

2719 Benton Drive, Brenham- Property Description

Looking for an 8.74 Acres showplace with every amenity you can imagine and low taxes?! This manicured estate is set back off the road and offers an unparalleled blend of Washington County's natural beauty and luxury living all located just outside of Brenham City Limits. The property includes a stunning 4-Bedroom stone residence with Pool & Outdoor Kitchen, Barndominium with Guest Apartment & Gym, an RV Garage, large pond, a tranquil live water creek and more all encompassed by serene, wooded privacy.

The beautiful 1.5 story stone home has 4 total Bedrooms, 3.5 Baths, Office and an open-concept Living Area all adorned with hand-distressed wood floors and a metal roof. Every room is flooded with natural light from large windows with views of the surrounding property.

Through the gated front yard with covered porch, step into the main home where comfort meets elegance. The Entry Hall is flanked by the Formal Dining Room and stairs to the second floor. The open living area includes the Kitchen with large granite island, 5-burner gas range, raised dishwasher, refrigerator, built-in oven and microwave and custom cabinets with pullouts, a Breakfast Area and Great Room with magnificent 2 story ceilings and stone fireplace.

The main floor bedrooms include the Primary Suite with attached Office with views of the Pool and Pond and an en suite Bathroom with soaking tub. Another main floor bedroom is located adjacent to the Primary could be utilized as a second office or flex room. Upstairs on either side of the landing with Reading Area are the two remaining bedrooms each with an office nook and their own Full Bathroom.

The real magic awaits outdoors, where you'll be captivated by breathtaking views and endless amenities. You'll spend your days relaxing and hosting unforgettable gatherings with the Expansive Porches, Outdoor Kitchen and sparkling Pool with Spa, all while enjoying the serene backdrop of the Fishing Pond with its charming bridge and covered pier. For ultimate convenience, across the pond sits a Barndominium with a 1-Bedroom, 1-Bathroom guest Apartment, Gym with Office Area, RV Garage, Garden Area and more.

With over two decades of meticulous development by the current owners, this property is a true labor of love that is ready for its next steward to enjoy its natural splendor. Don't miss your chance to call this exquisite Brenham estate home.

Location: Just outside the Brenham City limits near Hohlt Park and close to schools. Part of the property is located in Country Place Northwest. The portion with the Barndominium, Gym and RV Garage are on an unrestricted lot.

