

Chappell Hill

 *Sunset Hills*
ESTATES



LIFESTYLE
RANCH & HOME
GROUP

COMPASS

Location



Located just a 2-minute drive from downtown Chappell Hill... sits this premier community. Washington County is known for much history as being the "Birthplace of Texas". It's a very convenient community on the East side of Washington County and right off of US 290. Only 1 hour from Houston, 45 minutes to College Station, 10 minutes to Brenham, 1 hour and 45 minutes to Austin.



About

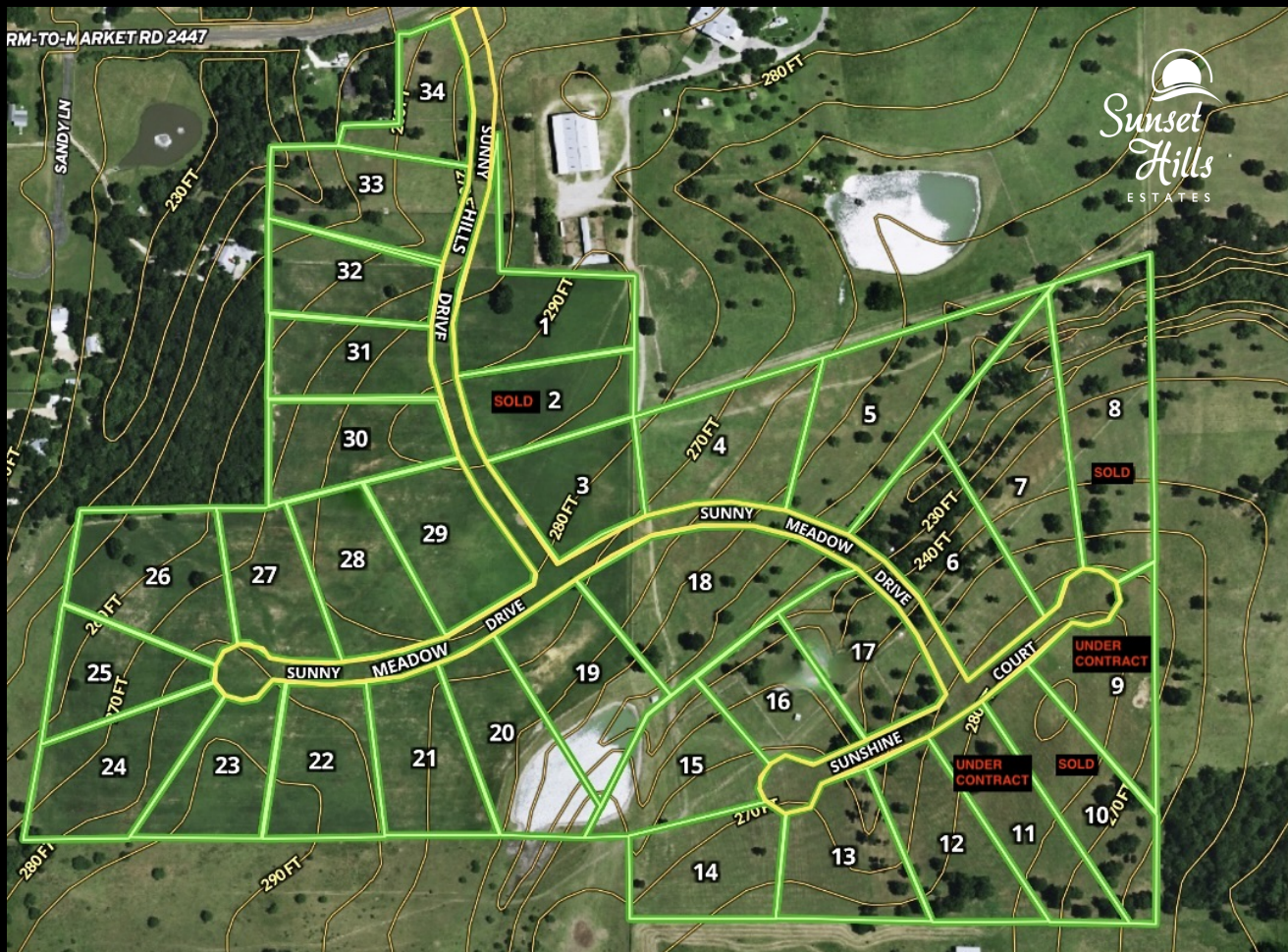
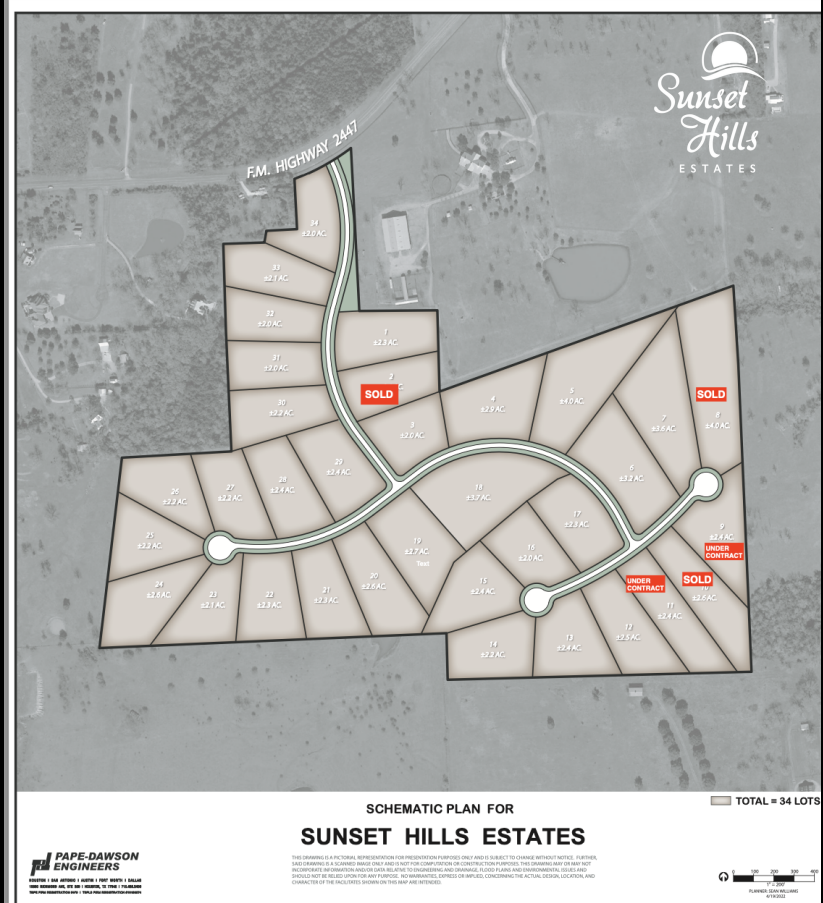
About

