

402 S. ACORN

FREDERICKSBURG, TX 78624 | MLS #: 73344

\$849,999 | 3 BEDS | 2 BATHROOMS | 2 CAR PARKING | 2004 SQUARE FEET



View Online: <http://www.viewlisting.info/61867>
For Instant Photos: Text 177495 To 415-877-1411

Charming Fredericksburg home, 3 blocks from Main, on .98 ac manicured lot. Location and size of lot are prime! Southside of property is the hillside of Baron's Creek; extends to back of property line all the way down to the creek. Enclosed Sunroom with prep area for grilling or just taking in the views of the abundant wildlife (deer, turkey, birds, rabbits and hawks). Covered Patio for relaxing. This 3 bedroom, 2 bath home is immaculent and pride of ownership shows. Privacy fenced on North side of yard. Also sprinkler system in place. Detached workshop for the man cave. Currently zoned R1, but could easily be rezoned for a B&B Community. Don't let this beauty pass you by!



- .98 ac Lot, 3 Blocks from Main
- New Paint, Carpet and Lighting
- Gorgeous Baron Creek down S side of lot
- No Neighbors - Back or Sides! On its own block.
- Enclosed Sunroom and Covered Patio
- Extremely Large Oaks >58ft
- Manicured lot with privacy fencing.
- Detached workshop



AGENT INFORMATION

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ABOUT MARIE RANSLEBEN

Real Estate is my life! Enjoy meeting, educating and assisting clients and consumers. I serve the Austin and surrounding areas, as well as the Texas Hill Country (Johnson City, Stonewall, Fredericksburg, Kerrville, Hunt and Harper areas). 14+ years experience specializing in listing homes, marketing, social media programs, short sales, foreclosures, and new home con...

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