

406 Pecan

- **Very hard to find ONE ACRE LOT with Fully renovated mid century home walking distance to downtown Brenham! This charming residence boasts 4 beds or 3 with a study, 2 brand-new full baths and 1 half bath & an exquisite primary suite with a spa-like bath & expansive walk-in closet. Enjoy energy savings with full roof solar panels, updated HVAC, electrical, plumbing, windows & a new gas tankless water heater, as well as an EV charger! The exterior features a new 300+ sqft deck & revel in privacy provided surrounded by majestic pecans & unobstructed views as well as a side drive leading to a carport & the workshop has been meticulously redone, offering the ideal space with AC, catering to every hobbyist's dream. This oasis in town, set on a full acre, is a rare find, zoned R2 for potential additional dwellings such as a guest home. With its prime location, abundance of amenities, and move-in readiness, this home presents an unparalleled opportunity. Owner is a licensed TX agent. Buyer to verify square footage. Zoned R2 Residential.**

- **Property Features**

- **New horizontal wood fence with double wide gate entry to back.**
- **Gravel Drive added and parking area.**
- **Two car carport**
- **Interior redone of workshop and exterior repaired and painted.**
- **New 300 square-foot back deck**
- **Gas tankless water**
- **New HVAC system**
- **New kitchen appliances**
- **New kitchen cabinets**
- **Master bedroom, master, bathroom, master, closet, added.**
- **Laundry room expanded, and now included inside home.**
- **New main waterline**
- **Plumbing updated in bathroom & in kitchen**
- **Half bath added for guest**
- **Existing Bathroom completely redone.**
- **Long leaf pine flooring re-sanded and refinished.**
- **All of interior and exterior painted**
- **All new windows throughout.**
- **Roof five years old**
- **23 panel solar system for electric efficiency**
- **ChargePoint, electric vehicle charging station.**

- All new electrical installed and new panel.
- All new lighting and recessed cans installed throughout as well as under-counter lighting.
- New front and back doors. Water to shed.
- 1 acre in town 2 blocks from downtown with deeds in possession tracing back to 1800's.
- Reinforced and Repaired deck
- Replaced French Doors
- Added outdoor lighting by entrance.
- Built new apartment in shop, added septic tank and fields for apartment.
- Built storage room in shop
- Had gravel drive professionally restored included additional approx. 4" of gravel and grading.
- Added wifi booster to apartment.
- General land cleanup and field restoration
- Cleared out overgrown pond vegetation.
- Repaired fences
- Cleared pastures of debris and large rocks
- Improved fields from majority of weeds to majority of grasses
- Trimmed oaks behind house and back pasture.



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COMPASS