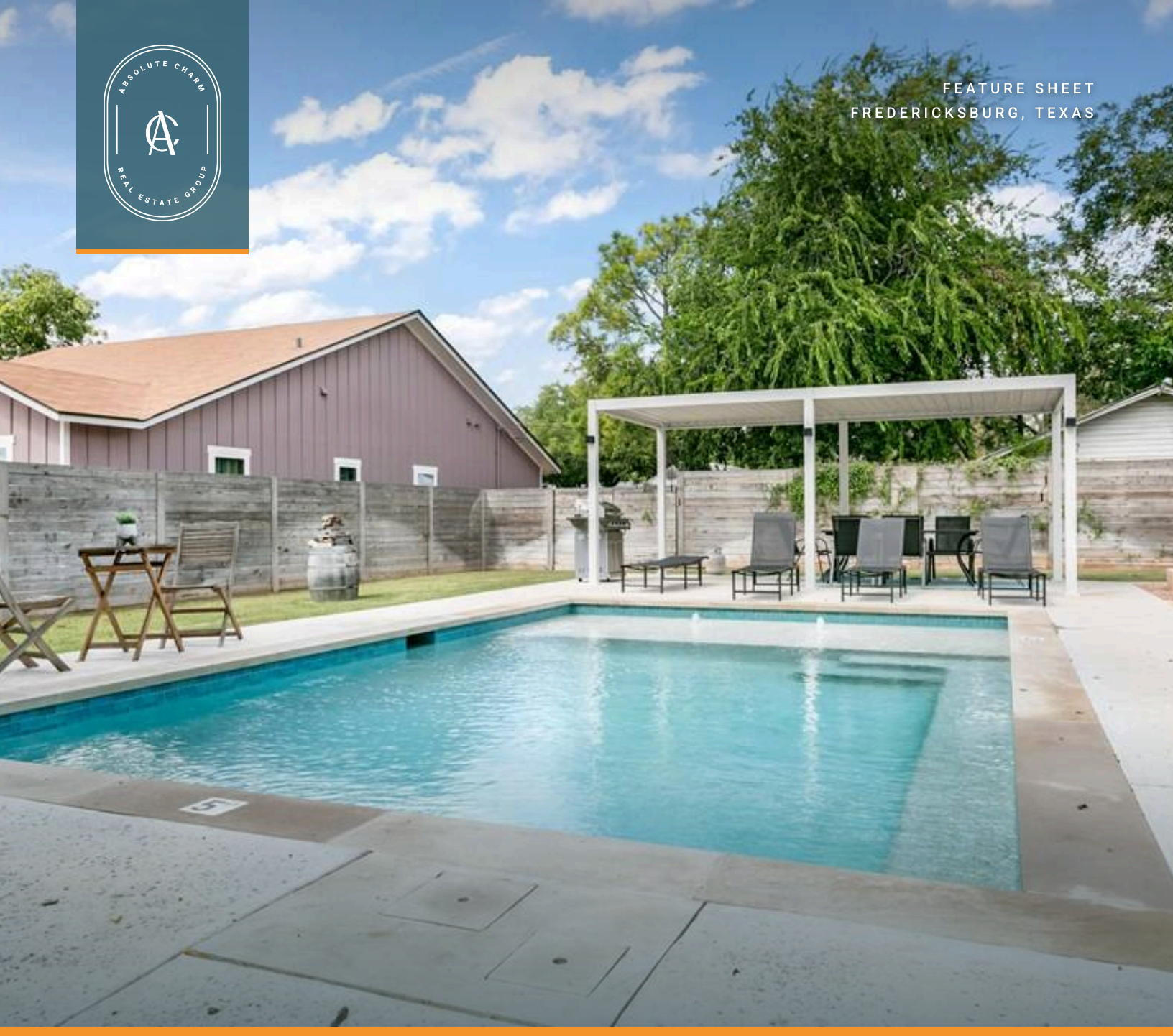


FEATURE SHEET
FREDERICKSBURG, TEXAS

BELL STREET BUNGALOW · TWO PERMITTED SHORT-TERM RENTALS ON ONE LOT

915 BELL STREET

A remodeled 2-bed/1-bath main cottage plus a detached 1-bed/1-bath guest cottage, each with its own City of Fredericksburg short-term rental permit.

