

HREC #3071

COUNTRY HOME
APPROX. 22.2 AC.



R & J RANCH
WASHINGTON COUNTY, TEXAS

HODDE
REAL ESTATE CO.

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R & J RANCH



R & J Ranch is located at the back of an elegant country development, a 22+ acre property offering a private and peaceful haven away from the hustle of the big city. Take in the amazing long-distance views and rolling terrain from the expansive wrap around porch and enjoy nature at its purest.

The 2900+/- SF custom one level home was totally renovated and additions built-out in 2013. It offers a warm and inviting design with soft colors, stained wood trim, beamed cathedral ceilings, Mesquite and slate flooring, and custom cabinetry throughout by Evans Cabinets. The living area, with walls of farmhouse windows lets the outdoors in. The custom kitchen and dining room offer great flow for family and friends. From the shiplap walls and wood-burning stone fireplace to the hand-picked slate slab countertops, this home is full of cozy yet sophisticated charm. For those that love to entertain, there is a separate prep/catering kitchen located off of the kitchen. Down the hall is the primary guest room with private bath and the third bedroom that has been built out into a double office space again with custom cabinetry by Evans. This room can easily be utilized as a bedroom and the third full bath is located across the hall. At the end of the house is the master wing. It features a large bedroom and sitting area with beamed cathedral ceilings, a large walk-in closet, utility/laundry room with access to the backyard, and a spacious master bath. The spa-like bath offers an air-jetted soaking tub, oversized walk-in shower, private water closet, double sinks, and laundry chute with direct collection access in the utility/laundry room.

Located just steps from the main house is the multi-purpose barn with its own wrap around porch and outdoor shower. It includes 510+/- SF of heated and cooled space featuring a finished-out guest suite with full bath that is a great space for guest quarters, office, or game room and the tack room/kitchen that is equipped with a utility sink, washer/dryer and refrigerator. The back of the barn has two roll-up doors accessing a large implement storage area. Finishing off the very functional barn set-up are three oversized stalls with turn-outs. All plumbing in the barn has recently been upgraded to PEX.

Enhanced features of the property include: 27 solar panels; Generac whole house generator, irrigation system; ADT security system; and perimeter hog fencing. There is an Ag exemption in place for hay.

Jordan Creek Equestrian Estates has protective covenants to ensure a harmonious atmosphere of the surroundings. Each season offers splendid color palettes, all different, all beautiful. Right now you will enjoy the calming pastels of a Texas winter landscape. Come spring the grounds around the house will be blooming with bright shades of yellow and pink, and the rolling hills are bursting color with bluebonnets, wildflowers and carpets of green.

R & J Ranch is less than a mile from historic Old Washington, the birthplace of Texas. Old Washington is home of Washington-on-the-Brazos State Historical Site. It was at this site on March 2, 1836 where the Texas Declaration of Independence was signed birthing the Republic of Texas. The 293-acre park features the Star of the Republic Museum, Independence Hall, Barrington Plantation, and expansive outdoor spaces for picnics, sightseeing, or bird watching. This property is equidistant from Houston and Austin, about an hour commute and only a half hour drive to College Station and Texas A&M.

ASKING PRICE: \$1,950,000



8200 EQUESTRIAN LN.
WASHINGTON, TX 77880

WASHINGTON COUNTY
BRENHAM ISD
APPROX. 22.2 ACRES

EST. TAXES: \$3,257 (PER WCAD WITH AG EXEMPTION)
MINERALS: NONE TO CONVEY
RESTRICTIONS: YES

PAVED, COUNTY MAINTAINED ROAD FRONTAGE
WATER FEATURES: POND
EASEMENTS: AS OF RECORD

OPEN KITCHEN, DINING AND LIVING



✦ CUSTOM CABINETS BY EVANS CABINETS

✦ HAND PICKED SLATE SLAB COUNTERTOPS

✦ SHIPLAP WALLS



✦ BEAMED CATHEDRAL CEILINGS

✦ MESQUITE & SLATE FLOORING

✦ WOOD BURNING STONE FIREPLACE



✦ 8200 EQUESTRIAN LANE
WASHINGTON, TX 77880

✦ APPROX. 2,900 SQ. FT.