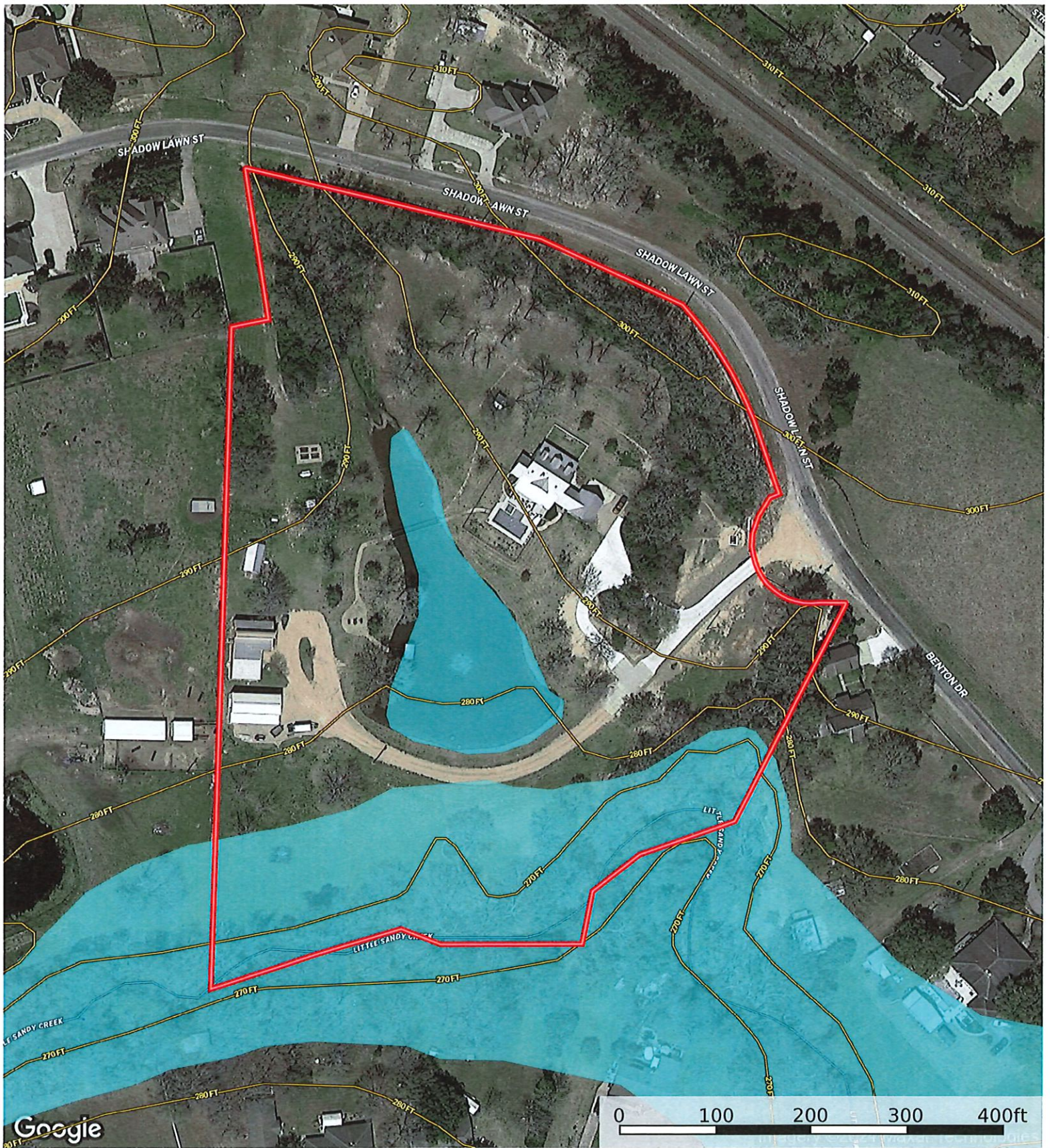
See attached survey and floorplans.

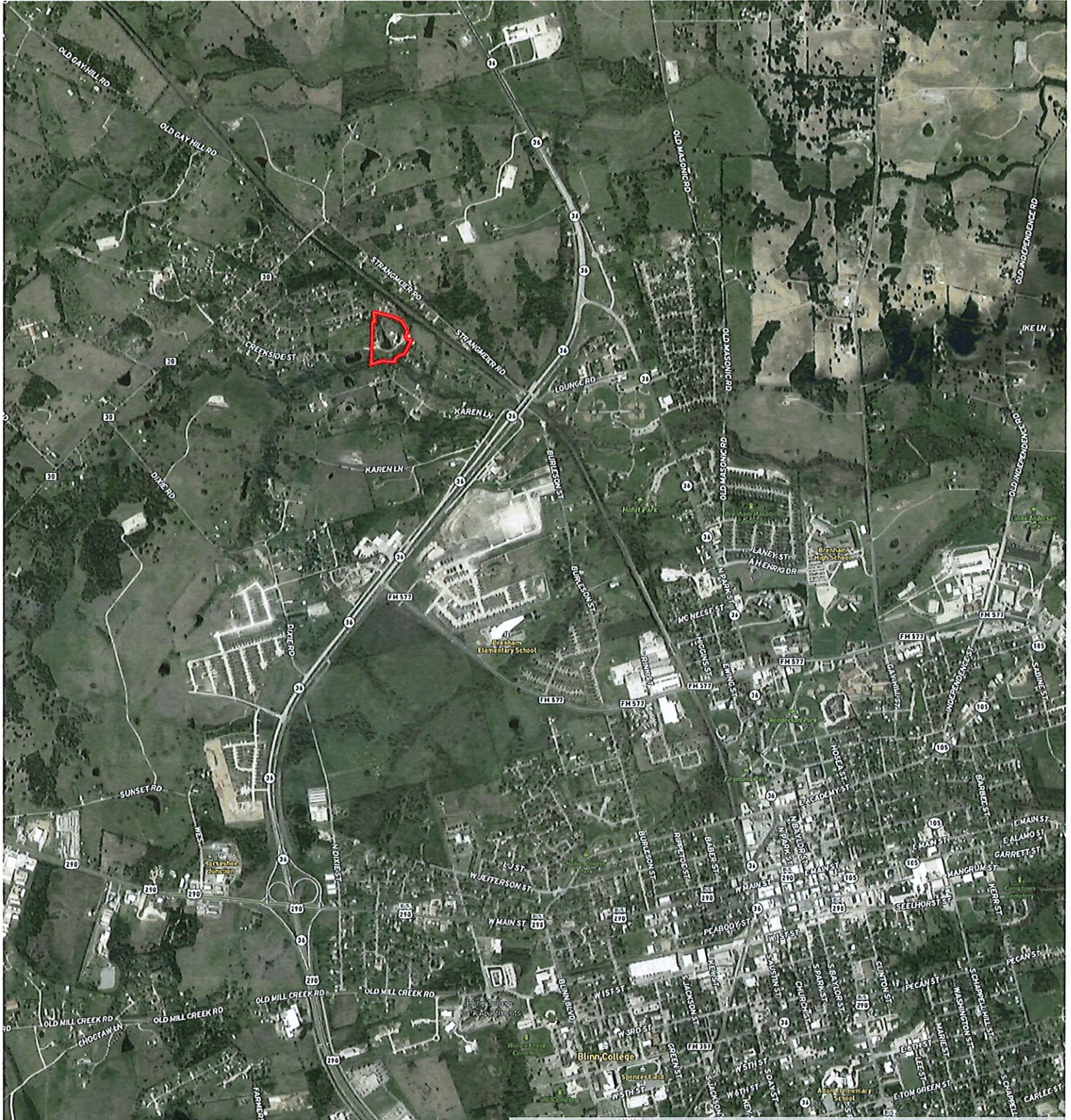
Contact The L/C Team for all of your Real Estate needs!

