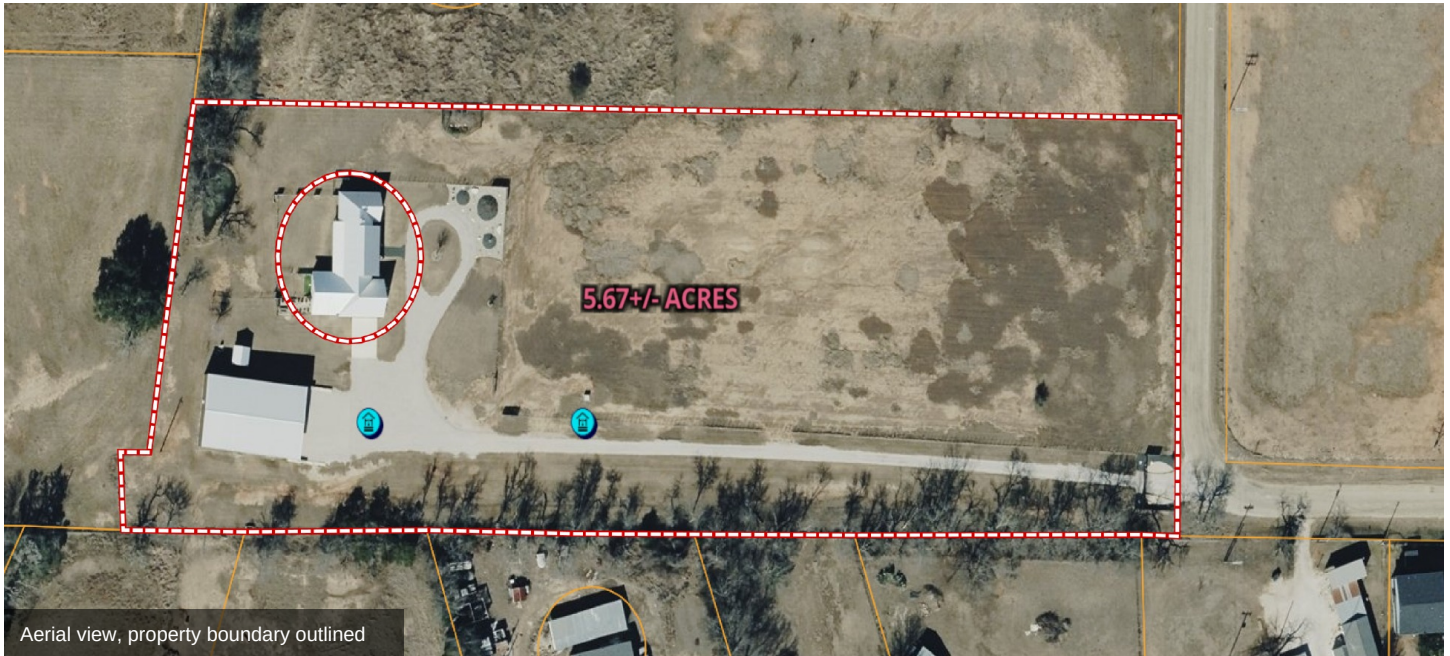




Aerial view, property boundary outlined

139 Armory Rd

Fredericksburg, Texas 78624 | MLS #105298

\$990,000

LIST PRICE

4

BEDROOMS

2.5

BATHS

2,430

SQ FT

5.67

ACRES

2020

BUILT

Built in 2020 and set on 5.67 acres just minutes from downtown Fredericksburg, this beautiful 4-bedroom, 2.5-bath home blends modern comfort with peaceful country living. A gated entrance, Lueders limestone exterior, paved drive, fenced acreage and a wildlife exemption make this a rare Hill Country find.

Inside the Home

- Open kitchen, dining and living area with **vaulted ceilings**
- **Bamboo flooring** and a striking **stone fireplace**
- **Oversized island** designed for gathering and entertaining
- Upstairs **fourth bedroom** with flexible use as an office, gym, studio or hobby room

Private Primary Suite

- **Dual vanities** and a **walk-in shower**
- Relaxing **soaking tub**
- **Oversized walk-in closet**

Curb Appeal

- **Lueders limestone exterior, gated entrance and paved drive**

5.67

GATED, FENCED ACRES

75' x 50'

COVERED BUILDING

Minutes

TO DOWNTOWN FREDERICKSBURG

The Standout: 75' x 50' Covered Building

3,750

SQ FT UNDER ROOF

75' x 50' footprint

- **Electricity** run to the building
- **Enclosed storage**
- **Heated and cooled office**
- Ideal for an **RV, car collection, workshop, studio or business space**

Land & Lifestyle

- **5.67 acres**, fenced, with a **gated entrance**
- **Wildlife exemption** in place
- Plenty of room for **horses, 4-H projects**, pets and outdoor living
- Country setting just **minutes from downtown Fredericksburg**
- Property **survey** enclosed

Utilities & Systems

- **Private water well**, drilled 2019 (state well report enclosed)
- **Aerobic on-site sewer system**, permitted and approved by Gillespie County in 2020, designed for a 4-bedroom home (details enclosed)
- Electricity to the covered building

Take the Tour

BRANDED PROPERTY WEBSITE
139armoryroad.vt-lux.com

VIDEO TOUR (YOUTUBE)
[Watch the video on YouTube](#)

INTERACTIVE AERIAL MAP
[Explore the land on LandID](#)

Included in This Packet

- Survey information (5.67 acre tract)
- On-site sewer facility information and permit
- State of Texas water well report
- Aerial property map

SCHEDULE YOUR PRIVATE SHOWING

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