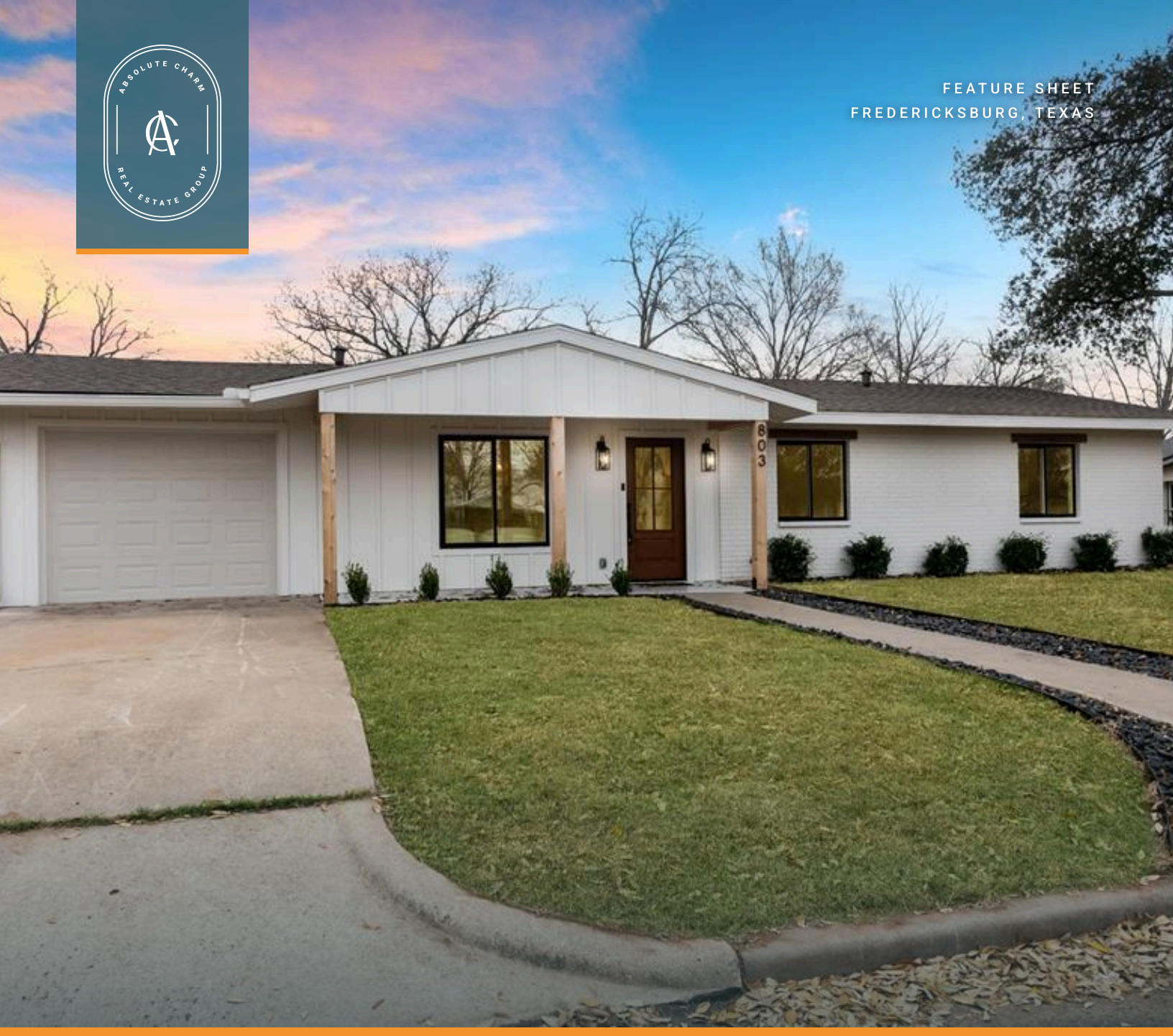


FEATURE SHEET
FREDERICKSBURG, TEXAS

LIKE-NEW IN-TOWN HOME · FEATURE SHEET

803 SUNSET STREET

Fredericksburg, Texas 78624 · Sunset Village area

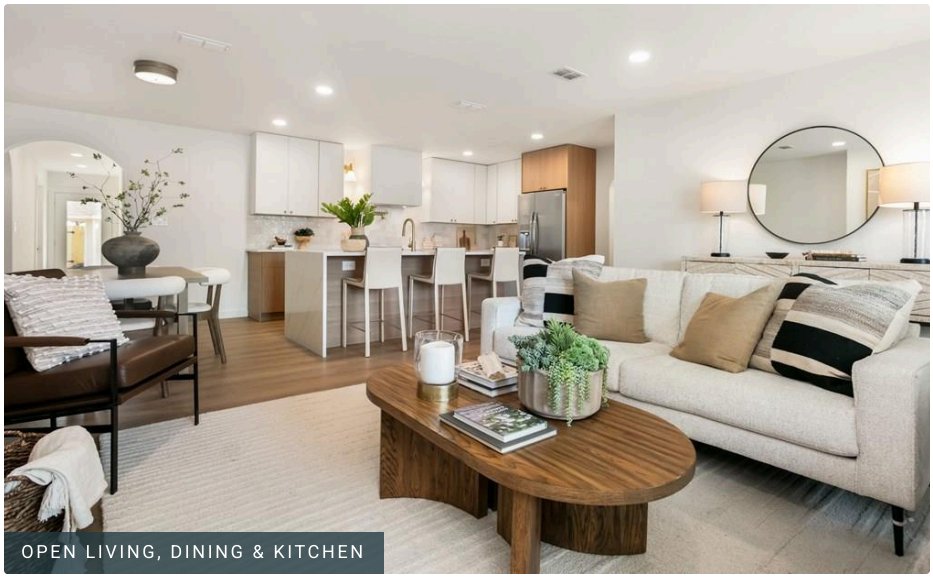
OFFERED AT	4	2	1,800	0.21	1
$649,000	BEDROOMS	BATHS	SQ FT	ACRE	STORY
MLS #105726					

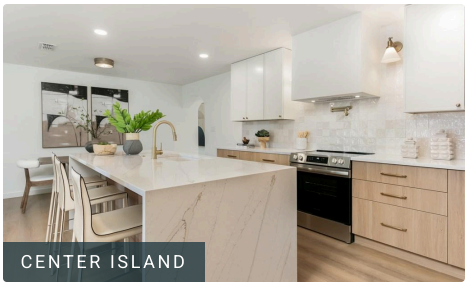
Presented by Savannah Sikes · Absolute Charm Real Estate Group · (830) 992-0101

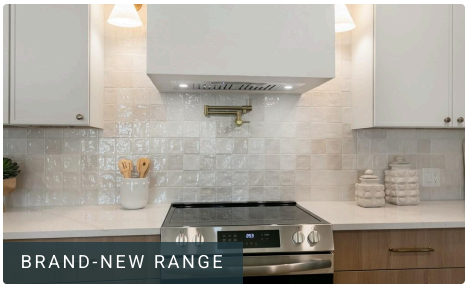
THE HOME

INSIDE & OUTSIDE

A like-new, move-in-ready 4-bedroom home in town, minutes from Main Street. Every finish and system is brand new, the backyard is big and private, and the house is vacant, so it's easy to see and ready for its next owner right away.


OPEN LIVING, DINING & KITCHEN


CENTER ISLAND


BRAND-NEW RANGE

INSIDE

- **Open kitchen, dining and living** with a large center island
- **Upgraded kitchen** with custom slab cabinets and all brand-new appliances, including a built-in microwave
- **Like-new bathrooms**
- **Primary suite** with its own private door to the backyard, a double-vanity bath with walk-in shower, and a walk-in closet
- **Four true bedrooms**: room for family, guests, a home office or hobby space
- **Full rewire**: all brand-new electrical
- **Luxury vinyl plank flooring**, 12 mm thick, throughout
- **Level 5 drywall finish**, the smoothest finish grade, for clean, gallery-quality walls
- **Fresh Sherwin-Williams Pure White** interior paint
- **Large laundry room** with custom cabinets
- **All brand-new plumbing** and a **brand-new HVAC** system