Lindi Braddock & Camaron Pruiett, Brokers



 Boundary





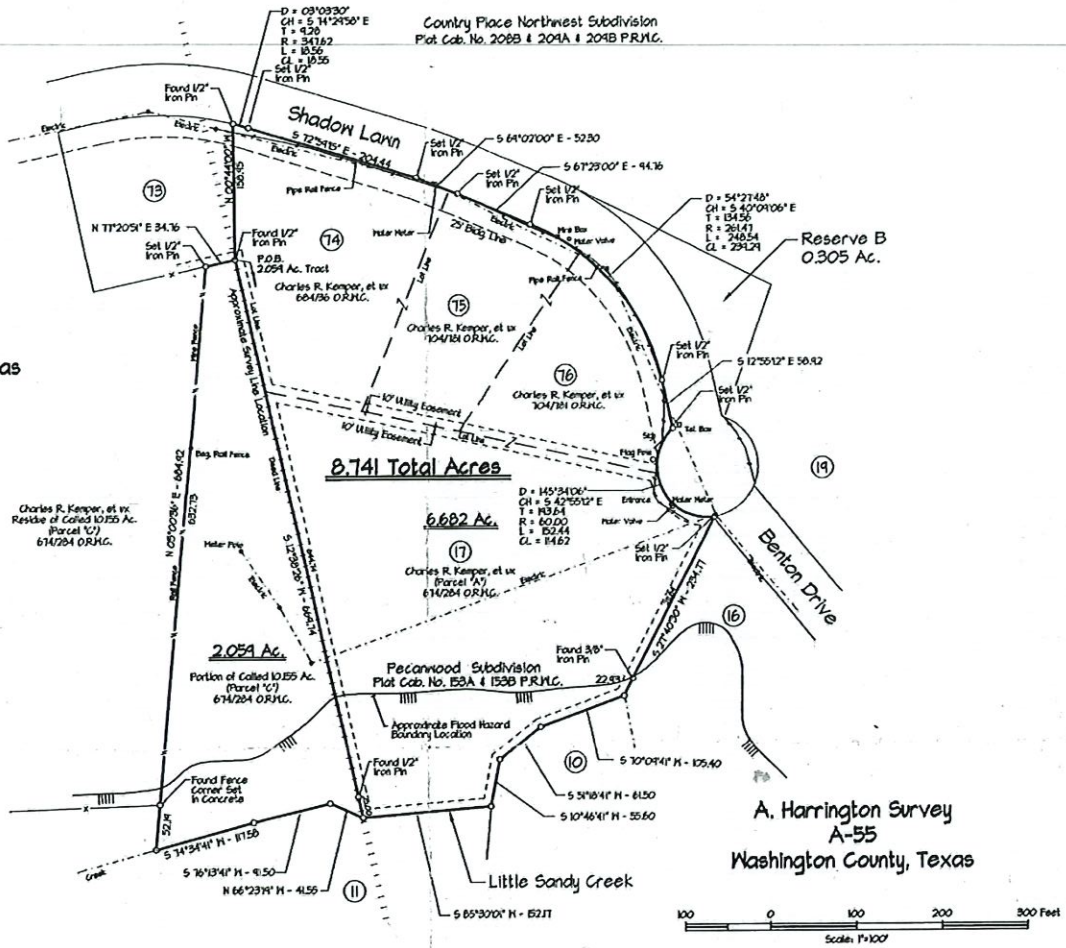
Google imagery ©2024 Airbus, Houston-Galveston Area Council, Landsat / Copernicus, Maxar Technologies, USDA/FAC/GEO



