

\$1,749,500 - 2154 Aviation Loop, Fredericksburg

MLS® #1837496

\$1,749,500

3 Bedroom, 2.00 Bathroom, 2,264 sqft

Farm Ranch on 56.15 Acres

N/A, Fredericksburg, TX

PRICE REDUCED!!!! This one checks all of the boxes!! Come and look at this incredible opportunity to own a Texas Hill Country Ranch on an Airpark. Whether your passion is aviation, dark skies, enjoying nature, wildflowers, raising animals or just privacy - this one is worthy of your consideration. A lighted 3800 foot runway, 80 feet wide, is the centerpiece of this exclusive Hill Country Gated Community, located between Fredericksburg, Kerrville and Harper. Your 60 x 60 hangar on Hangar Row will store your airplane, RV, boat, etc. while providing extra space for guests in the 400 square foot heated and cooled quarters, which includes a bathroom with shower, kitchen and bedroom. Your 56.148 acres are located on the NE corner of the Aviation Loop perimeter and will provide you with privacy and endless possibilities. The total square footage of heated and cooled areas is 2885 s.f., which includes the 621 s.f. pottery studio located in two stalls of the four stall oversized garage. Hill Country Native stone home with metal roof has beautiful scenic views in every direction. The split floor plan has a master suite and two additional bedrooms separated by a Great Room with open Kitchen and Dining. The over-sized 1242 s.f. four stall garage offers many possibilities. The paved driveway will allow you to keep your vehicles clean. The neighborhood has a water system and the property has an onsite aerobic septic system. However a recent 20,000 gallon Rainwater



system cares for all of the present owner's water needs. A 192 s.f. well-built, insulated greenhouse is another recent upgrade. Sensible deed restrictions and cooperative owners in this community protect your investment but give you flexibility. And don't forget about the tax advantages of the ag exemption. The yearly mandatory HOA is \$1200 for neighborhood amenities including runway maintenance. Take a quick tour on you tube: search "2154 Aviation Loop".

Built in 2011

Essential Information

MLS® #	1837496
Price	\$1,749,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,264
Acres	56.15
Year Built	2011
Type	Farm Ranch
Sub-Type	Farm/Ranch
Status	Active

Community Information

Address	2154 Aviation Loop
Area	3100
Subdivision	N/A
City	Fredericksburg
County	Gillespie
State	TX
Zip Code	78624

Amenities

Utilities	Electricity, High Speed Internet, Telephone, Water
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Exterior

Exterior Features	Additional Structures, Air Strip, Fenced, Garage, Hangar, House, Storage Building, Tractor Shed
Lot Description	Ag Exempt, Cleared, Hunting Permitted, Mature Trees (ext feat), Pasture, Secluded, Wooded
Construction	Brick/Stone, Frame

School Information

District	Harper I.S.D.
Elementary	Harper Elementary
Middle	Harper Middle
High	Harper HS

Additional Information

Days on Market	276
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Listing Details

Listing Agent	Lance Casper
Listing Office	Central Metro Realty

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