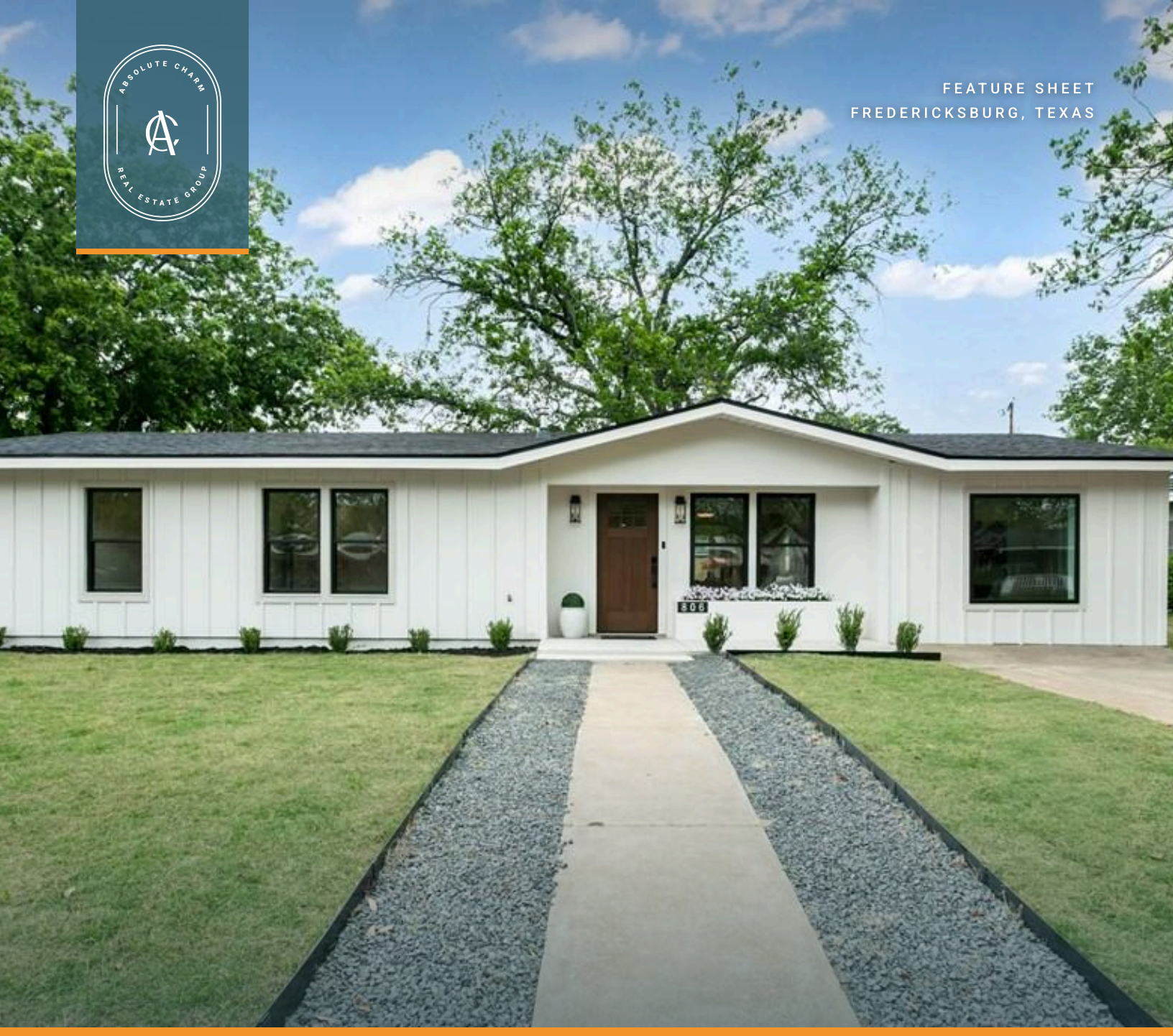


FEATURE SHEET
FREDERICKSBURG, TEXAS

TOP-TO-BOTTOM RENOVATION · FREDERICKSBURG

806 N EDISON ST

A fully remodeled 5 bedroom, 3 bath home on a 0.20-acre lot in Sunset Village

LIST PRICE	5 / 3	1,800	0.20	New	2
$689,000	BEDS / BATHS	SQ FT	ACRE LOT	ROOF, HVAC, ELECTRICAL	FIREPLACES

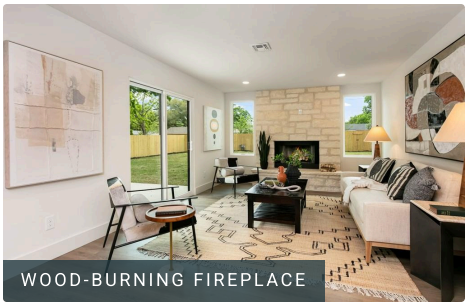
Presented by Savannah Sikes · Absolute Charm Real Estate Group · (830) 992-0101

THE HOME

INSIDE & OUTSIDE

An extensively remodeled home with a brand new electrical system, HVAC and roof, a true top-to-bottom renovation. The layout is open and functional, with an updated kitchen, renovated bathrooms and a large laundry room, plus a spacious backyard with alley access, just a short drive to Fredericksburg's shops, restaurants and attractions.


