

33 LAGER CT

OFFERED AT \$359,000



Welcome to Arch Ray Resort, an exclusive gated community just 5 miles from Fredericksburg and nestled on the Texas 290 wine trail. This private cul-de-sac lot offers views of the Pedernales River and is within walking distance to the future clubhouse and pool. Resort amenities include Arch Ray Winery, a farm-to-table restaurant, distillery, brewery, espresso bar, bakery, event center, and amphitheater. Ideal for a primary home, vacation retreat, or short-term rental, with no build-time requirements and flexible builder options. Start making memories today! For more information and photos please visit <https://33-lager-ct.jilltabor.com>.

Click QR Code for additional information and photos.



Jill Tabor
REALTOR®

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PORTFOLIO
REAL ESTATE  kw

MLS #: T98148A (Active)**List Price: \$359,000****33 -- Lager Ct Fredericksburg, TX 78624**

Type: Rural Subdivision, Gated Subdivision
 Best Use: Residential, Investment, Vacation
 Topography: Level
 Surface Cover: Native Pasture
 Views: Yes
 Apx \$/Acre: 0
 Lot/Tract #: 33

Original List Price: \$359,000
 Area: County-East
 Subdivision: ARCH RAY CONDO RV & CABIN COMMUNITY
 County: Gillespie
 School District: Fredericksburg
 Distance From City: Less than 6 miles
 Property Size Range: < 1 Acre
 Apx Acreage: 0.1700
 Seller's Est Tax: 2153.44
 Showing Instructions: Vacant
 Days on Market 19

Tax Exemptions: Taxes w/o Exemptions: \$0.00 Tax Info Source: CAD Property ID #: 191100 Zoning: None

Flood Plain: Yes Deed Restrictions: Yes Easements: None Known

HOA: Yes HOA Fees: 260.00 HOA Fees Pd: Monthly

Items Not In Sale:

Documents on File: Site Plan, Legal Description

Land			
Leases		Cropland	
Rangeland/Pasture		Fenced	

Water: Community Improvements: None

Sewer: Community Sewer Misc Search: None

Utilities: CTEC Electric Available Surface Water: River

Access/Location: US Highway Fence: None

Minerals: Unknown

TrmsFin: Cash, Conventional Possessn: Closing/Funding Excl Agy: No

Title Company: Hill Country Titles Attorney: Refer to MLS#:

Location/Directions: From Fredericksburg: Travel US-290 East for approximately 5 miles. The community will be on your left, past the Arch Ray RV Park. Take the 2nd gated entrance. Turn left onto Lager Ct. Unit 33.

Owner: Barry L Craft & Kimberly H. Craft

Legal Description: ABS A9008 ARCH RAY CONDO RV & CABIN COMMUNITY (UNREC) ABST106, TRACT 33

Instructions: Address is 33 Lager Ct

Public Remarks: Welcome to Arch Ray Resort, an exclusive gated community located less than 5 miles from Fredericksburg Main Street and in the heart of the Texas 290 wine trail. This prime unit, situated on a cul-de-sac offers privacy with no structures between you and the Pedernales River while still being within walking distance to the future Clubhouse and Olympic sized pool. Other onsite resort amenities include Arch Ray Winery, a farm-to-table restaurant, Paul Bee Distillery, Ogle Brewery, an espresso bar, a bakery, an event center, and amphitheatre. Whether you're looking to build your primary residence, a vacation retreat, or an income-generating short-term rental, this property is ideal. The lock-and-leave convenience, combined with no build-time requirements, gives you the freedom to use one of Arch Ray's preferred builders or your own. Multiple floorplans available to choose from. Hold for the future or start making memories today!

Agent Remarks:

Withdraw Comments:

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

Information Herein Deemed Reliable but Not Guaranteed
 Central Hill Country Board of REALTORS Inc., 2007

ARCH RAY ON THE RIVER

- COME BE A PART OF OUR TEXAS FAMILY LEGACY -

RIVERFRONT PARK

PEDERNALES RIVER

PEDERNALES RIVER

LEGEND

CABIN SITES

RV SITES

TO HISTORIC DOWNTOWN FREDERICKSBURG

GRAND GATED ENTRANCE

GRAND GATED ENTRANCE



THIS MAP IS FOR INFORMATION PURPOSES AND MAY NOT HAVE BEEN PREPARED FOR, OR BE SUITABLE FOR LEGAL, ENGINEERING, OR SURVEYING PURPOSES.