

FEATURE SHEET
FREDERICKSBURG, TEXAS

JUST LISTED · FREDERICKSBURG, TEXAS

CROCKETT COTTAGE

805 N Crockett St, Fredericksburg, TX 78624

LISTED AT	3	2	±1,900	0.21	5–6
$699,000	BEDROOMS	FULL BATHS	SQ FT	ACRE LOT	BLOCKS TO MAIN

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

THE HOME

INSIDE & OUTSIDE

Renovated down to the studs and just five to six blocks from historic Main Street, Crockett Cottage pairs timeless Fredericksburg charm with all-new systems and beautiful, light-filled finishes. Move-in ready and walkable to Main Street dining, shopping and wine tasting rooms.

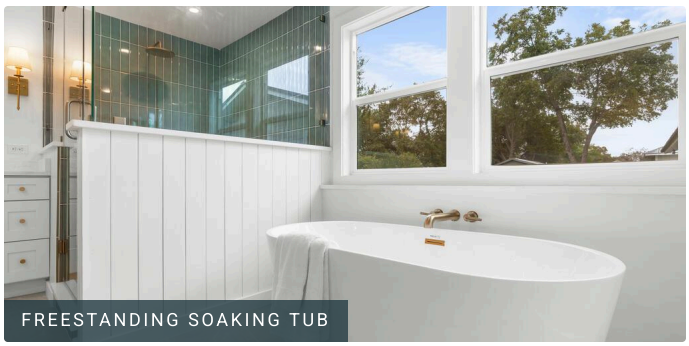

OPEN LIVING & DINING AREA


WATERFALL ISLAND


GAS RANGE & CUSTOM CABINETRY

INSIDE

- Open living and dining area, about 30 ft across, with abundant natural light
- Kitchen with an 8 ft waterfall island, gas range, custom cabinetry and warm brass accents
- Walk-in pantry and a separate laundry room
- Primary suite with a spa-inspired bath: freestanding soaking tub, oversized glass shower in rich green tile, double vanity and an 8 x 10 walk-in closet
- Luxury vinyl plank and tile flooring throughout


FREESTANDING SOAKING TUB

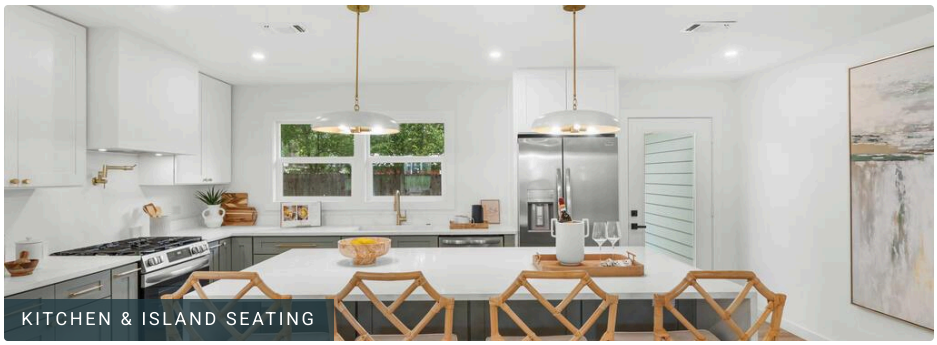
OUTSIDE & SYSTEMS

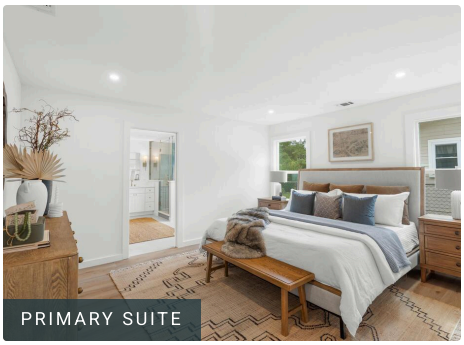
- All-new electrical, plumbing and gas HVAC
- New standing-seam metal roof
- On-demand (tankless) water heater and water softener
- Fresh landscaping, new pavers and a covered front porch
- Large, fenced backyard shaded by mature trees
- Concrete driveway; city water and sewer; no HOA


COVERED FRONT PORCH

WHY IT'S A SMART BUY

WHY IT'S A SMART BUY


KITCHEN & ISLAND SEATING


PRIMARY SUITE


SPA-INSPIRED PRIMARY BATH


GREEN-TILE GLASS SHOWER


WALK-IN CLOSET

WHY IT'S A SMART BUY

- **The big-ticket items are done.** New electrical, plumbing, HVAC and a standing-seam metal roof mean years of peace of mind.
- **Walkable location.** Five to six blocks to Main Street in an established, tree-lined part of town, outside the historic district.
- **Designed for everyday living.** An open floor plan, a true walk-in pantry, a dedicated laundry room and a primary suite that feels like a retreat.

