

# \$317,000 - 112 Glenmoor Dr, Fredericksburg

MLS® #1452914

## \$317,000

4 Bedroom, 2.00 Bathroom, 1,764 sqft  
Residential on 0 Acres

NOT IN DEFINED SUBDIVISION, Fredericksburg, TX

Hard to find 1,764 SF, move in ready, 1 story ranch. 4 bedroom, 2 bath in Fredericksburg City Limits. Oversized corner lot. Large covered front and back porches. Great room with wood floors and corner masonry fireplace. Updated eat-in kitchen with granite surfaces, breakfast bar, wood floors, sliding glass doors to patio. Master ensuite with updated granite counters. Utility room. 2 car carport. Gutters, landscaping, tall trees. Large fenced backyard. No Flood Zone. 0.44 MI to Elementary School and 0.65 MI to Middle School. 1.2 MI to Downtown Fredericksburg. 26 Walk Score. Under 90 Minutes to Austin and San Antonio. Low 1.72 Tax Rate. SANDCASTLE 2 SUBDIVISION Part of Sandcastle, Sandcastle 2 is a small established community of 75 homes. The median home size is 1,466 SF on an 11,576 SF lot. The median year the homes were built was 1978. Sandcastle 2 is one of the more stable Fredericksburg neighborhoods with a 2.7% annual turnover rate. The typical homeowner has owned their home 7.5 years. In the past year, the property tax value for Sandcastle 2 homes increased 15.8%. INVESTOR CONSIDERATIONS Historic Median Sale Price per HVAC SF: \$216 per SF List Price per SF: \$180 per SF Value trends: Positive value trends projected for next 3 years Market Status: Neutral Market (neither a Buyer's nor a Seller's market) Months of Supply: 6 months

Built in 1978



## Essential Information

MLS® #	1452914
Price	\$317,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,764
Acres	0.26
Year Built	1978
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Ranch, Traditional
Status	Active

## Community Information

Address	112 Glenmoor Dr
Area	3100
Subdivision	NOT IN DEFINED SUBDIVISION
City	Fredericksburg
County	Gillespie
State	TX
Zip Code	78624

## Amenities

Amenities	None
Parking	None/Not Applicable
Pool	None

## Interior

Interior	One Living Area
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Stove/Range, Disposal, Dishwasher, Smoke Alarm
Heating	Central
Cooling	One Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Wood Burning, Stone/Rock/Brick
# of Stories	1.0
Stories	1

## Exterior

Exterior	Brick
Exterior Features	Covered Patio, Chain Link Fence, Has Gutters, Mature Trees
Lot Description	Corner, City View, 1/4 - 1/2 Acre
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

## School Information

District	Fredericksburg
Elementary	Fredericksburg
Middle	Fredericksburg
High	Fredericksburg

## Additional Information

Date Listed	April 24th, 2020
Days on Market	80
HOA Fees	0.00

## Listing Details

Listing Office	Southwest Partners
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