Discover Sunset Hills Estates, just a 2-minute drive from downtown Chappell Hill. This enchanting community offers 34 exclusive homesites nestled in rolling hills with stunning sunsets & ancient hardwoods. Estate lots range from 2-4 acres, some with a serene stocked pond. Located 1 mile east of Chappell Hill on FM 2447, Sunset Hill Estates provides both convenience & tranquility. Providing underground electric, fiber optic internet & low taxes. There's a 2,500 sqft. min home size & no build timeline. Breathtaking topography with rolling hills, pecans & native wildlife. Chappell Hill offers history in the shops, restaurants, a wine bar, icehouse, & wineries. Overlooking some of the most iconic ranches in the country, this community has been designed for each lot to provide an exquisite homesite & the privacy of outdoors. You don't want to miss this one. The best lots are starting to sell!



Amenities/Features

- 34 Scenic Lots Ranging From 1.65 to Over 4 Acres
- Light Restrictions
- Low Taxes
- Convenient to Houston and US 290.
- Underground Utilities
- Low HOA Dues
- Fiber Optics for High Speed Internet
- Central Mail System
- County Spec Roads and Drainage
- Walking Distance to Historic Downtown Chappell Hill
- Brenham ISD
- Less than an Hour to Downtown Houston
- No Start Time to Build
- Min. Square Feet 2500



