

237 DUDLEY WAY

FREDERICKSBURG, TEXAS | GILLESPIE COUNTY | 0.14± ACRES









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Located in the desirable Crabapple Grove subdivision, this well-maintained 2021 home offers modern comfort, thoughtful design, and a highly convenient Fredericksburg location just minutes from downtown. Positioned close to schools, shopping, dining, and medical facilities, the property provides the perfect balance of accessibility and everyday tranquility.

PROPERTY HIGHLIGHTS

Located in the desirable **CRABAPPLE GROVE SUBDIVISION** just outside downtown Fredericksburg

BUILT IN 2021 offering modern construction and low-maintenance living

Approximately 1,648± sq ft with

3 BEDROOMS AND 2 BATHROOMS

SPACIOUS OPEN-CONCEPT LAYOUT

with abundant natural light

WELL-APPOINTED KITCHEN featuring stainless steel appliances, extensive cabinetry, and a large kitchen island

GENEROUS PRIMARY SUITE with tray ceiling, large walk-in closet, ensuite bathroom with soaking tub and separate shower

THOUGHTFULLY DESIGNED FLOOR PLAN with comfortable bedroom separation and functional flow

Attached 462± sq ft **TWO-CAR GARAGE**

COVERED BACK PATIO ideal for outdoor dining or relaxing

FULLY FENCED BACKYARD with privacy fencing enhancements

XERISCAPED FRONT YARD for reduced maintenance and water efficiency

REAR DRAINAGE AND UTILITY EASEMENT CREATES ADDITIONAL SEPARATION from neighboring homes and enhances openness behind the property

Approximately **3 MINUTES** to Fredericksburg Elementary School

CONVENIENT ACCESS to shopping, dining, medical facilities, and everyday amenities

Offering approximately 1,648± square feet of living space, the home features a spacious open-concept layout with 3 bedrooms and 2 bathrooms designed for both functionality and comfort. The living, dining, and kitchen areas flow seamlessly together, creating an inviting setting for entertaining or daily living. The kitchen is well appointed with stainless steel appliances, extensive cabinetry, generous counter space, and a large kitchen island.

The primary suite offers a relaxing retreat with a tray ceiling, oversized walk-in closet, ensuite bathroom with soaking tub, and separate walk-in shower. Additional bedrooms are well-sized and complemented by ample storage throughout the home, including generously sized closets and pantry space.

Outside, the property continues to impress with a covered back patio, fully fenced backyard with privacy fence, perfect for relaxing, entertaining, pets, or play. A unique rear drainage and utility easement provides additional separation behind the property, enhancing the sense of openness and privacy rarely found in similar neighborhood settings. The low-maintenance xeriscaped front yard further adds to the home's ease of ownership.

With modern finishes, an excellent floor plan, attached two-car garage, and a location just minutes from Fredericksburg's Main Street attractions, this property presents an exceptional opportunity for full-time living, investment, or those seeking a low-maintenance Hill Country home in a growing and desirable area. Adding to its appeal, the property benefits from no HOA and light restrictions, offering homeowners additional flexibility while maintaining the neighborhood's attractive character.



SCHEDULE A SHOWING TODAY

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