

## Property Description: 5305 Spreen Road

On one of the most beautiful roads in Washington County you will find this Serene Country Homestead surrounded by large ranches! This property includes Main Home, Guest Home, Pool Oasis with Outdoor Kitchen, Large Pond, Barn, Live Oaks, Improved pastures with Coastal/Bermuda grass, Miles of Rolling Views and located only 6 miles from Brenham.

### MAIN HOME:

Enter through the Gated Driveway to the Main Home shaded by stunning Live Oak Trees. The oversized Two-Car Garage leads to a cool Breezeway with room for storage and relaxing in the shade. The immaculate 2-Story Home offers 5 Bedrooms (Master Down), a Large Island Kitchen, Living Area with Wood Burning Fireplace and Wood Floors.

The Kitchen has a large island with sink, Granite Countertops, Views of the Backyard and pasture, a wall of cabinets for plenty of storage and an adjoining Breakfast Room with pantry closet. The Kitchen flows to the flex living spaces that can be used as an Extended Living Room or Living and Dining Rooms. This space has a half bath and beautiful stone fireplace on one side and walls of windows and tons of natural light on the other. The Master is oversized with En Suite Bath with Shower and hallway access for the other two downstairs bedrooms. Upstairs are the Two remaining Bedrooms and full bath with shower/tub combo. Both bedrooms have a Shiplap accent wall, window nooks, built-in storage cubbies and an extended closets.

### OUTDOOR SPACE:

Welcome to your country Pool Oasis complete with Rock Waterfall & Outdoor Kitchen! The pool has amazing views of the improved pastures, pond and is surrounded by beautiful landscaping. There is a Built-in Outdoor Kitchen with Grill, Mini Fridge and Granite Countertops with Bar Seating & Half Bathroom. Also included pipe cow pens with covered area, additional pen that can be used for 4H or FFA projects, small hay field in back and good fencing on all 4 sides.

### BARN & BUILDINGS:

Barn – 66' x 39' with 12 foot overhang on back side. All Metal construction, no concrete and could be converted to horse stable.

Hay Storage, 2 Horse Pens, Equipment Storage

Goat Pens

### Antique GUEST HOME:

876 SF, 3 Bed, 1 Bath home with front porch. Currently rented out.

UPDATES: 2016 - Roof Replaced, 2010 - Kitchen remodeled

BUILDINGS NOT INCLUDED: Chicken House, Wine House, Smoke House, Tack Room, Gun Safes, Kitchen Refrigerator