

Under Contract - Pending on Market

# \$569,500

Call 7133771022 Today!

## SINGLE-FAMILY, 3 BEDS, 2 FULL BATH(S)

Welcome to this well-maintained three-bedroom, two-bath home on 2.53 beautifully treed acres, offering the perfect blend of comfort and convenience. Enjoy peaceful country living away from the hustle and bustle—yet remain less than four miles from downtown Fredericksburg. Step inside to an inviting open-concept layout where the kitchen, dining, and living areas provide generous space for everyday living and entertaining. The kitchen features a wall oven and separate cooktop, ideal for home cooking, while the living room's wood-burning fireplace creates a warm and welcoming ambiance. The thoughtfully designed floor plan places the primary bedroom on one side of the home, offering privacy from the two guest bedrooms. Tile flooring and ceiling fans throughout add comfort and ease of maintenance. Major updates include a new HVAC system installed in 2025, and a hot water heater replaced in 2023. An attached two-car garage provides convenient parking and additional storage. The property a

### GENERAL DESCRIPTION

**Subdivision:** Emerald Valley

**Property Type:** Single-Family

**Bedrooms:** 3

**Baths:** 2 Full

**Stories:** 1

**Garage:** 2 / Attached

**Style:** Other Style

**Year Built:** 1997

**Building Sqft:** 1,807 / Appraisal District

**Lotsize:** 2

**MLS# / Area:** SA1949547



Presented By  
**Chad Sayles**

Walzel Properties - Spring

7133771022

Listing Broker  
Real Estate Advisory Team, LLC

237 emerald, Fredericksburg, TX 78624

Visit <https://www.har.com/SA1949547> for more information