OPEN LIVING, DINING & KITCHEN


WOOD-BURNING FIREPLACE


UPDATED KITCHEN

INSIDE

- Open living, dining and kitchen with arched openings
- Living room with wood-burning fireplace
- Primary suite with electric fireplace and direct backyard access
- Renovated baths with designer tile and gold fixtures
- Fifth bedroom or office for working from home
- Large laundry room and walk-in closets

OUTSIDE

- Very spacious backyard for outdoor living and entertaining
- Privacy fence
- Alley access for extra parking or future use
- Mature shade tree
- New roof
- In city limits, close to town


PRIMARY SUITE WITH ELECTRIC FIREPLACE

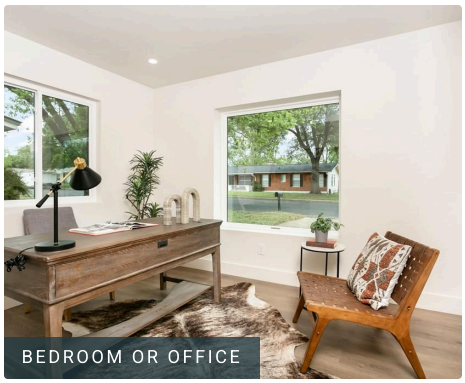

BACKYARD & MATURE SHADE TREE

RENOVATED THROUGHOUT

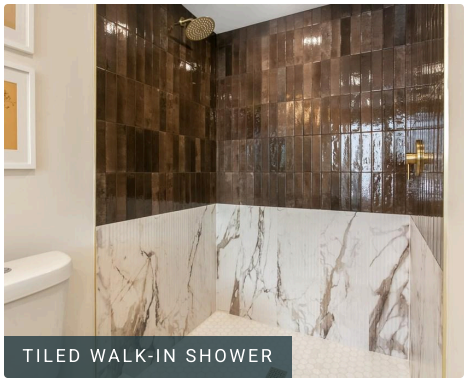
RENOVATED THROUGHOUT


BEDROOM

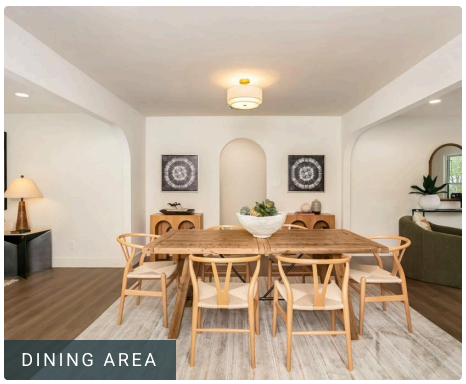

PRIMARY SUITE


BEDROOM OR OFFICE


DESIGNER TILE & GOLD FIXTURES


TILED WALK-IN SHOWER


RENOVATED BATH


DINING AREA


LARGE LAUNDRY ROOM


SPACIOUS BACKYARD

WHY IT'S A SMART BUY

- **The big-ticket items are done:** new electrical, HVAC and roof.
- **Room for everyone:** five bedrooms and three baths, rare at this price in town.
- **A yard with options:** a big backyard plus alley access for parking or future improvements.

LIVING IN FREDERICKSBURG

Sunset Village is an established in-town neighborhood with quick access to schools, H-E-B, Main Street and everything that makes Fredericksburg a great place to live.