OUTSIDE

- **Crisp white exterior** (brick and HardiPlank) with Sherwin-Williams Tricorn Black accents
- **Large, fenced backyard** with a privacy fence, ready for pets, play or a garden
- **1-car garage** plus alley access
- **Composition roof**, city water and sewer, and no HOA

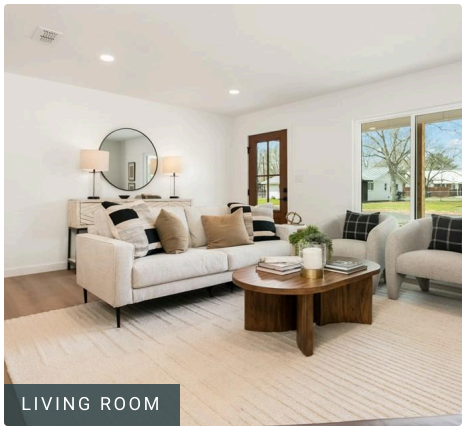


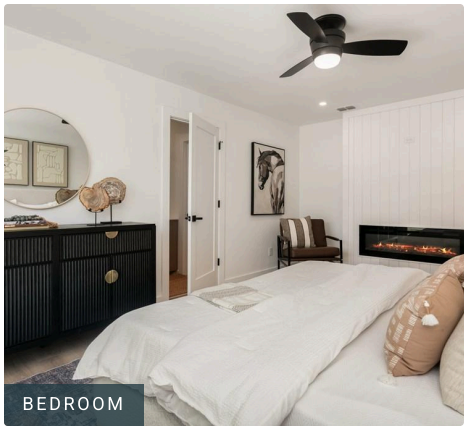
FRONT PORCH


LARGE, FENCED BACKYARD

WHY 803 SUNSET

WHY 803 SUNSET & LIVING IN FREDERICKSBURG


LIVING ROOM


BEDROOM


BACKYARD

WHY IT'S A SMART BUY

- **Four bedrooms in town is hard to find.** Most in-town homes in this range have just 2 or 3 bedrooms.
- **The big-ticket work is done.** Brand-new wiring, plumbing and HVAC plus new finishes and appliances mean no projects and no surprise repair costs.
- **Live in town without the hassle.** City utilities, no HOA dues, R-1 single-family zoning and an established, walkable neighborhood.
- **Easy to own.** Estimated property taxes are about $4,788 a year.

LIVING IN FREDERICKSBURG

Fredericksburg is the heart of the Texas Hill Country: a historic German town with small-town friendliness, a walkable downtown and some of the best food and wine in the state. From 803 Sunset, all of it is just minutes away.

WHAT'S CLOSE BY

HISTORIC MAIN STREET

Boutiques, galleries, bakeries, biergartens and restaurants line the town's walkable main street.

HILL COUNTRY WINERIES

Fredericksburg sits in the Texas Hill Country wine region, with dozens of wineries and tasting rooms along Highway 290 and nearby.

ENCHANTED ROCK

The famous pink-granite dome and state natural area for hiking, climbing and stargazing, a short drive north of town.

MUSEUMS & HISTORY

The National Museum of the Pacific War, the Pioneer Museum and the town's 19th-century German heritage.

PARKS & OUTDOORS

Lady Bird Johnson Municipal Park with golf, trails and fields, plus Wildseed Farms and wildflower season each spring.

EVENTS YEAR-ROUND

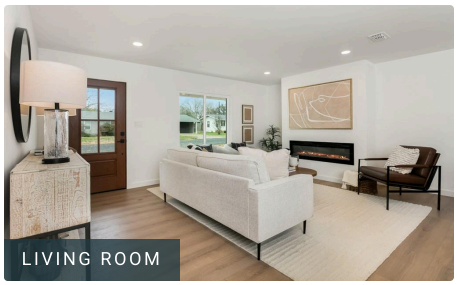
Oktoberfest, the Food & Wine Fest, holiday lights on the Marktplatz, and festivals in every season.

