

\$1,996,000 - 169 Royal Oaks Hill, Fredericksburg

MLS® #1831853

\$1,996,000

4 Bedroom, 3.00 Bathroom, 3,246 sqft

Residential on 4.94 Acres

ROYAL OAKS, Fredericksburg, TX

New Roof July 2025 Enjoy refined Hill Country living just five minutes from Fredericksburg in this beautifully crafted Tuscan-style estate. Set on nearly five private acres, this custom home offers comfort, quality, and timeless design in a peaceful setting. From the moment you enter through the barrel-ceiling foyer, you'll notice attention to detail—from the hand-selected materials to the warm wood flooring and cedar beam accents. With 3 bedrooms, 2.5 bathrooms, and a dedicated office (which could easily serve as a fourth bedroom), the layout is both flexible and functional. The kitchen is a true work space for anyone who enjoys cooking: granite countertops with chiseled edges, alder wood cabinetry, cedar beam ceilings, a Hallman gas range with dual ovens, and high-end appliances including a Bosch dishwasher and GE Monogram fridge/freezer. A sunlit breakfast nook with plantation shutters adds charm to the energy efficient windows. The living room features 20-foot ceilings, wall windows, and a stone fireplace with a mesquite wood mantle—perfect for relaxing or entertaining with expansive Hill Country views as the backdrop. The primary suite includes private patio access, a whirlpool tub, walk-in shower, dual vanities, and a large closet with bonus space. Outdoors, the heated infinity-edge pool and hot tub overlook sweeping views. The spacious patio is thoughtfully designed for entertaining, and to take in the Hill Country landscape. The gated



property provides an oversized garage, a 25x50-foot insulated metal RV shed to accommodate larger vehicles or hobbies, a 12x16-foot wooden outbuilding, and a second building site with its own well and electricity. Thoughtfully built for everyday living and long-term comfort in one of the most scenic areas of Fredericksburg.

Built in 2003

Essential Information

MLS® #	1831853
Price	\$1,996,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,246
Acres	4.94
Year Built	2003
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Texas Hill Country, Mediterranean
Status	Active

Community Information

Address	169 Royal Oaks Hill
Area	3100
Subdivision	ROYAL OAKS
City	Fredericksburg
County	Gillespie
State	TX
Zip Code	78624

Amenities

Amenities	None
Parking	Two Car Garage, Attached
Has Pool	Yes

Pool In Ground Pool, Hot Tub, Pool is Heated, Pools Sweep

Interior

Interior One Living Area, Separate Dining Room, Two Eating Areas, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, High Speed Internet, All Bedrooms Downstairs, Laundry Main Level, Laundry Room, Telephone, Walk in Closets, Attic - Access only, Attic - Pull Down Stairs, Attic - Radiant Barrier Decking, Attic - Expandable, Attic - Attic Fan, Attic - Partially Floored, Skylights

Appliances Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Built-In Oven, Self-Cleaning Oven, Stove/Range, Gas Cooking, Refrigerator, Disposal, Dishwasher, Ice Maker Connection, Water Softener (owned), Vent Fan, Smoke Alarm, Security System (Owned), Electric Water Heater, Garage Door Opener, Solid Counter Tops, Double Ovens, Custom Cabinets, Carbon Monoxide Detector, Private Garbage Service, Attic Fan

Heating Heat Pump

Cooling Two Central

Fireplace Yes

of Fireplaces 1

Fireplaces One, Living Room, Wood Burning

of Stories 1.0

Stories 1

Exterior

Exterior Stone/Rock, Cement Fiber

Exterior Features Patio Slab, Covered Patio, Deck/Balcony, Chain Link Fence, Partial Fence, Double Pane Windows, Storage Building/Shed, Has Gutters, Mature Trees, Workshop, Wrought Iron Fence

Lot Description County Vlew, Mature Trees (ext feat), 2 - 5 Acres, Partially Wooded, Secluded, Sloping

Roof Metal

Construction Pre-Owned

Foundation Slab

School Information

District Fredericksburg

Elementary Fredericksburg

Middle Fredericksburg

High Fredericksburg

Additional Information

Date Listed	January 2nd, 2025
Days on Market	322
HOA Fees	0.00

Listing Details

Listing Agent	Brian Stamness
Listing Office	Phyllis Browning Company

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