

AN EXCLUSIVE LISTING BY J FRANK MONK REAL ESTATE

2408 Gun & Rod RD.
Brenham, Texas 77833

\$199,000,000.00



Historic property designation with privacy, acreage and beautiful views. The land was once part of the 1860 Rosedale Nursery and is decorated with original flora trees and shrubs. The 10+/- acres is fenced and consist of a great mix of lush open pastures and mature wooded areas. At the end of the scenic paved drive you will find a spacious residence with great bones and unlimited potential. There is a large barn and an additional building for storage. This property is located in Washington County and is just a short drive from Houston as well as the local amenities of Brenham, TX. Property has ample frontage on Gun and Rod Rd. with additional access from Rosedale Rd. making this tract a rare and highly desirable investment opportunity. Create a family home, or a prime residential development with this one-of-a-kind country treasure.



2408 Gun & Rod Rd., Brenham, TX 77833



This 3/2.5 Ranch-Style Home stretches out with all the amenities a single level plan encourages - Large Rooms, Formal Dining, Covered Front/Bach Porches and a carport. The large Living Room with a fireplace. The kitchen is equally spacious with a Breakfast Bar separating it from The Breakfast area and plenty of cabinets for storage. There is a nice size utility room.

Monk# 817		3	2.5	Weimar	\$2,199,000.00	
Listing No.	Property Address	Bedrooms	Baths	Town	Price	
Property Type	Country Homes w/ Acreage	Carpet	Y	Room Sizes	1st Floor	Upper Floor
Ext. Construction	Brick	Drapes	N			
Acreage	+/-10 ac	Blinds/Shades	N	Family Room	29'x12'	
School District	Brenham ISD	Fireplace	Y	Kitchen Room	18'x11'	
Est. Taxes		Dishwasher	Y	Breakfast	16'x10'	
Year Built		Disposal	N	Dining Room	13'x22'	
Sq. Ft.	3,368 Per WCAD	Microwave	N	Bedroom #1	12'x18'	
Foundation	Slab	Refrigerator	N	Bedroom #2	11'x13'	
Type Floors	Vinyl/Carpet	Storm Door(s)	N	Bedroom #3	11'x13'	
Type Roof	Composition	Double Pane Windows	N	Gameroom	19'x21'	
Type Walls	Sheetrock	Screens	U	Baths #1	7'x14'	
Type A/C	Central Electric	Fenced	P	Bath #2	6'x10'	
Type Heat	Central Electric	Public Sewer	Y	Additional Information:		
Garage	N/A	Septic Tank	Y	*All information provided herein is deemed reliable but not guaranteed and should be independently verified to ensure the accuracy and clarity of all posted material to determine the suitability of their particular needs or requirements. Property is being offered "AS IS" with any and all latent and patent defects and that there is no warranty by the Seller.		
Porch/s	Covered Front	Public Water	Y			
Porch/s		Water Well	N			
Exclusions		Gas	N			
Restrictions	None	Satellite Dish	N			
TXLS# 134817		TV Antenna	N			
MLS# 13521539		Workshop	Y			
SHOWN BY APPOINTMENT ONLY!!		Paved County Rd	Y			

2408 Gun & Rod Rd., Brenham, Texas



3/2.5 Brick with Large Family & Formal Dining



Spacious Back Yard



Asphalt Drive Leads To The House.



30' x 60' Barn



Amazing Landscape

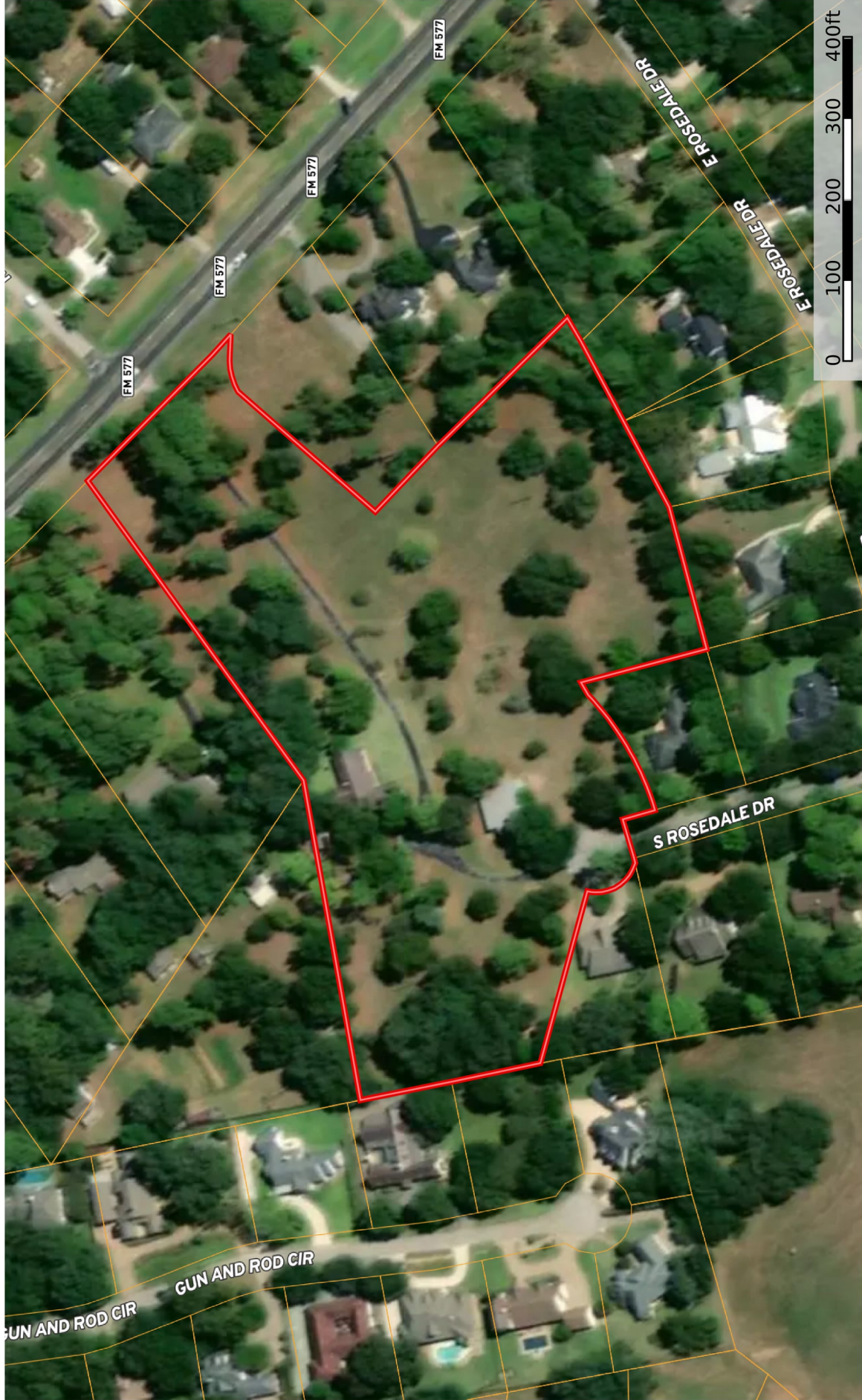


Seldom does a property of this ideal combination come along.



Gun and Rod Rd

Texas, AC +/-



Boundary

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The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.