PROPERTY FACTS

PROPERTY FACTS

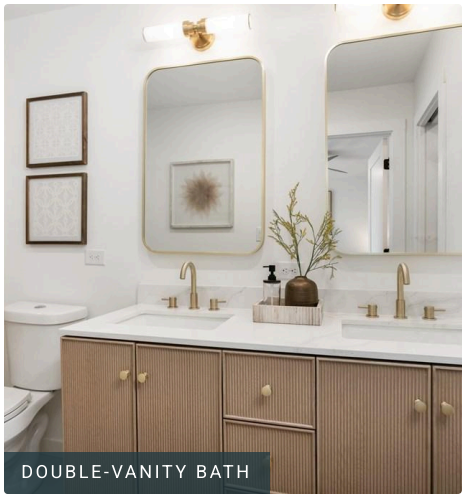
EASY TO REACH

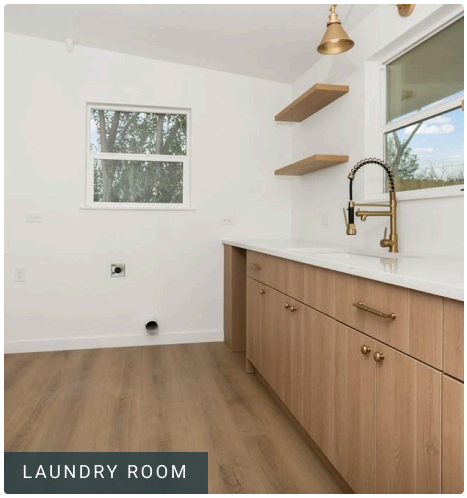
San Antonio	About 70 miles (roughly 1 hour 15 minutes)
Austin	About 80 miles (roughly 1 hour 30 minutes)
Schools	Fredericksburg ISD


LIVING ROOM

PROPERTY FACTS

Layout	4 bedrooms, 2 baths, one story, about 1,800 sq ft (owner-reported)
Lot	0.21 acre, privacy-fenced backyard
Built / updated	Built 1967, like new · full rewire, all-new plumbing and new HVAC · brick and HardiPlank, composition roof
Systems	Brand-new HVAC (central electric A/C, gas heat) · full rewire · all-new plumbing · gas water heater
Roof	Composition shingle, about 5 years old (per Seller's Disclosure)
Parking	1-car attached garage with automatic opener · alley access
Extras	Owned security system · rain gutters · ceiling fans · natural gas service
Utilities	City water and sewer · natural gas
Zoning / HOA	R-1 single-family · no HOA
Taxes	About $4,788 a year (estimated)
Documents	Seller's Disclosure and survey attached


DOUBLE-VANITY BATH


LAUNDRY ROOM


1-CAR GARAGE

Information deemed reliable but not guaranteed. Square footage is owner-reported. Buyer to independently verify all information, including square footage, lot size, taxes, zoning, schools and condition.

