

Property Website:**Facebook:****YouTube:**

Reduced \$10,000. Fredericksburg home for Sale. Best deal! 3,978 SF. 2,850 SF Main Home & 1,128 SF Guest Home. 10 acres. Potential future B&B! Country estate by Daniel Jenschke minutes from Fredericksburg. 5/3 Main Home. Front porch overlooks meticulously landscaped yard with Gazebo and hot tub. Downstairs open plan kitchen and great room with fireplace, 3 bedrooms & 2 baths. Upstairs two bedrooms, full bath & spacious sitting room. 2/2 Guest House with fireplace & private fenced yard. Now \$449,500! 3% BBC.

CONTACT**BUYER BROKER COMMISSION**

3% Buyer Broker Commission. Buyer Broker/Realtor does NOT have to accompany their buyer to ANY showings. Appointment required. Must be accompanied by Princess or one of her team members.

HIGHLIGHTS

(1) Reduced \$10K. 3,978 SF including 2,850 SF Main Home, 1,128 SF Guest House, 10 acres, perfect for B&B conversion, 3% BBC

(2) 5/3 Main Home open plan with Great Room and fireplace. 3/2 downstairs and 2/1 upstairs, front porch, landscaped yard, Gazebo, hot tub

(3) Very nice 2/2 Guest House with fireplace and private fenced yard

(4) Cherry Mountain Neighborhood has excellent demographics: young, affluent, high home values, 50% of homes have NO mortgage

(5) Fredericksburg has great schools, outstanding quality of life, strong economy, services and conveniences of a suburban community

(6) 0.7 MI to US 87, 10 minutes to Fredericksburg with suburban/resort level services, 1 hour to both Austin and San Antonio

PROPERTY**(7) Branded PDF sets**

Offering:

Highlights:

Pictures:

Graphics:

Demographics:

Area:

(8) UN-Branded PDF sets

Offering: <http://www.swpre.com/listing/cherry-mountain-retreat/offering-un-branded-6/>

Highlights: <http://www.swpre.com/listing/cherry-mountain-retreat/highlights-un-branded-5/>

Pictures: <http://www.swpre.com/listing/cherry-mountain-retreat/pictures-un-branded-2/>
Graphics: <http://www.swpre.com/listing/cherry-mountain-retreat/graphics-un-branded-4/>
Demographics: <http://www.swpre.com/listing/cherry-mountain-retreat/demographics-un-branded-4/>
Area: <http://www.swpre.com/listing/cherry-mountain-retreat/area-pictures-un-branded-5/>

Fredericksburg's Cherry Mountain Retreat. 3,978 SF including 2,850 SF Main Home, 1,128 SF Guest House, 10 acres, perfect for B&B conversion!

A thoughtfully planned country estate by Daniel Jenschke minutes from Fredericksburg. 5/3 Main Home front porch spans the entire front overlooking the meticulously landscaped yard with Gazebo and hot tub. Downstairs open plan kitchen and Great Room with fireplace, 3 bedrooms & two baths. Upstairs has two bedrooms, full bath and spacious Sitting Room. 2/2 Guest House with fireplace and private fenced yard.

Main Home area has a separate workshop/office and Guest House area has a metal building/workshop with lots of storage.

(9) 3/2 Main Home

HVAC main area: 1996 SF
Half-story area: 854 SF
Open porch: 488 SF
Year built: 1996

(10) 2/3 Guest Home

HVAC main area: 744 SF
Half-story area: 384 SF
Open porch: 168 SF
Year built: 1996

(11) Other improvements

Separate office/workshop PER OWNER
Metal storage building PER OWNER
720' EST interior roads

(12) 10 acres native pasture

(13) 2,036' EST to 2,068' EST elevation range

(14) 89% EST tree coverage

(15) 260' EST road frontage

(16) School District: Fredericksburg ISD

(17) No zoning

(18) Not in flood plain

(19) Utilities: Private well, contact Princess regarding sewer/septic

(20) **All owned minerals convey**

(21) **Taxes**

\$5,378 with Current Exemptions

\$5,623 without Exemptions

(22) **Exemptions:** Homestead & Disabled Vet

(23) **Legal**

PIDN 50123: Geo Code A0319-0857-000000-00: ABS A0319 H & G N RR CO #857, 10. ACRES, - HOMESITE & GUEST HOUSE

NOTE: All measurements from Gillespie County Appraisal District unless "EST". EST are our estimates.

LOCATION

(24) **Easy US 87 access:** 0.7 MI north of US 87 at Cherry Mountain Loop

(25) **10 minutes to Fredericksburg:** 7 MI to downtown Fredericksburg and suburb/resort level services, entertainment, shopping and dining

(26) **Outstanding Hill Country destination access:** 28 MI to Kerrville, 41 MI to Llano, 42 MI to Boerne, 53 MI to Bandera, 55 MI to Marble Falls, 56 MI to Dripping Springs, 59 MI to Wimberley, 68 MI to Barnett

(27) **1 hour to Austin and San Antonio:** 65 MI to NW San Antonio I 410 W at I10
66 MI to SW Austin US 290 W at S MO-Pac Expy

DIRECTIONS

FROM DOWNTOWN FREDERICKSBURG, IT IS 6.8 MI

- (1) Travel northwest on E Main ST (US 290/US 87) on US 87 N for 6.1 MI
- (2) Turn right (northeast) on Cherry Mountain Loop for 0.7 MI
- (3) The property is on your left with and our sign
- (4) If you reach the right turn to Kirchen Berg RD, you have gone about 0.4 MI too far