$799,000	2 + 1	9 guests	0.24 ac
LIST PRICE · MLS #100588	MAIN HOUSE 2/1 · GUEST COTTAGE 1/1	COMBINED PERMITTED OCCUPANCY (7 + 2)	ZONED R-2

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

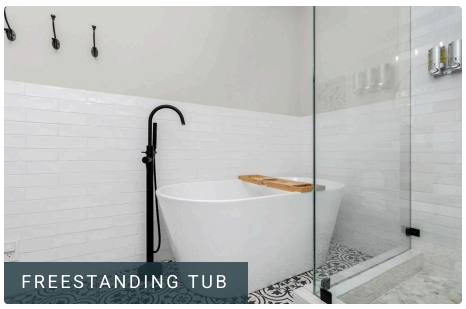
BUYER PACKET

WHAT BUYERS SHOULD KNOW

What conveys	Sold fully furnished and turnkey, with future Airbnb reservations. Two units on one lot, each with its own City STR permit.
Zoning & STR use	R-2, non-conforming STR facility permits (Unit 1 #8056000671: 7 guests, active on City STR map 9/30/2026; Unit 2 #8056000746: 2 guests, renewal being confirmed). Permits transfer to a new owner; see page 4.
Utilities	City of Fredericksburg water, public sewer and electric; Atmos natural gas; Spectrum internet. No septic, well or propane.
Systems	Central A/C and central heat; 2 water heaters; underground sprinkler system covering the yard. Metal roof, about 10 years old when disclosed (2024).
Pool & outdoor	In-ground pool with lights and 2 fountains (2023), 7-person hot tub, limestone fire pit and benches, pergola dining area with grill. No pool heater.
Flood	Seller is not aware of the property being in a 100- or 500-year floodplain, of any past flooding, or of any flood claims. No flood insurance in place.
HOA	None disclosed. No shared common areas or association fees.
Taxes	No homestead or ag exemption. 2026 CAD appraisal $539,220; est. 2026 taxes $7,010. Value will be reassessed after a sale.
Lead-based paint	Main house built 1960, so the federal lead-based paint addendum applies. Seller has no knowledge or records of lead-based paint.


POOL WITH PERGOLA DINING & GUEST COTTAGE


FIRE PIT & HOT TUB


FREESTANDING TUB


KITCHEN


GUEST COTTAGE BATH

BUYER PACKET

DISCLOSURES & IMPROVEMENTS

SELLER'S DISCLOSURE HIGHLIGHTS

From the Seller's Disclosure Notice (TXR-1406) signed by the seller on 08/26/2024, (available on request). An updated disclosure has been requested from the seller. The seller reported:

- No known defects in the foundation, roof, walls, floors, plumbing, electrical or other structural components, and no items needing repair.
- No known termite or wood-destroying-insect activity or past treatment, drainage problems, encroachments or easement issues.
- No insurance claims, no unpermitted additions or code violations, and not in a historic district.
- Working smoke detectors; carbon monoxide detectors and hearing-impaired smoke detectors present.



PERGOLA DINING WITH GRILL

IMPROVEMENTS MADE BY THE SELLER

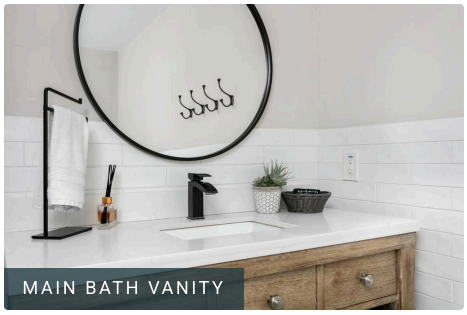
- New siding and exterior paint on the main house; new exterior stain on the guest cottage.
- In-ground pool with lights and two fountains; 7-person hot tub; new landscape path in the backyard.
- Concrete outdoor dining area with pergola and new grill; limestone fire pit with matching benches.
- Self-closing gates and outdoor light fixtures updated to meet City STR code; quartz makeup counter in the bedroom.

BEFORE YOU WRITE AN OFFER

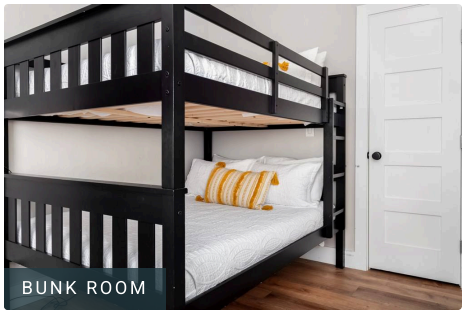
- Order your own inspections. The seller's disclosure is from 2024 and is not a substitute for a current inspection.
- Plan the STR permit transfer: contact City staff within 90 days of closing; the City inspects on transfer.
- Keep filing hotel occupancy tax quarterly (including $0 reports) to keep both permits valid.
- Get a quote for a commercial STR insurance policy and ask about transferring future bookings.