Boundary



Phillip Coe Survey
A-31
Washington County, Texas



3.741 Total Acres

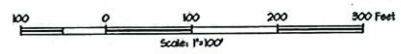
6.682 Ac.

Charles R. Kemper, et ux
Residue of Colored 10.255 Ac.
(Parcel 10)
674/284 O.R.M.C.

2.054 Ac.
Portion of Colored 10.255 Ac.
(Parcel 10)
674/284 O.R.M.C.

Pecanwood Subdivision
Plat Cab. No. 53A & 153B P.R.M.C.

A. Harrington Survey
A-55
Washington County, Texas



Flood Hazard Statement:
According to the Flood Hazard Boundary Map compiled by the U. S. Department of Housing and Urban Development F.J.A. Community Panel No. 481186 0006A, Washington County Texas, dated May 24, 1977, it appears that a portion of the subject tract does fall within the Special Flood Hazard Area.

Subject To: All underground easements, the existence of which may arise by virtue of unrecorded grant or use.

Surveyor Certification:
I, John E. Pledger, III, Registered Professional Land Surveyor, do hereby certify that the plat and/or description shown hereon accurately represents the results of an on the ground survey made under my direction and supervision on 4/19/00, and all corners are as shown hereon. There are no conflicts, or provisions apparent on the ground except as shown.

This survey was performed in connection with the transaction described in the G.F. Number 50009291 of Washington County Abstract Company.

Use of this survey for any other purposes or by other parties shall be at their own risk and the undersigned surveyor is not responsible for any loss resulting therefrom.

John E. Pledger, III
Registered Professional Land Surveyor No. 2183



**Charles R. Kemper
Estate of Carol Kemper**

**Pledger and Associates
Reue Land Surveyors**

1300 South Bay Street
P.O. Box 1750 Brenham, Texas 77833
Tele: (409)836-6431 Fax: (409)836-3888

Surveyor	John E. Pledger, III	County	Washington	Field Crew	W.S.
RP.L.S. No.	2183	Survey	See Plat	Computations	W.P.
Date	4/19/00	City	Brenham	Drafting	W.P.
Update		Address	See Plat	Work Order	14775

**T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT
(MAY BE MODIFIED AS APPROPRIATE FOR COMMERCIAL TRANSACTIONS)**

Date: April 15, 2024

GF No. _____

Name of Affiant(s): Jeff G. Ross, Lauri A. Ross

Address of Affiant: 2719 Benton Drive, Brenham, TX 77833

Description of Property: Lot 74, 75 & Tract 410 P Coe A31

County Washington, Texas

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Before me, the undersigned notary for the State of Texas, personally appeared Affiant(s) who after by me being sworn, stated:

1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners."): none

2. We are familiar with the property and the improvements located on the Property.

3. We are closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. We understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. We understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.

4. To the best of our actual knowledge and belief, since April 19, 2000 there have been no:
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
b. changes in the location of boundary fences or boundary walls;
c. construction projects on immediately adjoining property(ies) which encroach on the Property;
d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

EXCEPT for the following (If None, Insert "None" Below:) NONE

5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of improvements.