THE NEIGHBORHOOD

On a quiet stretch of N Crockett St in the Burgdorf addition, the home sits on a 0.21-acre city lot with mature trees and a roomy backyard. Main Street, Marktplatz, local restaurants and shops are a short walk or bike ride away.

LIVING IN FREDERICKSBURG

Fredericksburg blends small-town Texas Hill Country living with world-class wineries, a celebrated food scene, historic German architecture and nearby favorites like Enchanted Rock and the Pedernales River. Fredericksburg ISD schools.

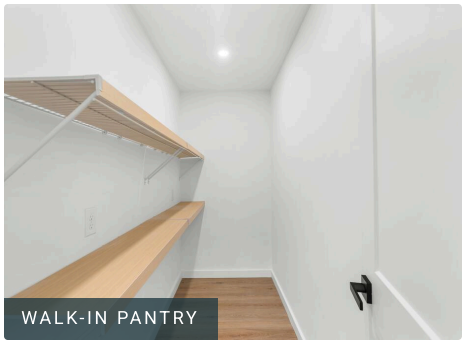

BACKYARD SHADED BY MATURE TREES

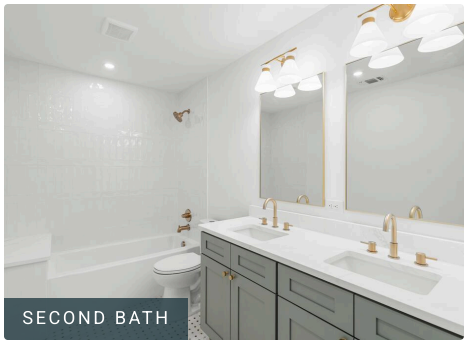

0.21-ACRE CITY LOT

PROPERTY FACTS

PROPERTY FACTS

Address	805 N Crockett St, Fredericksburg, TX 78624
List Price	**$699,000**
MLS #	R105738A
Bedrooms / Baths	3 bedrooms / 2 full baths
Living Area	Approx. 1,900 sq ft (per owner, after renovation)
Lot	0.21 acre (approx. 92.75 x 99.25 ft), city lot
Year Built	1978; fully renovated down to the studs
Style / Stories	Cottage, one story
Construction / Foundation	HardiPlank-type siding / slab
Roof	Standing-seam metal
Heating & Cooling	Central gas heat, central electric A/C (all new)
Water Heater	On-demand tankless
Kitchen	Gas range, dishwasher, disposal, waterfall island, walk-in pantry
Flooring	Luxury vinyl plank and tile
Other	Water softener, laundry room, fenced backyard, covered front porch
Parking	Concrete driveway (no garage)
Utilities	City electric, natural gas, city water and sewer
Zoning / Location	R-1, in city limits; not in the historic district; not in a flood plain
HOA	None
School District	Fredericksburg ISD
Taxes	Approx. $4,579/yr without exemptions (Gillespie CAD 2026 values; rate 1.300036)
Legal Description	Burgdorf Blk E Lot 10BR · CAD ID 31784
Showings	By appointment. Text Savannah at (830) 992-0101.


WALK-IN PANTRY

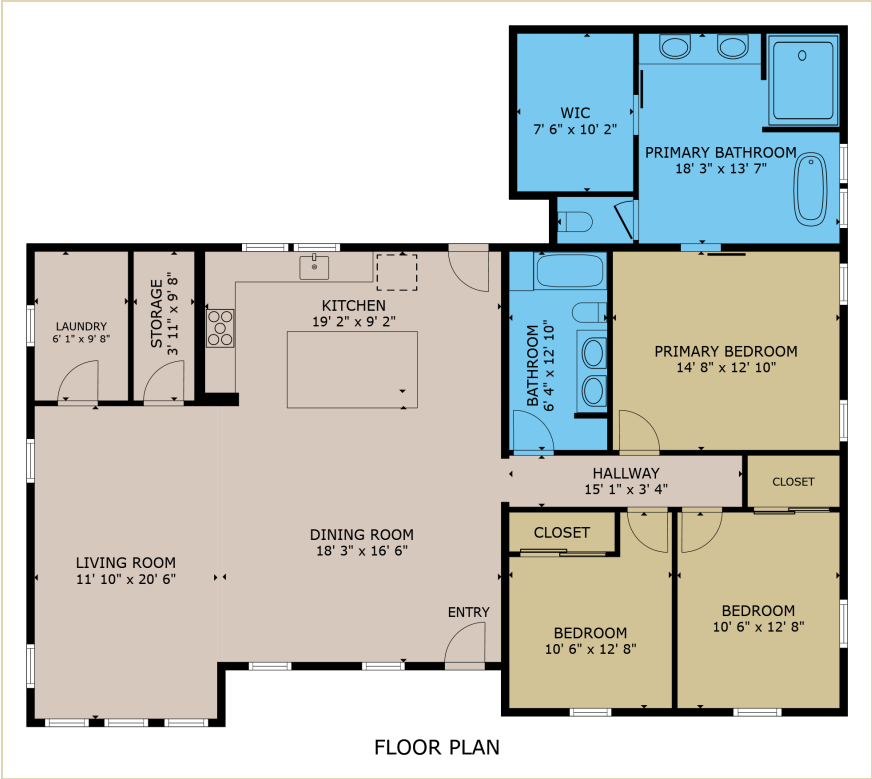

SECOND BATH


CONCRETE DRIVEWAY

Information deemed reliable but not guaranteed. Square footage is approximate and provided by the owner; buyers should verify all information, including measurements, schools and taxes. Seller's Disclosure and floor plan available on request and on savannahsikesrealtor.com.

