

\$619,950 - 2881 Aviation Loop, Fredericksburg

MLS® #1839762

\$619,950

3 Bedroom, 3.00 Bathroom, 3,500 sqft
Residential on 4.00 Acres

SILVER WINGS, Fredericksburg, TX

PRICE REDUCTION! PRICED TO SELL!

Great chance to own a beautiful upscale Texas Hill Country Hangar-minium on an east-facing 4 acre mid-field Airpark lot. If your passion is aviation, dark skies, enjoying nature, wildflowers or just privacy - this one works well as a full time residence or could serve as a weekend getaway or an amazing winter migration destination for aviating snowbirds. The current owners spent 5 months of their year here and the remainder in Alaska - the absolute best of both worlds, living the dream! 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 70 x 50 hangar has 2070 square feet of air-conditioned and heated living area in a two story floor plan. The Master suite is downstairs along with the kitchen/living area. The granite countertop and island go well with the custom cabinets and stainless appliances. Upstairs there is a full bath with two oversized guest rooms separated by a living area/media room. This floor plan leaves 2500 s.f. of hangar space for all of your vehicles, endless toys and projects. The 4 post vehicle lift is negotiable, as well as refrigerators, wine fridge, tv and washer/dryer. The hangar door is 42' wide by 11'8" high, although it may be possible to adjust door stops to allow for more height, to accommodate your airplane. You have direct taxiway access from your property. The high quality living space could also be used as your



residence while building another home on the 4 acres and then later used for guests once your home is finished - endless possibilities, only limited by your imagination! 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. Recent \$60,000 installation of 8.265 kw Solar panels with two 7 kw Tesla storage batteries cuts power bills to a minimum and allows you to sell back to the grid. There are no vacant lots for sale in this community - grab this one while it's available! You couldn't come close to duplicating this one for the asking price! Sensible deed restrictions and cooperative owners in this community protect your investment but give you flexibility. The yearly mandatory HOA is \$1200 for neighborhood amenities including runway maintenance.

Built in 2011

Essential Information

MLS® #	1839762
Price	\$619,950
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,500
Acres	4.00
Year Built	2011
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story
Status	Active

Community Information

Address	2881 Aviation Loop
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Area	3100
Subdivision	SILVER WINGS
City	Fredericksburg
County	Gillespie
State	TX
Zip Code	78624

Amenities

Amenities	Controlled Access, Airport P Taxiway Access
Parking	Oversized
Pool	None

Interior

Interior	Two Living Area, Eat-In Kitch Room, Utility Room Inside, Laundry in Closet, Laundry M
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Appliances	Ceiling Fans, Washer Conne Oven, Self-Cleaning Oven, Refrigerator, Disposal, Dishwasher, Electric Water Heater, Smooth Cooktop, Solid Counter Tops, Double Ovens, Custom Cabinets, Central Distribution Plumbing System
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Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	2.0
Stories	2

Exterior

Exterior	Masonry/Steel
Exterior Features	Patio Slab, Covered Patio, Double Pane Windows, Has Gutters, Mature Trees, Aircraft Hangar, Workshop
Lot Description	County Vlew, Secluded, Level, 2 - 5 Acres
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

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



High Harper HS

Additional Information

Date Listed	February 4th, 2025
Days on Market	268
HOA Fees	575.00
HOA Fees Freq.	Semi-Annually

Listing Details

Listing Agent	Lance Casper
Listing Office	Central Metro Realty

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