

\$299,000 - 108 Ciarans Crossing, Fredericksburg

MLS® #1882124

\$299,000

3 Bedroom, 2.00 Bathroom, 1,260 sqft

Residential on 0.12 Acres

Friendship Oaks, Fredericksburg, TX

Welcome home! Whether you are looking to enjoy an affordable second home, interested in downsizing or maybe you are a savvy investor, this 2024 home is a terrific option.

Enjoy an open floor plan where the living area flows seamlessly into a modern kitchen, perfect for entertaining or quiet evenings at home. Each bedroom offers comfort and privacy with the primary bedroom featuring an en-suite bath and walk in closet. Out back, enjoy a large backyard, perfect for gardening, outdoor dining or simply relaxing under the Texas sky. The current owners have added ceiling fans, extra grass to finish out the back yard, window treatments and a garage door opener. Fiber internet is wired into the home, making this property truly move in ready.

Built in 2024

Essential Information

MLS® #	1882124
Price	\$299,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,260
Acres	0.12
Year Built	2024
Type	Residential
Sub-Type	Single Family Detached



Style	One Story
Status	Active

Community Information

Address	108 Ciarans Crossing
Area	3100
Subdivision	Friendship Oaks
City	Fredericksburg
County	Gillespie
State	TX
Zip Code	78624

Amenities

Amenities	Pool, Park/Playground
Parking	Two Car Garage, Attached
Pool	None

Interior

Interior	One Living Area, Breakfast Bar, Open Floor Plan, High Speed Internet, Laundry in Closet, Walk in Closets, Attic - None
Appliances	Ceiling Fans, Washer, Dryer, Microwave Oven, Stove/Range, Disposal, Dishwasher, Gas Water Heater, Garage Door Opener, City Garbage service
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	1.0
Stories	1

Exterior

Exterior	Vinyl
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Fredericksburg
Elementary	Fredericksburg
Middle	Fredericksburg
High	Fredericksburg

Additional Information

Date Listed	July 7th, 2025
Days on Market	115
HOA Fees	87.50
HOA Fees Freq.	Quarterly

Listing Details

Listing Agent	Wendy Hearn
Listing Office	Compass RE Texas, LLC.

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