FLOOR PLAN

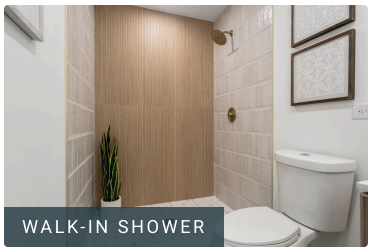
FLOOR PLAN



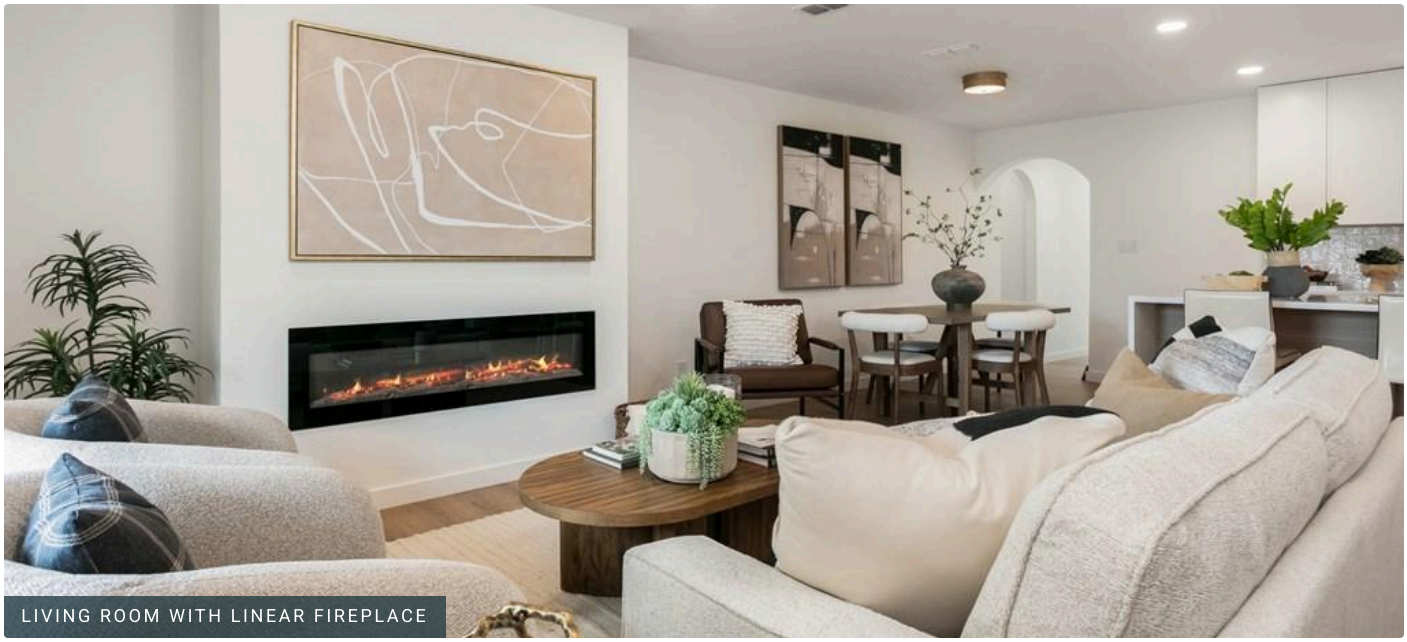
ROOM SIZES

Living room	18' x 13'3"
Kitchen	14'7" x 12'7" with center island
Dining room	8'2" x 12'7"
Primary bedroom	12'1" x 17'6" · bath 5'2" x 11'7" · walk-in closet 5'2" x 5'8"
Bedrooms 2-4	11'7" x 12'8" · 11'7" x 12'8" · 10'1" x 12'8"
Hall bath	7'8" x 8'9"
Laundry room	11'8" x 9'4" plus storage
Garage	11'8" x 26'


PRIMARY BEDROOM


WALK-IN SHOWER

Floor plan and measurements are approximate. Buyer to verify.