6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

[Signature]
Jeff G. Ross
[Signature]
Lauri A. Ross



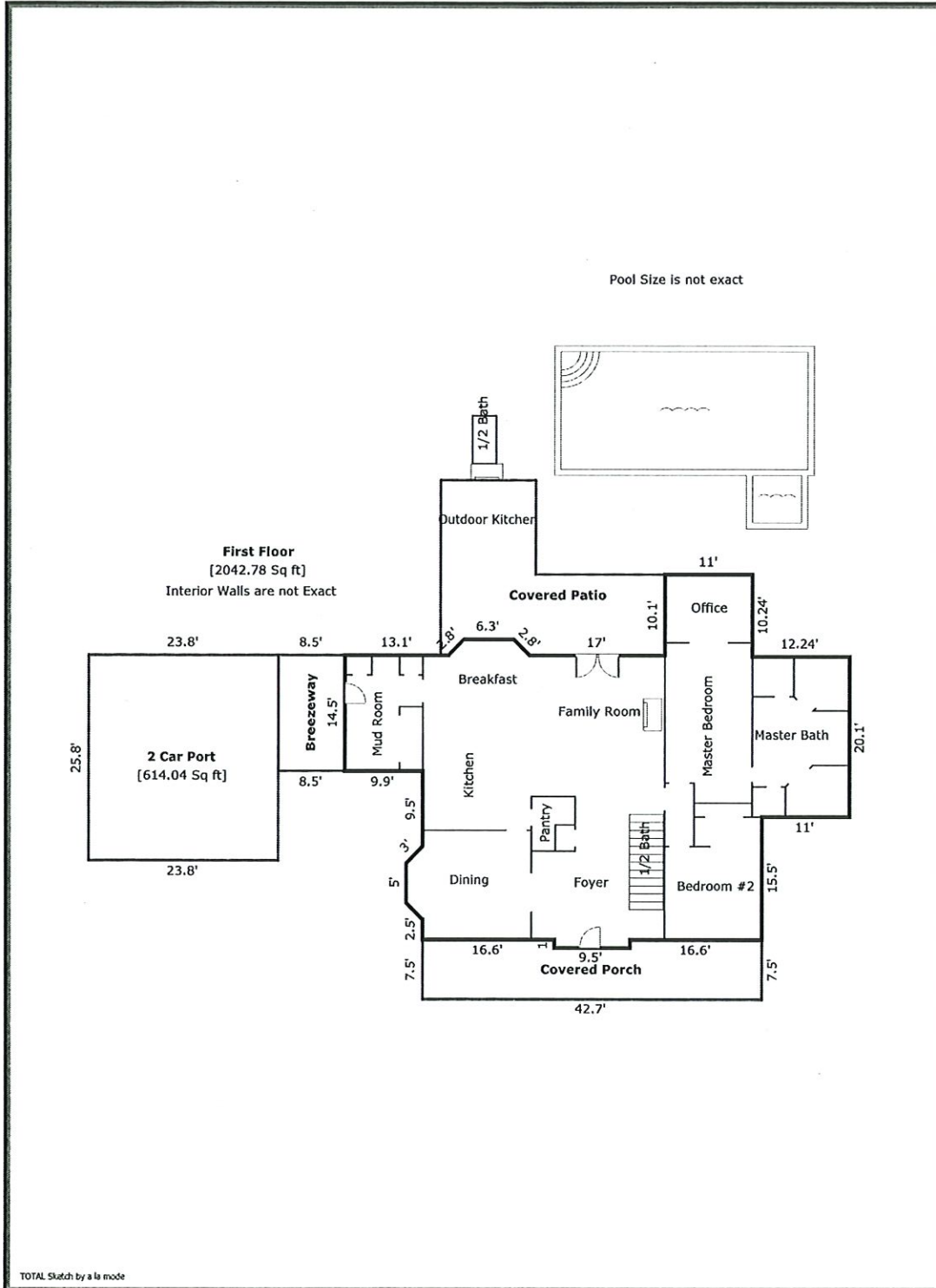
SWORN AND SUBSCRIBED this 15 day of April, 2024

