



1742 COUNTY ROAD 218 EAST BERNARD

Words About the Property

Welcome to 6 acres of country living, surrounded by the world-renowned JD Hudgins Ranch! Located 3 minutes off of Highway 59 and 45 minutes from Houston, this property offers both the country life and ultimate convenience.

Main House Features

4,151 square feet
5 oversized bedrooms, 3.5 baths
3 car attached carport
Large island kitchen complete with breakfast bar, seating at least 8
Single/double oven
Coffee bar
Upper- and under-cabinet lighting
Kitchen/Dining combo opens to oversized family room
Master bath with dual sinks, whirlpool tub, and separate shower with dual showerheads
Walk-in closet with organization system and removable island
Large arrival zone with built-in cabinetry, utility sink, mud lockers equipped with underfoot storage, under-seat storage, hooks, and upper shelving
Laundry room integrated into arrival zone and connects to master suite
Front-facing study with quality built-ins
Four bedrooms and 2 bathrooms upstairs
Two very large storage closets upstairs
Reading nook/window seat with built-in cabinetry
Water softener
Reverse osmosis system

Exterior Features

Covered front porch spans the entire front of the house
Covered back patio
Pergola equipped with electric and plumbing for outdoor kitchen
Extensive terraced patio and decking with several seating areas
Heated salt water pool with waterfall (propane)
Diving board with 8' depth



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Exterior Features, cont.

Pool house with full bath and storage
Sprinkler system for landscaping
Landscape lighting
Fenced back yard, containing pool, yard, guest house, and pool house
72' x 36' 6-run barn with concrete feed room and working area
80' x 40' concrete floor shop with 2 overhead doors and 2 open bays

Guest House Features

32' x 25' footprint
Covered front porch
Stained concrete floors
Main downstairs open area to accommodate a living room and bedroom or large party
Upstairs loft
Full kitchen
Full bath (shower to be replaced with a white subway-tiled surround)

Solar System Details

Installed March 2020
Online with Centerpoint May 2020
Pre-solar Average electricity bill: \$512
Pre-solar highest bill ever with all children at home and well running at its peak for cattle: \$800
Post-solar bill: \$200

Ag Exemption Notes

2 Ac parcel behind house (R71870) currently ag exempt for hay/cattle
Upon sale to new owner, parcel will cease to qualify for ag exemption due to size of standalone parcel
Due to the 1.D.1. exemption, parcel is not subject to rollback taxes unless use changes to commercial or the parcel is subdivided, per Wharton County CAD, but please verify
Lender needs to know this upfront to avoid problems, as certain lenders not familiar with ag exemptions will require an endorsement that is not possible with this type of property
