

# \$875,000 - 805 Nolan St, San Antonio

MLS® #1838010

**\$875,000**

5 Bedroom, 3.00 Bathroom, 2,928 sqft  
Residential on 0.51 Acres

Dignowity Hill Hist Dist, San Antonio, TX

Step into the timeless elegance of 805 Nolan Street, a breathtaking Queen Anne Victorian home built in 1906 one of the most successful entrepreneurs of the late 1800s and early 1900s - Ed Friedrich. The "Friedrich House" provided luxury and comfort while allowing Mr. Friedrich a clear view and quick access to his factory a few blocks away. This meticulously restored property radiates historic charm while offering modern comforts, making it a true architectural masterpiece in one of the city's most sought-after neighborhoods. Upon arrival, a grand wraparound porch sets the tone for the home's character and charm. Step inside to an inviting foyer, where a beautifully crafted antique staircase invites you to ascend. 8-foot-tall vintage pocket doors make an grand entrance to the octagonal living room, where a fireplace, tall windows, and original, long-leaf, pine floors await all social gatherings. The homes exquisite elements instantly add elegance to every event. With minimal holiday decor, your real memories will replace any greeting card or classic Christmas movie scene. Throughout the home, tall doors are capped with original glass transoms and period matching cast iron molded hardware. Each room suspends its own unique chandelier with arrays of draped German crystals or French lamp shades. Even the long hallways and staircases exhibit candelabra chandeliers. 6-foot tall windows create unique juxtapositions of shadows and light on the curved walls and arched entries during the day



as the sun's changing position dictates. Once the sun sets, the opulent lighting cascading from tall windows, causes traffic to slow and even stop in awe. The 1st floor also features a versatile flex space for a bedroom, office, or library. The dining area flows seamlessly into the grand kitchen, creating an ideal space for entertaining with a view of the city skyline as a back drop to the park. The artistically and masterfully hand-crafted banisters in the grand and servant stairways lead you aloft to five generously sized bedrooms and two full baths, perfect for family and guests. Step out onto the wide wraparound balcony where breathtaking views of downtown high rises, Hays Street Bridge, Alamodome, and Dignowity Park remind you why you love this city. Every detail, from crown molding to the intricate woodwork of the 175 banister spindles, reflects the care and admiration provided to this property over the past century. Situated in the vibrant Dignowity Hill neighborhood, 805 Nolan St. is perfectly positioned across the street from Dignowity Park, offering green space, picnic amenities, dog park, playground, basketball, and community events. The perpetual unobstructed view of downtown over the park palms and tree tops provides enjoyment of amazing sunsets and downtown fireworks. The Pearl, Alamodome, Hemisfair Park, and the highly anticipated Project MARVEL are minutes away, placing you in the heart of fine dining, entertainment, and cultural attractions. All this, minus long drives or hassles with parking. With its combination of historic charm, modern updates, and unbeatable location, 805 Nolan St. offers a rare opportunity to own a piece of the city's rich history with endless future possibilities. Whether you're looking for an amazing residence for your child's first memories, a lucrative investment, a multi-generational home, or just a perfection vacation spot, this stunning and unique property is a must see!

Built in 1906

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | 1838010                |
| Price          | \$875,000              |
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,928                  |
| Acres          | 0.51                   |
| Year Built     | 1906                   |
| Type           | Residential            |
| Sub-Type       | Single Family Detached |
| Style          | Two Story, Victorian   |
| Status         | Active                 |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 805 Nolan St             |
| Area        | 1200                     |
| Subdivision | Dignowity Hill Hist Dist |
| City        | San Antonio              |
| County      | Bexar                    |
| State       | TX                       |
| Zip Code    | 78202                    |

## Amenities

|           |                          |
|-----------|--------------------------|
| Amenities | Park/Playground          |
| Parking   | Two Car Garage, Detached |
| Pool      | None                     |

## Interior

|                 |                                                                                                                                                                                       |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior        | Two Living Area, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Study/Library, All Bedrooms Upstairs, High Ceilings, Cable TV Available, High Speed Internet |
| Appliances      | Chandelier                                                                                                                                                                            |
| Heating         | Central                                                                                                                                                                               |
| Cooling         | Two Central                                                                                                                                                                           |
| Fireplace       | Yes                                                                                                                                                                                   |
| # of Fireplaces | 3                                                                                                                                                                                     |

|              |        |
|--------------|--------|
| Fireplaces   | Three+ |
| # of Stories | 2.0    |
| Stories      | 2      |

## Exterior

|                   |                                                |
|-------------------|------------------------------------------------|
| Exterior          | Wood, Aluminum                                 |
| Exterior Features | Deck/Balcony, Mature Trees, Wrought Iron Fence |
| Lot Description   | Corner                                         |
| Roof              | Metal                                          |
| Construction      | Pre-Owned                                      |
| Foundation        | Cedar Post                                     |

## School Information

|            |                    |
|------------|--------------------|
| District   | San Antonio I.S.D. |
| Elementary | Bowden             |
| Middle     | Call District      |
| High       | Brackenridge       |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 28th, 2025 |
| Days on Market | 240                |
| HOA Fees       | 0.00               |

## Listing Details

|                |                  |
|----------------|------------------|
| Listing Agent  | Eric Salinas     |
| Listing Office | Real Broker, LLC |

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