LIVING ROOM WITH LINEAR FIREPLACE



LET'S TALK ABOUT 803 SUNSET

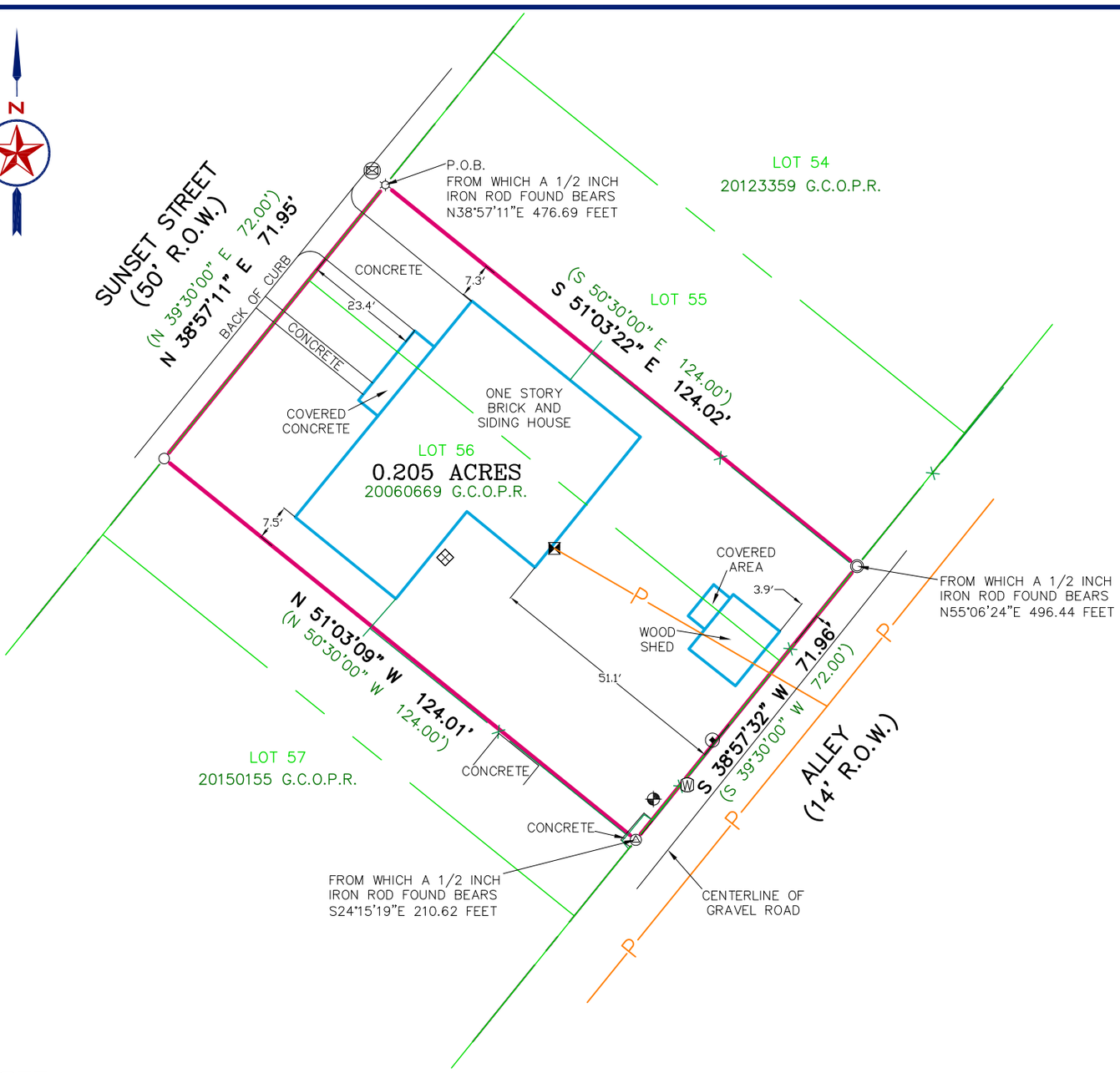
SAVANNAH SIKES

REALTOR® · Absolute Charm Real Estate Group · eXp Realty

Call or text to schedule a showing or to ask any questions about 803 Sunset.

PHONE	(830) 992-0101
EMAIL	savannah@absolutecharm.com
LISTING PAGE	savannahsikesrealtor.com/listings/803-sunset-st
MLS	#105726
LICENSE	Texas Lic. #695288

The following page: survey. Information deemed reliable but not guaranteed. Buyer to verify all information during due diligence.



NOTE:

SCHEDULE B ITEMS, AS PER:
FIRST NATIONAL TITLE INSURANCE COMPANY
EFFECTIVE DATE: AUGUST 18, 2025, 8:00 AM
ISSUED DATE: AUGUST 27, 2025, 8:00 AM
GF NO. 172519092

AS PER INFORMATION PROVIDED IN TITLE COMMITMENT LISTED ABOVE, THIS PROPERTY IS SUBJECT TO:

RESTRICTIVE COVENANTS: 77/470 G.C.D.R.

