

2306 Summit Forest

Fredericksburg, Texas 78624 · Stone Ridge neighborhood

\$899,900

4,115 sq ft · just \$218.69 per sq ft
Pool, hot tub & Hill Country views



4

BEDROOMS

3.5

BATHS

4,115

SQ FT

0.29

ACRE

2

CAR GARAGE

Timeless Hill Country elegance in highly sought-after Stone Ridge, just a couple of miles north of Main Street. Over 4,100 square feet of room for everyone, a private backyard with a sparkling pool and hot tub, and big Hill Country views from the covered veranda.

Inside

- **Expansive family room** with a fireplace, built-in bookcases and lots of natural light
- **Entertainer's kitchen** with a large center island, granite counters, stainless appliances, double ovens and bar seating
- **Formal dining room** just off the foyer
- **Main-level primary suite** with walk-in closets, dual vanities, a glass walk-in shower and soaking tub
- **Upstairs suite** with its own private bath, perfect as a second primary or guest retreat
- **Flexible bedroom with French doors**, ideal as a home office
- **Large lower-level flex space**, most recently a game room
- **High ceilings**, wood, tile and carpet flooring, and abundant storage

Outside

- **Sparkling pool and hot tub** with a pergola in the fenced backyard
- **Covered veranda** with breathtaking Hill Country views
- **Standing-seam metal roof**, about 2½ years old
- **Stone exterior**, automatic sprinklers and a 2-car attached garage

Why 2306 Summit Forest



KITCHEN



COVERED VERANDA



POOL, HOT TUB & PERGOLA



LOWER-LEVEL FLEX / GAME ROOM

Why it's a smart buy

- **Outstanding value.** At \$899,900, that's just \$218.69 per square foot for a Stone Ridge home of this size.
- **Room for everyone.** Two primary-style suites, a home office, a formal dining room and a large flex space.
- **Resort-style backyard.** Pool, hot tub, pergola and a covered veranda with Hill Country views.
- **Big updates already done.** A newer standing-seam metal roof, two zoned HVAC systems and double-pane windows.
- **In town.** City water and sewer, Fredericksburg ISD, and minutes to Main Street.

Living in Stone Ridge & Fredericksburg

Stone Ridge is one of Fredericksburg's most sought-after neighborhoods, with established homes, rolling Hill Country terrain and a quick drive to Main Street. Fredericksburg is the heart of the Texas Hill Country: a historic German town with small-town friendliness, a walkable downtown and some of the best food and wine in the state.

Historic Main Street

Boutiques, galleries, bakeries, biergartens and restaurants a few minutes away.

Hill Country Wineries

Dozens of wineries and tasting rooms along Highway 290 and nearby.

Enchanted Rock

The famous pink-granite dome for hiking and stargazing, a short drive north.

Events Year-Round

Oktoberfest, the Food & Wine Fest, holiday lights on the Marktplatz and more.

Property Facts

List price	\$899,900 · \$218.69 per sq ft
Layout	4 bedrooms, 3 full and 1 half bath, three levels · about 4,115 sq ft (Gillespie CAD)
Lot	0.289 acre · Stone Ridge #2, Lot 96 · sloped, fenced backyard
Built	2004 · Hill Country / traditional style · stone exterior · slab foundation
Roof	Standing-seam metal, about 2½ years old (per seller)
Heating & A/C	Two central electric, zoned systems
Kitchen	Granite counters, center island, stainless appliances, double electric ovens, natural gas
Fireplace	Family room fireplace with gas starter
Outdoor	Pool, hot tub, pergola, covered veranda, deck/patio, automatic sprinklers, rain gutters
Parking	2-car attached garage with two openers · concrete drive
Other	Double-pane windows, window treatments, ceiling fans, walk-in closets, wired for high-speed internet, gas water heater
Utilities	City water and sewer · city electric · natural gas
Location	In city limits · R-1 zoning · not in a flood plain · off N Llano St via Ellebracht
HOA	Stone Ridge HOA, mandatory · about \$50–57 per year
Taxes	About \$11,721 per year without exemptions (CAD)
Schools	Fredericksburg ISD
Documents	Floor plans included

Information deemed reliable but not guaranteed. Square footage per Gillespie CAD. Buyer to independently verify all information, including square footage, lot size, taxes, HOA, zoning, schools and condition.

Floor Plan · Main Level

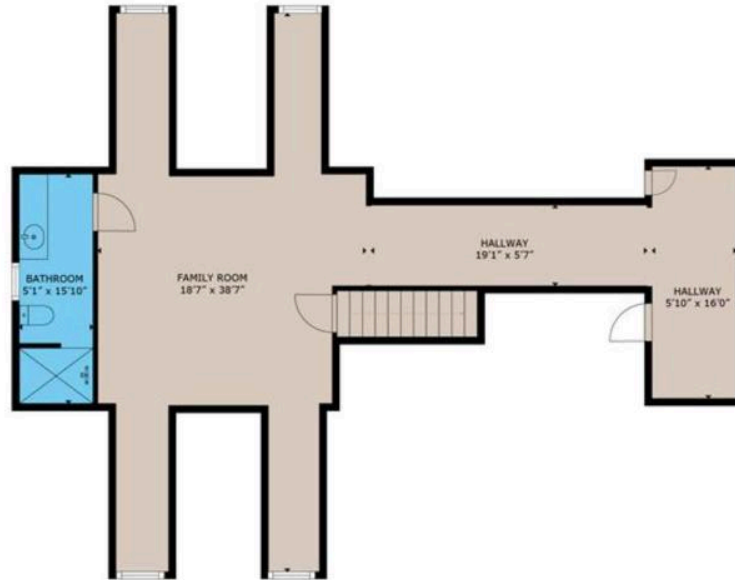


Main level rooms

Family room	20'8" x 21'5" with fireplace
Kitchen	13'11" x 29'3" with center island, pantry and double ovens
Dining room	13'11" x 14'5"
Living room / office	15'0" x 20'2" with French doors
Primary bedroom	17'8" x 21'5" with two closets · primary bath 13'4" x 13'0"
Bedroom	13'4" x 12'3"
Laundry	7'8" x 13'7"

Floor Plan · Upper & Lower Levels

Upper level



Lower level



Upper family room 18'7" x 38'7" with its own bath (5'1" x 15'10")

Lower family / game room 17'7" x 25'6"

Garage 26'7" x 21'3" · plus 13'6" x 10'10" storage room

Floor plans and measurements are approximate (Matterport). Buyer to verify.