FLOOR PLAN

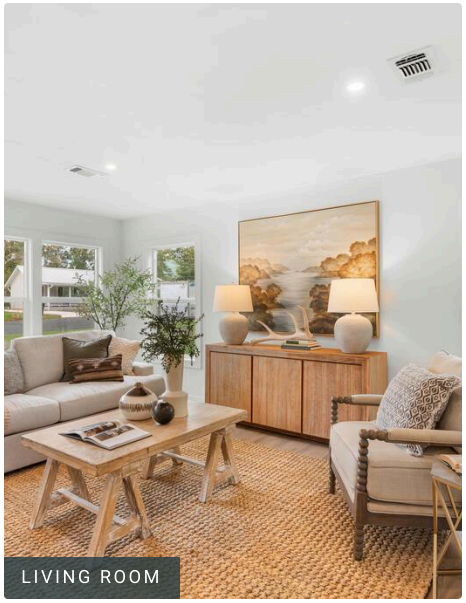
FLOOR PLAN

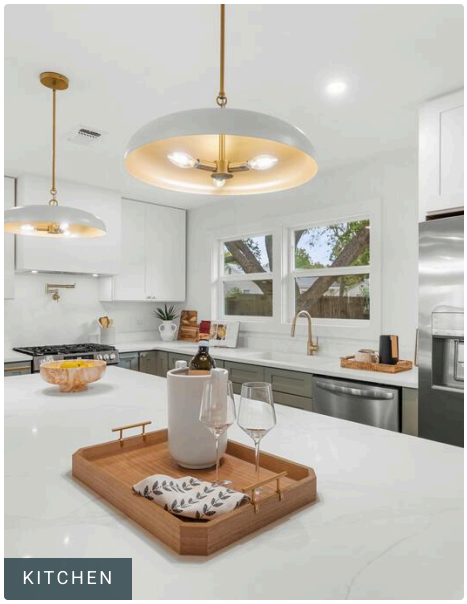


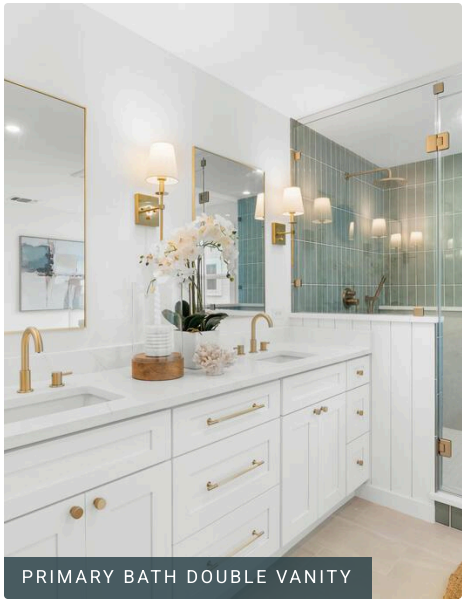
FLOOR PLAN

ROOM SIZES

Living Room	11'10" x 20'6"
Dining Room	18'3" x 16'6"
Kitchen	19'2" x 9'2"
Storage / Pantry	3'11" x 9'8"
Laundry	6'1" x 9'8"
Primary Bedroom	14'8" x 12'10"
Primary Bath	18'3" x 13'7"
Walk-in Closet	7'6" x 10'2"
Bathroom 2	6'4" x 12'10"
Bedroom 2	10'6" x 12'8"
Bedroom 3	10'6" x 12'8"
Hallway	15'1" x 3'4"


LIVING ROOM


KITCHEN


PRIMARY BATH DOUBLE VANITY

TAKE THE 3D TOUR

my.matterport.com/show/?m=7VdpRsff82g

Matterport floor plan; dimensions are approximate. Take the 3D tour: my.matterport.com/show/?m=7VdpRsff82g



LARGE, FENCED BACKYARD



LET'S TALK ABOUT CROCKETT COTTAGE

SAVANNAH SIKES

REALTOR® · Absolute Charm Real Estate Group · eXp Realty

Call or text to schedule a showing or to ask any questions about 805 N Crockett St.

PHONE	(830) 992-0101
EMAIL	savannah@absolutecharm.com
LISTING PAGE	savannahsikesrealtor.com/listings/805-n-crockett-st
3D TOUR	my.matterport.com/show/?m=7VdpRsff82g
MLS	#R105738A
LICENSE	Texas Lic. #695288

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