

HREC #3072

COUNTRY HOME
APPROX. 12.5 AC.



HILLTOP COUNTRY ESTATE

WASHINGTON COUNTY, TEXAS



HODDE
REAL ESTATE CO.

979-836-8532

WWW.HODDERE.COM

CONTACT:
ASHLEY JAHNKE
ASHLEY@HODDERE.COM

HILLTOP COUNTRY ESTATE



This grand country estate consists of 12.5+/- acres with lush grasses and soaring hilltop views. The stately home offers 4613 SF with formal dining and formal living with wood-burning fireplace. Thru the entry is the family room with 20 foot ceilings and a wall of windows bringing in the natural light and beautiful views. The spacious kitchen features numerous cabinets, double ovens, large island and walk-in pantry. It is open to the breakfast room which flows back into the family room. The master bedroom is located on the first floor and has space for a sitting area. On the second floor are three additional bedrooms and two bathrooms. The open landing offers library shelves, a reading area, and the iron spiral staircase leading to the third story office. Located just off of the house is a 40 x 80 metal shop that doubles as the garage. For anyone that is a car enthusiast, the shop features an overhead lift, plumbing for compressed air, and a grease pit for added ease and safety. There are two 10 ft and one 12 ft metal doors and 220V electrical and it is plumbed for a half bath. Don't miss all this beautiful country estate has to offer!

ASKING PRICE: \$975,000 **REDUCED: \$925,000**



7700 BOEHNEMANN RD.
BURTON, TEXAS 77835

WASHINGTON COUNTY
BRENHAM ISD
APPROX. 12.5 ACRES

EST. TAXES: TO BE DETERMINED
MINERALS: NONE
RESTRICTIONS: NONE

PAVED, COUNTY MAINTAINED ROAD FRONTAGE
TERRAIN: ROLLING
EASEMENTS: AS OF RECORD

FAMILY ROOM

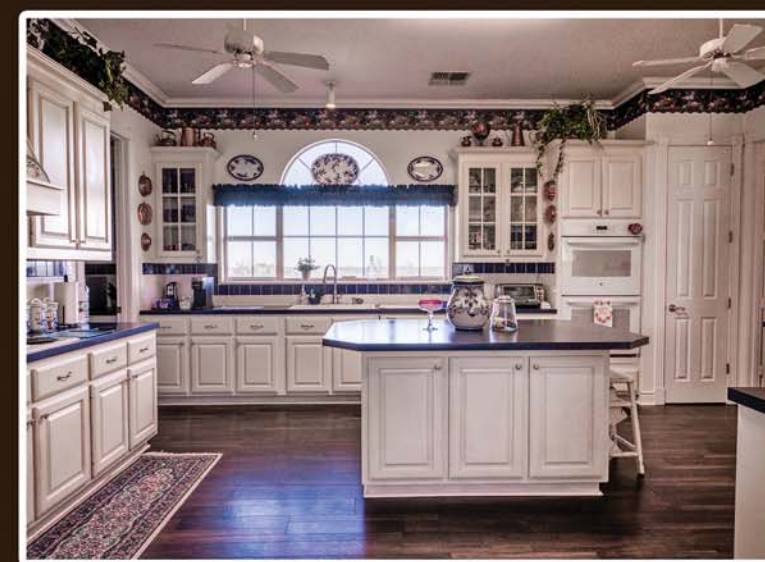
KITCHEN



- ↙ 20' CEILINGS
- ↙ LUXURY VINYL PLANK FLOORING
- ↙ LOTS OF NATURAL LIGHT



- ↙ LARGE ISLAND WITH STORAGE
- ↙ WALK-IN PANTRY
- ↙ ABUNDANT COUNTERTOP & CABINET SPACE



↙ 7700 BOEHNEMANN RD.
BRENHAM, TX 77833

- ↙ APPROX. 4,613 SQ. FT. (PER WCAD)
- ↙ YEAR BUILT: 1996
- ↙ EXCLUDED FROM SALE: NONE

- ↙ ROOF: ALUMINUM SHAKE
- ↙ FOUNDATION: SLAB WITH BUILDERS PIERS
- ↙ EXTERIOR OF HOME: BRICK & VINYL SIDING

- ↙ WATER SUPPLY: WATER WELL
- ↙ SEWER: SEPTIC SYSTEM
- ↙ ALL ELECTRIC HOME

INTERIOR PHOTOS

FORMALS



EXTERIOR PHOTOS



← WORKSHOP: APPROX. 40' X 80'



- ← PLUMBED FOR HALF BATH
- ← OVERHEAD LIFT, GREASE PIT, 220V ELECTRICAL
- ← PLUMBED FOR COMPRESSED AIR

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.

