

2219 STONE MEADOW

3 Bed | 3.5 Bath | 2,726 sq ft

OFFERED AT \$1,049,000



Custom 3-bedroom, 3.5-bath home in the highly desirable Stone Ridge subdivision with privacy, views, and a rare Hill Country feel just minutes from downtown Fredericksburg. The thoughtful floor plan offers spacious living, guest suites with private baths, and a flex space that could serve as an optional fourth bedroom, office, or second living area. Highlights include mahogany wood floors, hand-hewn beams, and a beautiful kitchen with leathered Sequoia Brazilian marble countertops. Outdoor living shines with a large screened porch, grilling porch, pergola entertaining area, gas fire feature, mature landscaping, iron fencing, and peaceful views.

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Jill Tabor

REALTOR®

📞 830-456-8115

✉️ jill@jilltabor.com



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MLS #: R104827A (Active) List Price: \$1,049,000 (1 Hits)

2219 -- Stone Meadow Fredericksburg, TX 78624



New Construction: No
Bedrooms: 3
Full Baths: 3
Half Baths: 1
Main House Living SqFt : 2,726
Apx Total SqFt: 2,726
Price Per SQFT: \$384.81
Source SqFt: GCAD
Appx Year Built: 2017
Type & Style: Hill Country Style, Traditional
Current B&B: No
Stories: One
Heating: Central, Natural Gas
A/C: Central Air
Garage/Carpport: 2 Car, Attached, Garage Door Opener

Unit #:
Original List Price: \$1,049,000
Area: City-Northeast
Subdivision: Stone Ridge
County: Gillespie
School District: Fredericksburg
Distance From City Limits: Less than 6 miles
Apx Acreage: 0.3800
Seller's Est Tax: 11180.20
Showing Instructions: Appointment Only, Special Instructions, See Remarks
Days on Market 1

Tax Exemptions:	Taxes w/o Exemptions: \$11,180.20	Tax Info Source: CAD	CAD Property ID #: 107392	Zoning: R-1
Flood Plain: No	Deed Restrictions: Yes	STR Permit: No	Permit #: 0	Manufactured Homes Allowed: No
HOA: Yes	HOA Fees: 65.00	HOA Fees Pd: Annually		HO Warranty:
Road Maintenance Agreement: No	Rental Property:	Rental \$:	Items Not In Sale: See Remarks	
Guest House: No	# of Guest Houses:	Total Guest House SqFt: 0		
Guest House # Bedrooms:	Guest House # Baths:	Guest House # Half Baths:		

Construction: HardiPlank Type, Stone
Foundation: Slab
Roof: Metal
Flooring: Ceramic Tile, Wood
Utilities: CTEC Electric
Water: Public
Sewer: Public Sewer
Fireplace/Woodstove: Gas Logs
Appliances: Cooktop, Dishwasher, Double Oven, Microwave, Range, Refrigerator, Water Softener Owned, Electric Water Heater, Gas Water Heater

City/Rural: In City Limits
Site Features: Cable, Deck/Patio, Privacy Fence, Sprinkler System-Lawn, Storage Building, Wired for High Speed Internet, Other
Interior Features: Ceiling Fan(s), Formal Dining Room, Pantry, Storage, Walk-in Closet(s), Washer-Dryer Connection, Water Softener
Topography: Few Trees, Garden, Level
Surface Water: None
Access: City Street
Location Description: Asphalt Drive
Documents on File: None
Misc Search: None

Trms/Fin: Cash, Conventional	Possessn: Closing/Funding	Excl Agy: No
Title Company: Select Title	Attorney:	Refer to MLS#:
Location/Directions: From Main Street/Marktplatz, take Hwy 16 N (Llano St) approximately 2.2 miles. Left on Ellebracht Dr. Left on Stone Meadow. Home is on the left.		
Owner: GLOVER, JAMES C & CYNTHIA J	Occupancy: Owner	
Legal Description: STONE RIDGE #8 LOT 298		

Instructions: Call ShowingTime at 800-746-9464 to schedule a showing. Please allow 24-hour notice for all showings.

Public Remarks: Situated on a premier lot in the highly desirable Stone Ridge subdivision, this custom 3-bedroom, 3.5-bath home offers privacy, views, and thoughtful design just minutes from downtown Fredericksburg. With only one adjoining neighbor and open space to the west, the property enjoys an expansive Hill Country feel that is rare within city limits. The well-designed floor plan features spacious living areas filled with abundant natural light, generously sized guest suites with private baths, and a versatile flex space just off the living room that is ideal for a home office, library, second living area, or optional fourth bedroom. Interior highlights include solid mahogany wood floors and hand-hewn beams, showcasing the home's quality craftsmanship and timeless design. Designed for both everyday living and entertaining, the kitchen offers leathered Sequoia Brazilian marble countertops, a large center island with bar seating, a 6-burner gas cooktop, double ovens, stainless steel appliances, abundant cabinetry and storage, a walk-in pantry, and a striking Chicago brick backsplash that adds warmth and character. Matching leathered Sequoia Brazilian marble countertops continue into the mudroom, and an oversized laundry room provides exceptional functionality and storage. The spacious primary suite features vaulted ceilings, abundant natural light, and direct access to the screened porch. The suite also includes double closets with built-in storage and a serene, spacious bathroom with double vanities, Carrara marble countertops, a large walk-in shower, and a soaking tub positioned to take in the surrounding views. Outdoor living is a standout with a spacious screened porch designed for relaxing, entertaining, and enjoying the game while taking in the peaceful setting. The outdoor spaces also include a grilling porch, pergola-covered entertaining area, gas fire feature, separate garden area, custom shed, and beautifully maintained, mature landscaping. Mature trees, attractive iron fencing, and thoughtfully designed grounds create a private, park-like setting for enjoying the surrounding views and wildlife. Meticulously maintained inside and out, the property reflects exceptional care and attention to detail throughout. Additional features include a 2-car garage, rainwater collection system, and numerous custom details. Offering the perfect balance of neighborhood convenience and Hill Country tranquility, this exceptional Stone Ridge property is a rare opportunity in one of Fredericksburg's most sought-after communities.

Agent Remarks: Sellers have ordered a new survey. Exclusions: Washer/dryer, mudroom refrigerator, TVs in living room, study & primary bedroom, mirrors, all artwork/decor including patio decor, garage shelving/storage units, and toolboxes.

Display on Internet: Yes	Display Address: Yes	Allow AVM: No	Allow Comments: No
Office Broker's Lic #: 547594			

Listing Office: Portfolio Real Estate - KW (#:1462)
Main: (830) 997-6041
Mail Address 1: 804 S. Adams St
Mail City: Fredericksburg
Mail Zip Code: 78624
Supervising Agent Name:
Supervising Agent License #:

Listing Agent: Jill Tabor (#:12)
Agent Email: jill@jilltabor.com
Contact #: (830) 456-8115
License Number: 0562308