

\$3,940,000 - 2281 Hagee Drive, Fredericksburg

MLS® #1424342

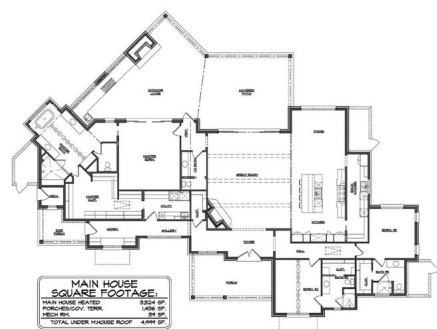
\$3,940,000

4 Bedroom, 5.00 Bathroom, 3,524 sqft

Residential on 0.75 Acres

Boot Ranch Sub Sec 2 Sec 22A,
Fredericksburg, TX

Nestled on Catfish Lake, this luxurious 4-bedroom, 4.5-bath home offers a serene retreat from your back porch overlooking the water. Located just moments away from the new Racquet Club and future Lake Club, convenience meets tranquility in this meticulously crafted masterpiece. Inside the main house, over 3,500 square feet of living space awaits, featuring an open-concept layout with high-end features and fixtures, perfect for both relaxation and entertainment. The gourmet kitchen seamlessly flows into the dining and living areas, while the left side of the home features the primary bedroom and bath, providing a private sanctuary separate from the main living areas. The primary suite boasts a spa-like ensuite bath and private access to the backyard patio. A 16' accordion door separates the gallery from the outdoor living area, seamlessly blending indoor and outdoor spaces for effortless entertaining and relaxation. Two additional bedrooms on the opposite side of the home and a detached 1-bedroom/1-bath casita offer comfort and privacy, ideal for family or guests. With a detached 2-car garage with cart storage and expansive outdoor spaces, this property combines convenience, sophistication, and the natural beauty of Catfish Lake in one remarkable package. Options not shown are a 2nd-story 1-bedroom/1-bath guest suite above the garage and a 2-bedroom/2-bath casita. A Boot Ranch Club Membership is required with



each property purchase; annual Club dues are required. The Boot Ranch multi-generational membership extends member privileges to your parents, grandparents, children, adult children, grandchildren, and all their spouses so your family can enjoy exclusive membership privileges without additional membership dues.

Built in 2025

Essential Information

MLS® #	1424342
Price	\$3,940,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,524
Acres	0.75
Year Built	2025
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	2281 Hagee Drive
Area	GP
Subdivision	Boot Ranch Sub Sec 2 Sec 22A
City	Fredericksburg
County	Gillespie
State	TX
Zip Code	78624

Amenities

Amenities	Concierge
Utilities	Electricity Connected, Fiber Optic Available, Natural Gas Connected, Sewer Connected, Water Connected, Underground Utilities
Features	Concierge, Common Grounds/Area, Clubhouse, Community Mailbox,

Conference/Meeting Room, Dog Park, Fitness Center, Fishing, Golf, Gated, Lake, Laundry Service, Maintenance On-Site, Pet Amenities, Package Service, Playground, Park, Pool, Planned Social Activities, Putting Green, Restaurant

Parking Garage, Electric Vehicle Charging Station(s), Valet
Garage Spaces 2
Waterfront None

Interior

Interior See Remarks
Appliances See Remarks
Heating Central
Fireplace Yes
of Fireplaces 2
Fireplaces See Remarks
of Stories 1
Stories One

Exterior

Exterior Features See Remarks
Lot Description See Remarks
Roof See Remarks
Construction See Remarks
Foundation See Remarks

School Information

District Fredericksburg ISD
Elementary Fredericksburg
Middle Fredericksburg
High Fredericksburg (Fredericksburg ISD)

Additional Information

Date Listed July 10th, 2025
Days on Market 118

Listing Details

Listing Office Boot Ranch Realty, LLC

Property Listed by: Boot Ranch Realty, LLC Listings courtesy of Unlock MLS as distributed by MLS GRID Based on information submitted to the MLS GRID as of November 5th, 2025 at 12:34pm. All data is obtained from various sources and may not have been verified by broker or MLS GRID. Supplied Open House Information is subject to change without

notice. All information should be independently reviewed and verified for accuracy. Properties may or may not be listed by the office/agent presenting the information. The Digital Millennium Copyright Act of 1998, 17 U.S.C. Â§ 512 (the "DMCA") provides recourse for copyright owners who believe that material appearing on the Internet infringes their rights under 6 MLS GRID IDX Rules Updated September 16, 2024 U.S. copyright law. If you believe in good faith that any content or material made available in connection with our website or services infringes your copyright, you (or your agent) may send us a notice requesting that the content or material be removed, or access to it blocked. Notices must be sent in writing by email to: [INSERT BROKER NAME] The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Based on information from the Austin Board of REALTORS® (alternatively, from ACTRIS) from November 5th, 2025 at 12:34pm CST. Neither the Board nor ACTRIS guarantees or is in any way responsible for its accuracy. The Austin Board of REALTORS®, ACTRIS and their affiliates provide the MLS and all content therein "AS IS" and without any warranty, express or implied. Data maintained by the Board or ACTRIS may not reflect all real estate activity in the market. All information provided is deemed reliable but is not guaranteed and should be independently verified.