FROM DOWNTOWN MASON, IT IS 36.8 MI

- (1) Travel southeast on San Antonio ST (US 87) for 36.1 MI
- (2) Turn left (northeast) on Cherry Mountain Loop for 0.7 MI
- (3) The property is on your left with and our sign
- (4) If you reach downtown Fredericksburg, you have gone 6.1 MI too far

SCHOOLS

(28) **Summary:** There are two options in the Fredericksburg ISD for Elementary Fredericksburg and Stonewall. Stonewall is TEA "Exemplary", has extremely high GreatSchools ratings and less than 20 students per grade. All District schools have very high GreatSchools ratings and very good TEA ratings.

Frederick Elementary is TEA "Recognized". You can request to attend Doss School (K-8). Multiple private options. Multiple private options.

(29) Fredericksburg ISD

6 schools

2,934 students

Greatschools Rating: 7 of 10

TEA Accountability Rating: Recognized

District: <http://www.fisd.org/Pages/default.aspx>

Greatschools: <http://www.greatschools.org/texas/fredericksburg/Fredericksburg-Independent-School-District/>

(30) Stonewell Elementary (Preschool to 5th grades) 100 students

TEA Accountability Rating: Exemplary

Greatschools Designation: Distinguished

Greatschools Ratings

10 of 10 overall

4 of 5 peer schools

4 of 5 community rating

4 of 5 principal leadership

5 of 5 teacher quality

4 of 5 parent involvement

Greatschools: <http://www.greatschools.org/texas/stonewall/2751-Stonewall-Elementary-School/>

(31) Fredericksburg Elementary School (1st – 5th grades) 916 students

TEA Accountability Rating: Recognized

Greatschools Designation: Distinguished

Greatschools Ratings

8 of 10 overall

4 of 5 peer schools

4 of 5 community rating

4 of 5 principal leadership

4 of 5 teacher quality

4 of 5 parent involvement

Greatschools: <http://www.greatschools.org/texas/fredericksburg/2752-Fredericksburg-Elementary-School/>

(32) Fredericksburg Middle School (6th – 8th grades) 660 students

TEA Accountability Rating: Academically Acceptable

Greatschools Ratings

6 of 10 overall
4 of 5 peer schools
5 of 5 community rating
4 of 5 principal leadership
5 of 5 teacher quality
4 of 5 parent involvement

Greatschools: <http://www.greatschools.org/texas/fredericksburg/2749-Fredericksburg-Middle-School/>

(33) **Fredericksburg High School** (9th – 12th grades) 970 students

TEA Accountability Rating: Academically Acceptable

Greatschools Ratings

6 of 10 overall
5 of 5 peer schools
5 of 5 community rating
4 of 5 principal leadership
4 of 5 teacher quality
4 of 5 parent involvement

Greatschools: <http://www.greatschools.org/texas/fredericksburg/2748-Fredericksburg-High-School/>

DEMOGRAPHICS

(34) **Summary:** Compared to all Benchmarks*, it has highest projected annual population growth, highest avg. household (HH) net worth and highest % owner occupied homes. Compared to Fredericksburg, the Cherry Mountain Census Tract has higher avg. incomes, net worth and undergraduate and graduate degrees; and it has a lower median age that is projected to become even more youthful by 2017 (avg. 40 years old in 2012 decreasing to 37.5 years old in 2017).

(35) **Census Tract vs. Fredericksburg**

Higher avg. HH income
Higher avg. HH disposable income (income after taxes)
Higher avg. HH retail spending,
Higher avg. net worth
Higher % with at least a bachelor's degree
Higher % with at least a master's degree
Lower avg. median age

(36) **Census Tract vs. all Benchmarks***

Highest: avg. household net worth
Highest % owner occupied homes
Highest % annual increase in population

Highest % annual increase in households

(37) **Baseline:** North Gillespie Census Tract. # 48171950300.

Census Tract map link:

(38) **The Cherry Mountain Neighborhood**

We defined the Cherry Mountain neighborhood as East of US 87, to the east side of Cherry Mountain Loop and to the north side of Cherry Spring RD. Due to the small population size, 242 EST in 2013, we declined to use it as a baseline. But, our findings confirm compared it is a young, affluent, high home value neighborhood with almost 50% of homes having NO mortgage.

Neighborhood map link:

Compared to all Benchmarks*, it has:

Highest median home values
2nd highest median household net worth
Lowest % less than \$35K household net worth
Highest % \$250K-\$500K net worth
Highest % 35-64 years old
Lowest % vacant homes for sale

Compared to all Gillespie County Benchmarks* ("local Benchmarks"), it has:

Highest % under 21 years old
Highest % never married
Lowest % over 85 years old
Highest avg. % increase in home values

Wiki Census Tract definition: http://en.wikipedia.org/wiki/Census_tract

Benchmarks*: The 5 Gillespie County Census Tracts; Fredericksburg; 78624 Zip Code; Gillespie County; Texas; and the US

CCIM REPORTS AND LISTING ANALYSIS

Unless noted all data from Certified Commercial Investment Member (CCIM) Institute. 1,093 underlying CCIM reports are available on request. For your convenience, we now provide many reports in Excel.

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CONTACT