

STONE RIDGE · FEATURE SHEET

2306 SUMMIT FOREST

Fredericksburg, Texas 78624 · Stone Ridge neighborhood
4,115 sq ft · just $218.69 per sq ft · Pool, hot tub & Hill Country views

$899,900	4	3.5	4,115	0.29	2
LIST PRICE · MLS #104306	BEDROOMS	BATHS	SQ FT	ACRE	CAR GARAGE

Presented by Savannah Sikes · Absolute Charm Real Estate Group · (830) 992-0101

THE HOME

TIMELESS HILL COUNTRY ELEGANCE

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.


FAMILY ROOM WITH FIREPLACE & BUILT-INS


KITCHEN


PRIMARY BATH

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

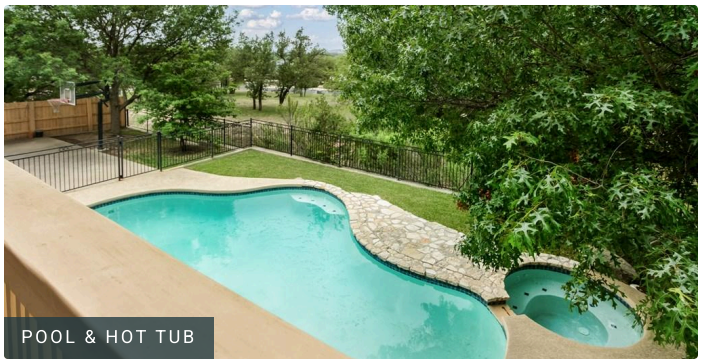

STONE EXTERIOR & FRONT PORCH

WHY THIS HOME

WHY 2306 SUMMIT FOREST


KITCHEN


COVERED VERANDA


POOL & HOT TUB


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

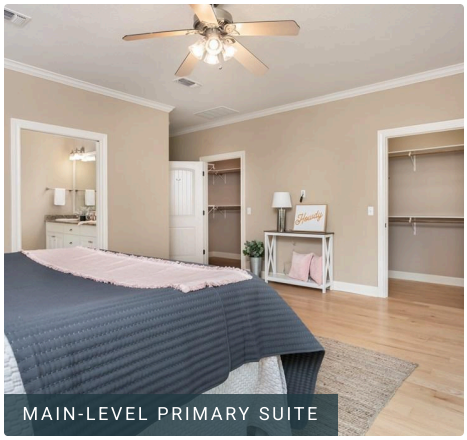
Oktoberfest, the Food & Wine Fest, holiday lights on the Marktplatz and more.

ROOM TO GROW

LIVE YOUR WAY

This home grows and shrinks with you. Live comfortably on the main level day to day, then open up the upstairs suite and the lower-level game room when family visits, friends come for the weekend or the family grows. It's just as right for a couple as it is for a busy household.


COVERED VERANDA


MAIN-LEVEL PRIMARY SUITE


LOWER-LEVEL FLEX / GAME ROOM

EVERYDAY LIVING ON THE MAIN LEVEL

- About 2,800 sq ft on one level (per seller)
- Main-level primary suite with two closets and a spa-style bath
- Second bedroom, plus a French-door room for a third bedroom or home office
- About 2½ baths
- Kitchen, formal dining, family room with fireplace and laundry, all on this level
- Steps to the covered veranda, pool and hot tub

OPEN IT UP WHEN YOU NEED IT

- **Upstairs suite** with its own private bath: perfect for guests, grown kids, a teen retreat or extended family
- **Lower-level game room:** movie nights, a playroom, a gym or a hobby space
- Close them off when it's just the two of you, and open them up when the house is full

WHO IT'S PERFECT FOR

Couples & empty nesters
Single-level living on the main floor, with room for the kids and grandkids when they visit.

Growing families
Start on the main level and open up more space as your family grows, without ever having to move.

Hosts & entertainers
Guests get their own suite upstairs, and everyone gathers around the pool, hot tub and veranda.

