

Showing Guide

2328 Boot Ranch Circle, Fredericksburg, Texas

4 Bedrooms + Upstairs Sitting Area + Downstairs Office/Storage Room/Full Pool Bath

4 Full Bathrooms + 1 Half Bath and 2 Car Garage

4964 Total Square Feet, 2.09 Acre Lot

Potential Third Car Garage with Apartment Above

plus Separate Casita in Approved Plans

Built 2015/2016 by Tandem Building Corporation

Square Footage Breakdown Per Appraisal District

- Main Area 3630 SF
- Main Area 2nd Story 998 SF
- Main Area Half Story 336 SF
- Attached Garage 603 SF
- Open Porches 1285 SF
- Patio 1226 SF
- Pool 736 SF
- Hot Tub 72 SF

Entry:

- Dry Stack Oklahoma Select Limestone Wall with Fireplace (Gas Logs)
- Cecina Tile and Mondavi's Choice Pine Wood Floors
- Vaulted Ceiling with Custom Woodwork

Great Room:

- Mondavi's Choice Pine Wood Floors
- 9.5' x 5.5' Custom Limestone Double Sided Fireplace with Gas Logs
- High, Beamed Ceilings with Custom Woodwork
- Dry Stack Oklahoma Select Limestone Walls

Kitchen:

- Mondavi's Choice Pine Wood Floors
- Large Island with Leathered Marble Countertops
- Limestone Countertops on the Perimeter Cabinets

- Beamed Ceilings
- Large Walk-In Pantry with Custom Built-in Cabinets
- Tile Backsplash
- Custom Backsplash over Range Top
- Custom Limestone Range Hood
- Kohler Farmhouse Sink
- Double KitchenAid Select Wall Oven
- KitchenAid Select 48" 6-Burner Commercial Style Gas Range Top with Griddle
- Quiet Bosch Dishwasher
- KitchenAid Slow Cook Warming Drawer
- KitchenAid Select Built-in Microwave
- KitchenAid 48" Double Paneled Door Refrigerator with Freezer

Breakfast Area:

- Mondavi's Choice Pine Wood Floors
- Custom Built-in Banquette with Beautiful View

Owners' Suite:

- Mondavi's Choice Pine Wood Floors
- High, Beamed Ceilings
- Dry Stack Oklahoma Select Limestone Wall
- Dry Stack Oklahoma Select Fireplace with Gas Logs
- Large En Suite Bathroom with Dual Vanities
- Leathered Marble Countertops
- Cecina Tile Floor
- Stand Alone Jetted Tub with Leathered Marble and Cecina Tile Surround
- Steam Shower with Cecina Tile and other Tile with Window
- Two Huge Closets with Built-In Cabinetry and Mondavi's Choice Pine Floors
- Wrap Around Porch

Guest Room/Flex Room:

- High Ceilings
- Mondavi's Choice Pine Wood Floors
- Double Doors Opening to the Pool Area
- Walk-In Closet
- En Suite Bathroom with Custom Shower, Reinforced for Future Handrails

Upstairs Bedroom 1:

- **High Ceilings**
- **Mondavi's Choice Pine Wood Floors**
- **Walk-In Closest with Built-In Cabinetry**
- **En Suite Bathroom with Leathered Granite Countertops**

Upstairs Bedroom 2:

- **High Ceilings**
- **Mondavi's Choice Pine Wood Floors**
- **Walk-In Closest with Built-In Cabinetry**
- **Access to Attic Storage Area**
- **Door to Adjoining Balcony**

Upstairs Sitting Area:

- **High Ceiling with Custom Woodwork**
- **Mondavi's Choice Pine Wood Floors**

Laundry:

- **Custom Cabinetry**
- **Limestone Countertops**
- **Side by Side Refrigerator/Freezer**

Formal Dining Room:

- **Mondavi's Choice Pine Wood Floors**
- **Custom Set Back Area for China Cabinet**

Wet Bar:

- **Custom Cabinetry**
- **Leathered Granite Countertops**
- **Mondavi's Choice Pine Wood Floors**
- **Wine Refrigerator**

Staircase:

- Mondavi's Choice Pine Wood Floors
- Custom Made Pendant Lighting
- Dry Stack Oklahoma Select Stone
- Custom Wrought Iron Railing
- Under-Stair Wine Room with Cecina Tile and Custom Cedar Paneling with Custom Wrought Iron Entry (Lockable)
- Hidden Door for More Under-Stair Storage with In-Ground Safe

Additional Spaces:

- Powder Bath with Cecina Floors and Custom Vanity and Sink
- Downstairs Office with Attached 8 x 8 Storage Room
- Adjacent Bathroom

Outdoor Entertaining Space:

- Outdoor Kitchen Includes Stainless 36" Built-in Gas Grill with 4 burners, a Searing Unit and Rotisserie, KitchenAid Slow Cook Warming Drawer, Trash Receptacle, Storage Drawers and Refrigerator
- Wood Fireplace with Gas Start
- Concrete Decking with Rock Salt Finish
- 18' x 51' Heated Infinity Edge Pool (Chlorine) with Side Jets, and Inserts for Volleyball Net and Basketball Goal
- 8 x 8 Hot Tub at the Base of a 9' Infinity Water Wall
- Flagstone Paver Entertaining Space Around Hot Tub
- Pool Bath Adjacent to the Hot Tub
- Rustic Wood Firepit

Exteriors:

- New Slate/Split Shake Roof (2024)
- Gutters and Gutter Drains
- Concrete Driveway with Rock Salt Finish
- Lueder Entry Way Pavers
- Flagstone for Porches and Outdoor Entertaining Spaces
- Custom Wrought Iron Fence Surrounding Wrap-Around Porch/Balcony, Upstairs Balcony and Outdoor Entertaining Space
- Mature Landscaping and Landscape Lighting

General:

- Stone Masonry is Oklahoma Select Limestone
- Exterior Stucco
- Foundation Designed and Inspected by Registered Engineer
- Anderson Eagle Exterior Doors and Windows
- Roofing- Westlake Saxony Slate/Split Shake, Class 3 Hail Rating-New (2024)
- Metal Roofing- New (2024)
- Metal Gutters- New (2024)
- Three Tankless Rinnai Water Heaters
- Natural Gas Service to Cooktop, Fireplaces, Water Heaters, Grill
- Whole House Water Softener
- HVAC - 3 Units
- Creative Custom Cabinets Throughout Home with Soft Close
- Fenced Yard for Pets
- Fenced Garden

Boot Ranch Details:

- 2.09 Acre Lot, Located in Highly Desirable Phase I
- Price Includes \$200,000 Membership Fee
- \$20,000 Membership Transfer Fee Applicable (Terms Negotiable)
- Monthly Club Dues:
 - Ranch Club Dues: \$1,262 (All Amenities Except Golf); or
 - Golf Club Dues: \$2,181 (Includes *All* Amenities)
- \$3,995 Annual HOA Dues
- World-Class Hal Sutton Golf Course, Including:
 - Top Ranking 18-Hole Course Built on Palo Alto Creek
 - 34 Acre Practice Course (One of the Largest in Texas)
 - One Acre 18-Hole Putting Park
- The Ranch Club, Includes:
 - 3 Heated Pools
 - Hot Tub
 - Large Open Air Pavilion with TV Screens
 - Full-Service Bar
- Fitness Center (3800 SF), Including:
 - Workout Classes
 - Private Training Available
- Racquet Center, Including:
 - 4 Lighted Pickleball Courts

- 4 Lighted Tennis Courts
- Open Air Pavillion with Restrooms, TV Screens, Fireplace
- City Utilities (VERY Unique for Properties Outside City Limits)
 - Central Texas Electric Cooperative (CTEC) for Electric
 - City of Fredericksburg Water and Sewer (This is Normally a Well and a Septic System Outside of the City Limits)
 - Atmos Gas (Typically Propane with Unsightly Tanks)
 - Boot Ranch Fiber Optics WiFi

Disclaimer: The information contained in this document is for informational purposes only. There is no guarantee of its accuracy, and information is subject to change. Prospective buyers should be encouraged to do their own research and due diligence, including measurement of the property's square footage or land measurements and verify the source and details of the features listed.