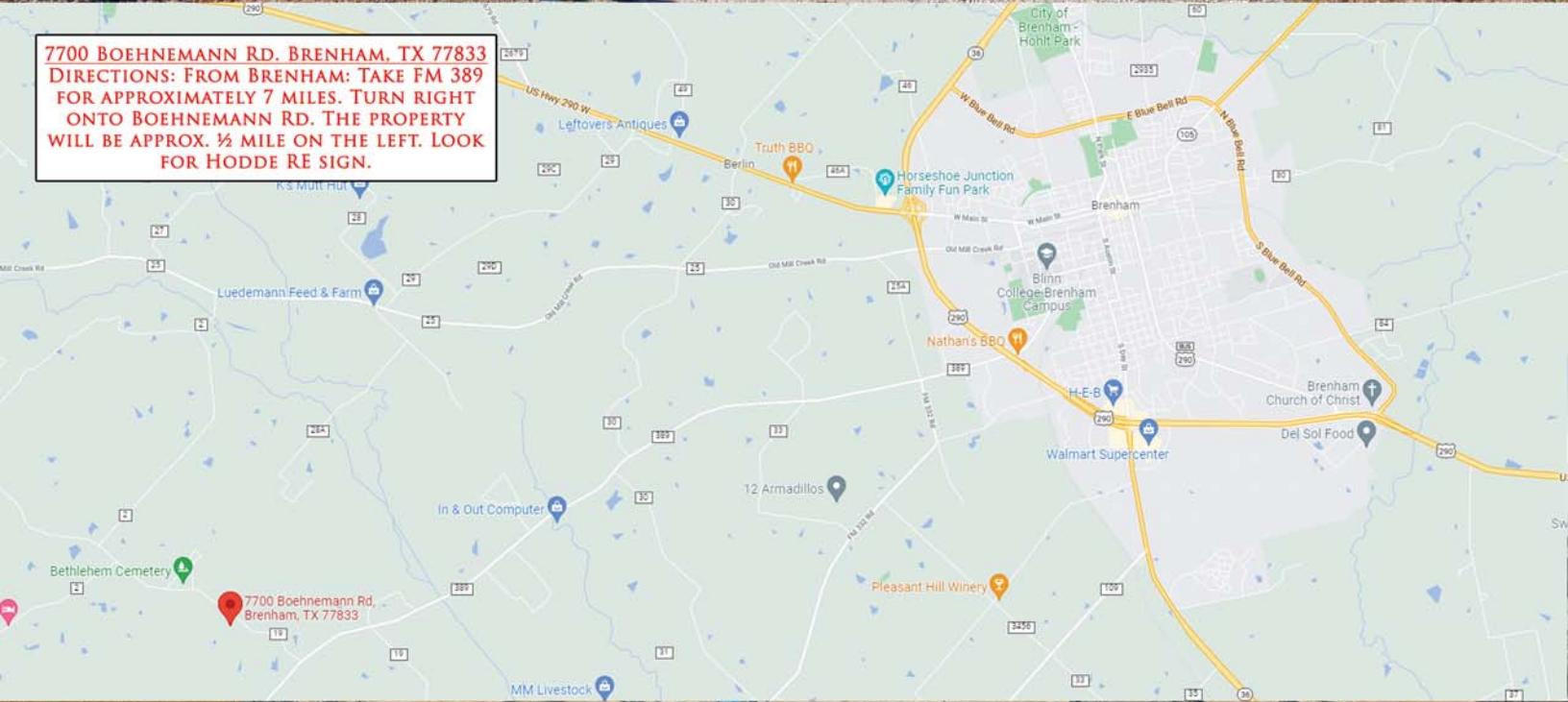
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7700 BOEHNMANN RD. BRENHAM, TX 77833
DIRECTIONS: FROM BRENHAM: TAKE FM 389 FOR APPROXIMATELY 7 MILES. TURN RIGHT ONTO BOEHNMANN RD. THE PROPERTY WILL BE APPROX. 1/2 MILE ON THE LEFT. LOOK FOR HODDE RE SIGN.



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