

# **\$1,975,000 - 619 Cornehl Road, Fredericksburg**

MLS® #3390636

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**\$1,975,000**

2 Bedroom, 2.00 Bathroom, 1,312 sqft

Farm on 80.00 Acres

Spencer, Fredericksburg, TX

Great hill country ranch located in popular Gillespie county. The COVER 3 is an ideal turn key ranch for recreational weekend getaways or full time primary residence. Located between Fredericksburg and the town of Harper, everything that anyone might need is only minutes from your ranch gate (Restaurants, grocery, feed store etc). Recently built 2 bedroom 1.5 bath ranch house with fireplace, full kitchen, laundry facilities, water softener, covered parking plus oversized garage for tractors, ATVs trucks etc. Only 90 mins from Austin and 60 mins from San Antonio the location is easy to get to from major cities and has no easements to deal, great county maintained road from HWY 290 to the ranch. The property has been cleared of cactus and cedar and the fences are in great shape (mostly 5 strand). The owner has just completed a brand new gravity fed tank on the property! Great land with plenty of cover for the native and exotic wildlife (convey with the property), the property has a strong water well, underground utilities and great views of the surrounding hill country. Large 20+ acre front pasture perfect for horses, grazing cattle, food plots or hay production. This is a rare turnkey ranch to start enjoying immediately.

Built in 2018

## **Essential Information**

MLS® #

3390636



Price	\$1,975,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,312
Acres	80.00
Year Built	2018
Type	Farm
Sub-Type	Single Family Residence
Status	Active

### Community Information

Address	619 Cornehl Road
Area	GP
Subdivision	Spencer
City	Fredericksburg
County	Gillespie
State	TX
Zip Code	78624

### Amenities

Utilities	Phone Connected, Water Connected
Features	None
Parking	Additional Parking, Attached, Door-Multi, Garage Faces Front, Garage, Gated, Oversized
Garage Spaces	2
View	Hills, Pasture, Trees/Woods
Waterfront	Seasonal

### Interior

Interior	Carpet, Tile
Appliances	Washer/Dryer Stacked, Dishwasher, Electric Oven, Electric Range, Electric Water Heater, Free-Standing Electric Range, Microwave, Stainless Steel Appliance(s)
Heating	Central, Electric
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room

# of Stories	1
Stories	One

## Exterior

Exterior Features	Private Yard, Fire Pit
Lot Description	Agricultural, Gentle Sloping, Level, Private
Roof	Metal
Construction	Frame, Stone, Wood Siding
Foundation	Slab

## School Information

District	Harper ISD
Elementary	Harper
Middle	Harper
High	Harper

## Additional Information

Date Listed	September 29th, 2021
Days on Market	961

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