EASEMENTS: 77/470 G.C.D.R.

0' 30' 60' 90'

SCALE: 1" = 30'

SURVEY NOTES:

1. BEARINGS, DISTANCES & ACREAGE ARE GRID, NAD 83 US TX CENTRAL ZONE 4203.

2. UNDERGROUND UTILITIES, PIPELINES, SPRINKLER SYSTEMS, VALVES, BOXES, AND/OR SPRINKLER HEADS THAT MAY EXIST, ARE NOT SHOWN HEREON.

3. RECORD EASEMENTS, RESTRICTIONS, AND/OR COVENANTS ARE ADDRESSED/SHOWN HEREON AS PER ITEMS LISTED IN TITLE COMMITMENT PROVIDED BY TITLE COMPANY NAMED HEREON.

4. A "1/2 INCH IRON ROD SET" IS A 1/2 INCH REBAR WITH PLASTIC CAP MARKED "SEARCHERS RPLS 6275" AND A "MAG NAIL SET" IS A MAG NAIL WITH WASHER MARKED "SEARCHERS RPLS 6275".

5. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.

LEGEND:

- BOUNDARY LINE
- ADJOINER LINE
- SURVEY LINE
- BURIED UTILITY LINE
- OVERHEAD UTILITY LINE
- FENCE
- PIPE FENCE CORNER POST FOUND
- WOOD FENCE CORNER POST FOUND
- POINT
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- 3/8" IRON ROD FOUND
- IRON PIPE FOUND
- 120D NAIL FOUND
- MAG NAIL SET
- CONCRETE MONUMENT FOUND
- BENCH MARK
- PEDESTAL
- UTILITY POLE
- GUY
- ELECTRIC METER
- BURIED CABLE SIGN
- GAS METER
- AIR CONDITIONER
- AS MARKED
- MAILBOX
- SEWER MANHOLE
- SEWER CLEANOUT
- SEPTIC TANK
- WATER WELL
- WATER METER
- FIRE HYDRANT
- AS MARKED

U.E. – UTILITY EASEMENT
B.L. – BUILDING SETBACK LINE
(BRG.–DIST.) – RECORD CALL
P.O.B. – POINT OF BEGINNING
G.C.P.R. – GILLESPIE COUNTY PLAT RECORDS
G.C.D.R. – GILLESPIE COUNTY DEED RECORDS
G.C.O.P.R. – GILLESPIE COUNTY OFFICIAL PUBLIC RECORDS
G.C.R.P.R. – GILLESPIE COUNTY REAL PROPERTY RECORDS

STATE OF TEXAS
REGISTERED
ABRAHAM J. LEAMONS
6275
PROFESSIONAL
LAND SURVEYOR

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON WAS PREPARED FROM AN ON–THE–GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION AND COMPLETED ON SEPTEMBER 4, 2025; THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS, OR PROTRUSIONS EXCEPT AS SHOWN HEREON.

ABRAHAM J. LEAMONS
REGISTERED PROFESSIONAL LAND SURVEYOR #6275

09–04–2025
DATE

SEARCHERS
SURVEYORS | CONSULTANTS
MASON | FREDERICKSBURG
4585 OLD PONTOTOC ROAD, MASON, TEXAS 76856
720 MUSTANG STREET, FREDERICKSBURG, TEXAS 78624
830-383-1211 | F-10193966 | SEARCHERS.NET

TITLE SURVEY

0.205 ACRES BEING A PORTION OF LOT 56 AND A PORTION OF LOT 55 OF SUNSET VILLAGE IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS AS SHOWN ON PLAT RECORDED IN VOLUME 77, PAGE 473 OF THE DEED RECORDS OF GILLESPIE COUNTY, TEXAS.

REFERENCE: HAVEN MANOR REAL ESTATE
JOB NO. 25–7704
ADDRESS: 803 SUNSET STREET
REV. 0
DRAWN BY: KK