STAINED GUEST COTTAGE



MAIN BATH VANITY



BUNK ROOM

SEE IT ONLINE

3D Matterport tour
my.matterport.com/show/?m=NttjsCKAf1Q

Property website
915bell.vt-lux.com

Airbnb listing
www.airbnb.com/rooms/817386739444328296

BUYER PACKET

SHORT-TERM RENTAL PERMITS

915 Bell holds two City of Fredericksburg STR permits, one for each unit. Both are non-conforming facility permits in the R-2 zoning district. Keeping them in place after a sale depends on filing the transfer on time (see below).

UNIT	PERMIT #	TYPE	MAX GUESTS	STATUS
Unit 1, main house	8056000671	Non-conforming facility, R-2	7	Active on City STR map (9/30/2026). Renewed certificate requested.
Unit 2, guest cottage	8056000746	Non-conforming facility, R-2	2	Not listed on City STR map (9/30/2026). Renewal being confirmed with seller.



UNIT 1, MAIN HOUSE



UNIT 2, GUEST COTTAGE

TRANSFER TO A NEW OWNER

- Per Fredericksburg Code Sec. 20-221, a permit transfer is required when ownership changes. A new application must be filed before STR operations continue under the new owner.
- For an STR in an R-1 or R-2 district, the new owner must contact City staff to transfer the permit within 90 days of closing and comply with all current regulations.
- Hotel occupancy tax must be filed every quarter, including zero-dollar reports, to keep the permit valid.
- The City inspects on transfer and at each annual renewal.
- Questions: City of Fredericksburg Development Services, (830) 997-7521, 126 W. Main St.

Call or text Savannah for showings or the Matterport tour: (830) 992-0101.

Information deemed reliable but not guaranteed. Buyers should verify all information, including permit status and transfer requirements, with the City of Fredericksburg before purchase. Floor plans follow on the next page.

FLOOR PLANS

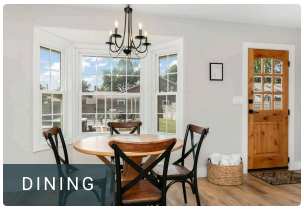
MAIN HOUSE • 2 BED / 1 BATH • 1,641 SQ FT

From the Matterport scan. Dimensions are approximate; buyers should verify measurements.



ROOM	SIZE
Living room	19'0" x 11'7"
Kitchen	19'0" x 13'0"
Dining room	15'7" x 9'0"
Primary bedroom	14'7" x 9'5"
Bedroom 2	11'2" x 9'11"
Bathroom	7'5" x 11'3"
Game room	18'2" x 23'6"


LIVING ROOM


DINING


GAME ROOM WITH LAUNDRY

Open kitchen with island, dining and living areas. Game room with washer/dryer hookups and closets.

FLOOR PLANS

GUEST COTTAGE · 1 BED / 1 BATH · 264 SQ FT

From the Matterport scan. Dimensions are approximate; buyers should verify measurements.

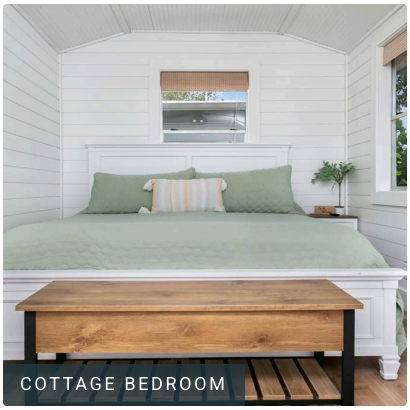


GROSS INTERNAL AREA
FLOOR 1: 241 sq ft
TOTAL: 241 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

ROOM	SIZE
Bedroom	19'5" x 9'4"
Bathroom	7'6" x 7'8"

Detached studio-style cottage with walk-in shower.
Permitted separately for 2 guests.
Matterport interior area: 241 sq ft; CAD/listing area: 264 sq ft.


COTTAGE BEDROOM


COTTAGE BATH



HOT TUB & POOL AT SUNSET



LET'S TALK ABOUT 915 BELL STREET

SAVANNAH SIKES

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

Call or text Savannah for showings or the Matterport tour: (830) 992-0101.

PHONE	(830) 992-0101
EMAIL	savannah@absolutecharm.com
LISTING PAGE	savannahsikesrealtor.com/listings/915-bell-st
3D TOUR	my.matterport.com/show/?m=NttjsCKAf1Q
PROPERTY SITE	915bell.vt-lux.com
AIRBNB	airbnb.com/rooms/817386739444328296
MLS	#100588

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