

The Alcove at 109 S Bowie

Updated 2 bed · 2 bath retreat, a half-block from Main Street, with an active STR permit and a four-year rental operating history.

2 / 2

BEDROOMS / BATHS

±1,200

SQ FT LIVING AREA

Up to 6

SLEEPS

4 yrs

OPERATING HISTORY

Why guests book it

The Alcove sits a half-block off Main Street, so guests park once and walk to Fredericksburg's shops, restaurants and tasting rooms. That walkability is exactly what the downtown weekend traveler is looking for.

- **Two king suites** with luxury walk-in showers and custom glass
- **Open, vaulted living area** with a 4'x10' granite island and stainless appliances
- **Wet bar** with coffee station, ready for guests
- **~500 sq ft covered veranda**, with direct access from the primary suite
- **Hot tub** for guests on the property
- **Sleeps up to 6** with the living-room sleeper sofa

Property at a glance

Address	109 S Bowie St, Fredericksburg, TX 78624
Bedrooms / Baths	2 / 2
Living area	±1,200 sq ft
Sleeps	Up to 6
STR permit	Active
Operating as	"The Alcove" vacation rental
Showings	By appointment, scheduled around guest stays

Ready to earn from day one

An established listing with an operating track record, active STR permit and a furnished, guest-ready interior. A buyer can keep it running without a start-up period.

Information deemed reliable but not guaranteed. Buyer to verify all information, including square footage, STR permit status and transferability, and current City of Fredericksburg STR rules.