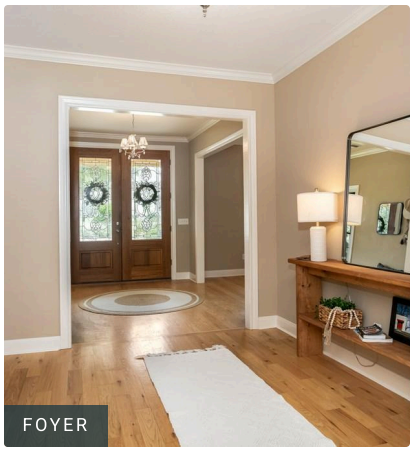
Working from home
A French-door office on the main level, with a quiet flex space downstairs.

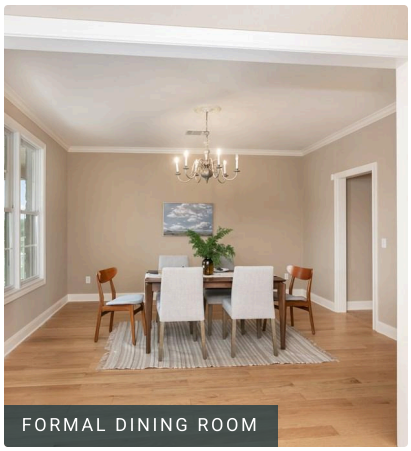
Main-level square footage is approximate, per seller. Buyer to verify.

AT A GLANCE

PROPERTY FACTS


STONE EXTERIOR UNDER MATURE OAKS


FOYER


FORMAL DINING ROOM

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.

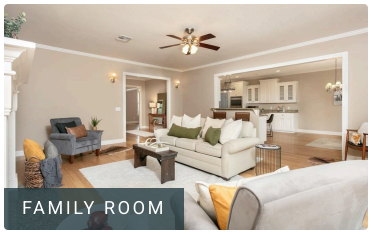
FLOOR PLANS

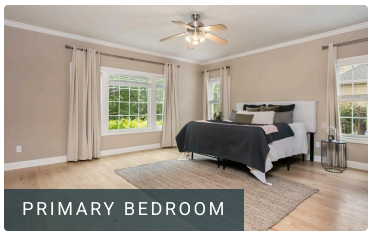
FLOOR PLAN • MAIN LEVEL



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"


FAMILY ROOM

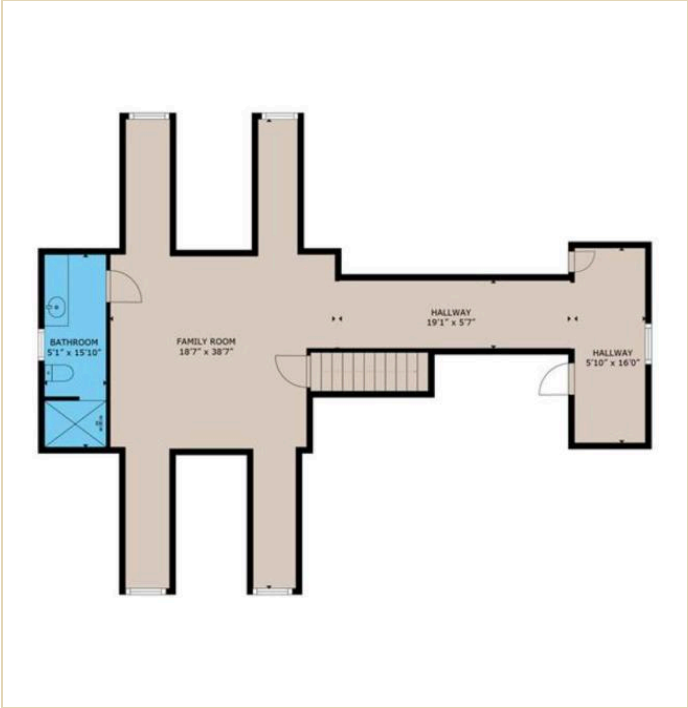

PRIMARY BEDROOM

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

FLOOR PLANS

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


LOWER-LEVEL GAME ROOM


2-CAR GARAGE

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



2306 SUMMIT FOREST AT DUSK



LET'S TALK ABOUT 2306 SUMMIT FOREST

SAVANNAH SIKES

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3D TOUR	my.matterport.com/show/?m=4xCpUu29tBP
MLS	#104306

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