

Honey Hill Retreat

9848 W US Highway 290 · Fredericksburg, TX 78624

\$1,495,000

28.26 acres · 4 short-term rentals + apartment
6 bedrooms · 6 bathrooms · 4,368 sq ft total

The Property

- **The Back 20** — 1,944 sq ft main home, 2 king bedrooms, 2 full baths, full kitchen, open living area and back deck overlooking the countryside. Works as a home or a rental.
- **Apartment** — 312 sq ft, 1 bd / 1 ba, not currently rented. Room for added income, guest space or caretaker housing.
- **Three luxury cabins** (720, 720 & 672 sq ft) — Morning Mimosa, Forget Me Not and Wild Rose, each with a king bed, full kitchen, fireplace and **private hot tub**.
- 28.26 private acres with native trees, open meadows and wildlife
- Wildlife exemption on the back acreage
- 1,500 sq ft barn
- Water well and 2 septic systems
- About 7 minutes to Main Street, wineries and dining
- Turn-key with established booking history; "Honey Hill" brand and booking sites

Property Facts

Acreage	28.26 acres · wildlife exemption on the back acreage
Residences	Main home 1,944 sq ft + apartment 312 sq ft · cabins 720, 720 & 672 sq ft · 4,368 sq ft total
Bedrooms / Baths	6 bedrooms / 6 full baths across all residences
Guest capacity	Sleeps 10 across the four rentals (The Back 20 sleeps 4; each cabin sleeps 2)
Foundations	Morning Mimosa pier & beam · all others slab
Water / Septic	1 water well (Virdell Drilling) · 2 septic systems (Guadalupe Wastewater)
Outbuildings	1,500 sq ft barn · laundry/storage building
Rental websites	absolutecharm.com/Honey-Hill-Back-20 · /morning-mimosa · /forget-me-not · /wild-rose
Location	About 8 miles west of Fredericksburg on US Hwy 290 · about 7 minutes to Main Street

Information deemed reliable but not guaranteed. Buyer to verify all information, including square footage, acreage and short-term rental rules, independently. Surveys are posted separately.