Pricing Sheet



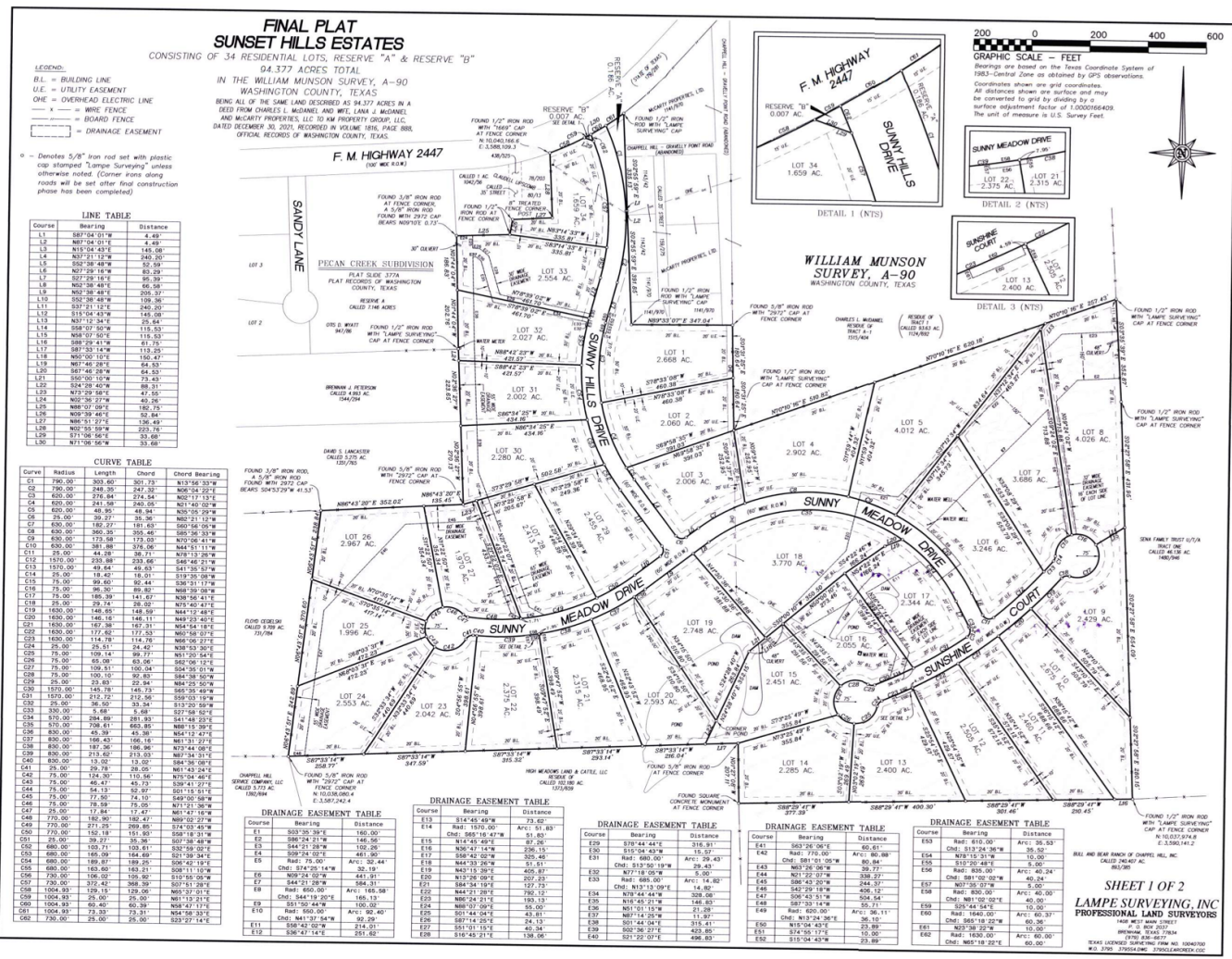
PRICING SHEET Sunset Hills Estates

LOT	AREA	PRICE	NOTES
1	2.668	\$ 277,466.00	
2	2.06	\$ 216,970.00	PENDING
3	2.006	\$ 211,597.00	
4	2.902	\$ 300,749.00	
5	4.012	\$ 411,194.00	
6	3.246	\$ 334,977.00	
7	3.686	\$ 378,757.00	
8	4.026	\$ 412,587.00	SOLD
9	2.429	\$ 253,686.00	PENDING
10	2.675	\$ 278,163.00	SOLD
11	2.46	\$ 256,770.00	
12	2.505	\$ 261,248.00	
13	2.4	\$ 250,800.00	
14	2.285	\$ 239,358.00	
15	2.451	\$ 255,875.00	
16	2.055	\$ 216,473.00	
17	2.344	\$ 245,228.00	
18	3.77	\$ 387,115.00	
19	2.748	\$ 285,426.00	
20	2.593	\$ 270,004.00	
21	2.315	\$ 242,343.00	
22	2.375	\$ 248,313.00	
23	2.042	\$ 215,179.00	
24	2.553	\$ 266,023.00	
25	1.996	\$ 210,602.00	
26	2.967	\$ 307,217.00	
27	1.97	\$ 208,015.00	
28	2.413	\$ 252,094.00	
29	2.455	\$ 256,273.00	
30	2.28	\$ 238,860.00	
31	2.002	\$ 211,199.00	
32	2.027	\$ 213,687.00	
33	2.554	\$ 266,123.00	
34	1.659	\$ 177,071.00	

*Pricing subject to change. Verify current prices with Listing Broker.



Plat



EXCLUSIVELY LISTED BY



Tonya Currie

REALTOR®
M: 281.507.4808
tonya.currie@compass.com



Rick Doak

REALTOR®
M: 979.551.0025
rick.doak@compass.com