

# \$319,999 - 207 Juanita Way, Fredericksburg

MLS® #1918599

**\$319,999**

4 Bedroom, 2.00 Bathroom, 1,667 sqft  
Residential on 0.11 Acres

Friendship Oaks, Fredericksburg, TX

The Ramsey - This new single-story design makes smart use of the space available. At the front are all three secondary bedrooms arranged near a convenient full-sized bathroom. Down the foyer is a modern layout connecting a peninsula-style kitchen made for inspired meals, an intimate dining area and a family room ideal for gatherings. Tucked in a quiet corner is the owner's suite with an attached bathroom and walk-in closet. Estimated COE January 2026. Prices and features may vary and are subject to change.

Built in 2024

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | 1918599                |
| Price          | \$319,999              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,667                  |
| Acres          | 0.11                   |
| Year Built     | 2024                   |
| Type           | Residential            |
| Sub-Type       | Single Family Detached |
| Style          | One Story              |
| Status         | New                    |

## Community Information

Address 207 Juanita Way



|             |                 |
|-------------|-----------------|
| Area        | 3100            |
| Subdivision | Friendship Oaks |
| City        | Fredericksburg  |
| County      | Gillespie       |
| State       | TX              |
| Zip Code    | 78624           |

### **Amenities**

|           |                     |
|-----------|---------------------|
| Amenities | Other - See Remarks |
| Parking   | Two Car Garage      |
| Pool      | None                |

### **Interior**

|              |                                                                                                                                                                |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior     | One Living Area, Breakfast Bar, Atrium, Utility Room Inside, Open Floor Plan, Cable TV Available, All Bedrooms Downstairs, Laundry Main Level, Walk in Closets |
| Appliances   | Washer Connection, Dryer Connection, Stove/Range, Dishwasher                                                                                                   |
| Heating      | Central                                                                                                                                                        |
| Cooling      | One Central                                                                                                                                                    |
| Fireplaces   | Not Applicable                                                                                                                                                 |
| # of Stories | 1.0                                                                                                                                                            |
| Stories      | 1                                                                                                                                                              |

### **Exterior**

|                   |               |
|-------------------|---------------|
| Exterior          | Cement Fiber  |
| Exterior Features | Privacy Fence |
| Roof              | Composition   |
| Construction      | New           |
| Foundation        | Slab          |

### **School Information**

|            |                |
|------------|----------------|
| District   | Fredericksburg |
| Elementary | Fredericksburg |
| Middle     | Fredericksburg |
| High       | Fredericksburg |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 27th, 2025 |
| Days on Market | 3                  |

|                |           |
|----------------|-----------|
| HOA Fees       | 87.50     |
| HOA Fees Freq. | Quarterly |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Agent  | Christopher Marti  |
| Listing Office | Marti Realty Group |

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