PROPERTY FACTS

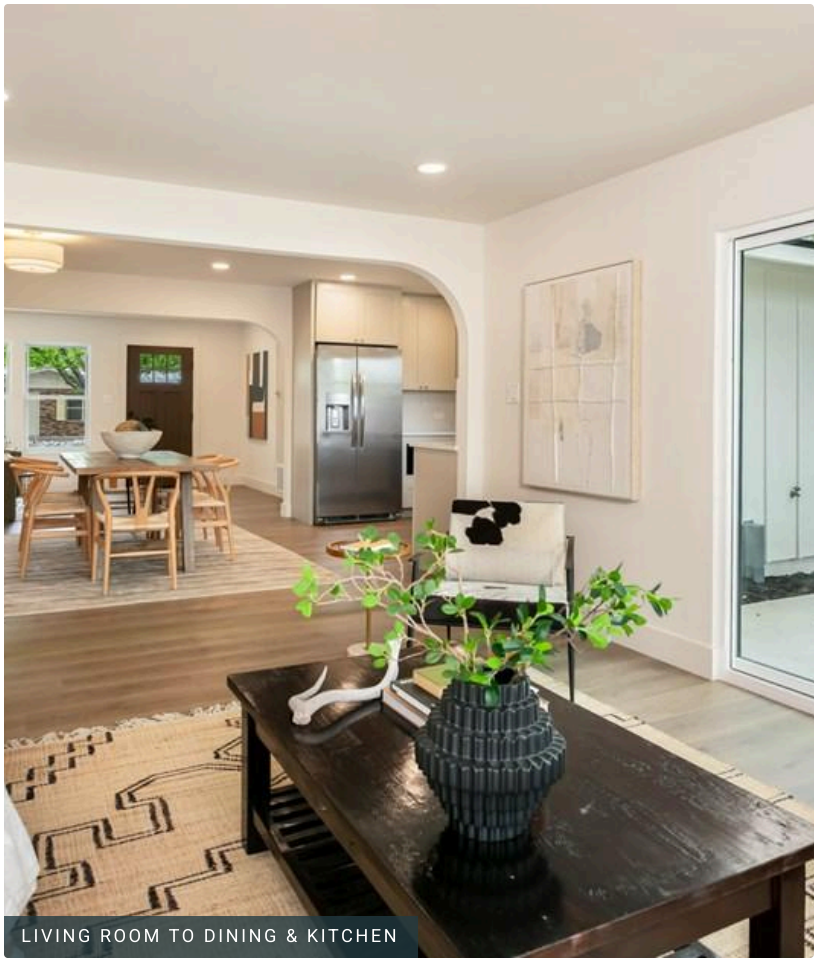
PROPERTY FACTS

OVERVIEW

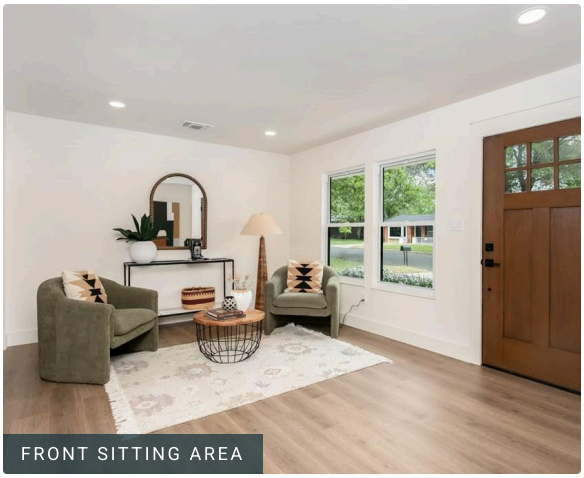
Address	806 N Edison St, Fredericksburg, TX 78624
List price	**$689,000**
MLS #	R104286U
Subdivision	Sunset Village
Lot	0.20 acre
Location	In city limits

HOME

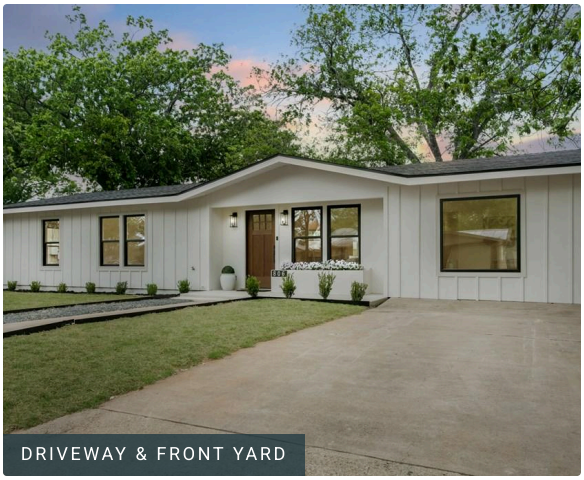
Year built	1961, extensively remodeled
Style	Contemporary ranch
Bedrooms / baths	5 / 3
Living area	1,800 sq ft
Fireplaces	Wood-burning (living), electric (primary)
Updates	New electrical, HVAC and roof



LIVING ROOM TO DINING & KITCHEN



FRONT SITTING AREA



DRIVEWAY & FRONT YARD

SEE MORE

Photos, the 3D Matterport tour and the survey: **savannahsikesrealtor.com/listings/806-n-edison-st/**. Call or text (830) 992-0101.

Information is deemed reliable but not guaranteed and should be independently verified by the buyer, including permits, zoning, taxes, acreage, square footage and condition.



VERY SPACIOUS BACKYARD WITH PRIVACY FENCE



LET'S TALK ABOUT 806 N EDISON

SAVANNAH SIKES

REALTOR® · Absolute Charm Real Estate Group · eXp Realty

Call or text to schedule a showing or to ask any questions about 806 N Edison St.

PHONE	(830) 992-0101
EMAIL	savannah@absolutecharm.com
LISTING PAGE	savannahsikesrealtor.com/listings/806-n-edison-st
MLS	#R104286U
LICENSE	Texas Lic. #695288

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