✦ ORIGINAL STRUCTURE BUILT IN 2003

✦ TOTAL RENOVATION & ADDITIONS: 2013

✦ ROOF: METAL

✦ FOUNDATION: SLAB

✦ EXTERIOR OF HOME: MASONRY

✦ WATER SUPPLY: WATER WELL

✦ SEWER: SEPTIC SYSTEM

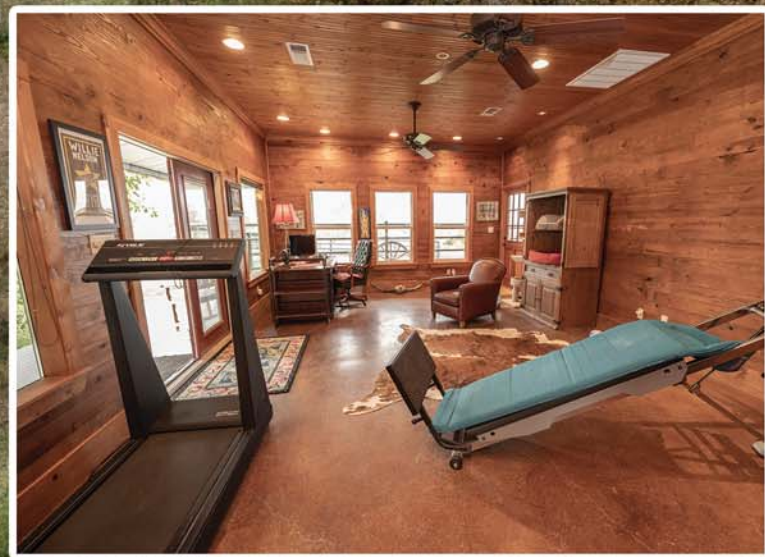
✦ MULTI-PURPOSE BARN

INTERIOR PHOTOS

MASTER BEDROOM



MULTI-PURPOSE BARN



ADDITIONAL PHOTOS



AERIAL LAYOUT



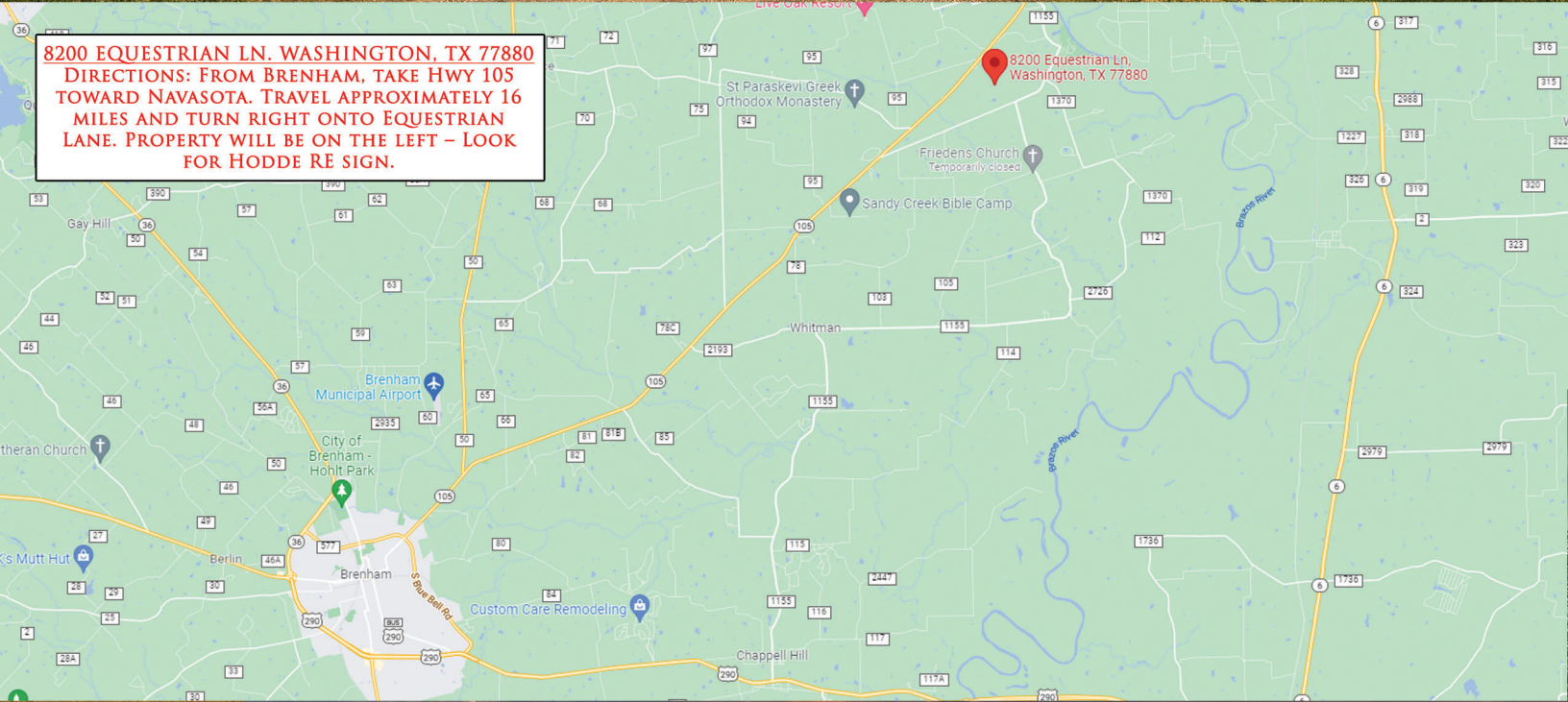
Note:
The information contained herein are estimates. This is not a professional survey plat. Use for graphical orientation only. Acreage and measurements are subject to change. This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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8200 EQUESTRIAN LN. WASHINGTON, TX 77880
DIRECTIONS: FROM BRENHAM, TAKE HWY 105 TOWARD NAVASOTA. TRAVEL APPROXIMATELY 16 MILES AND TURN RIGHT ONTO EQUESTRIAN LANE. PROPERTY WILL BE ON THE LEFT - LOOK FOR HODDE RE SIGN.



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