[Signature]
Notary Public

(TXR-1907) 02-01-2010

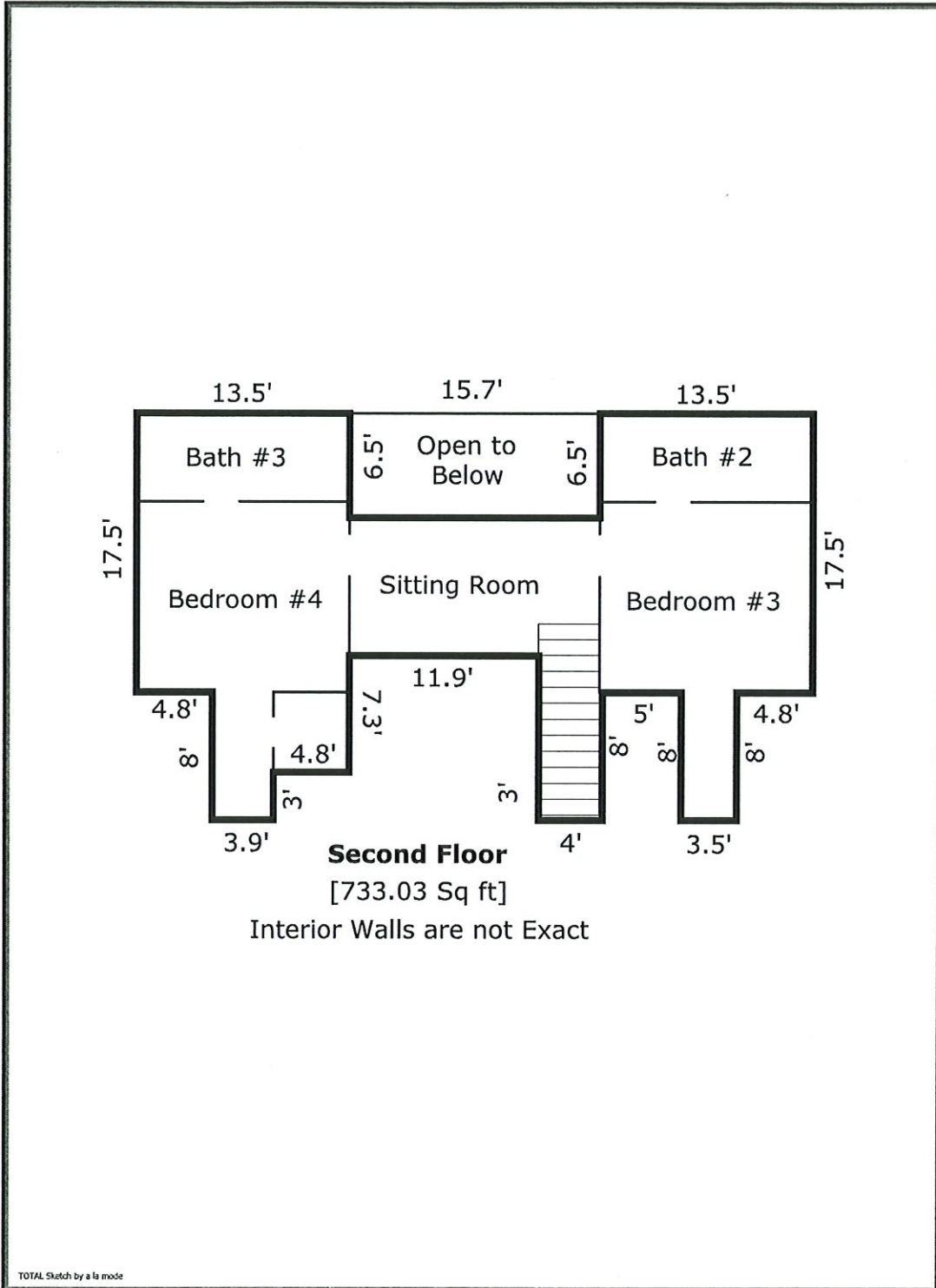
Building Sketch (Page - 1)

Borrower				
Property Address	2719 Benton Dr			
City	Brenham	County	Washington	State TX Zip Code 77833
Lender/Client				



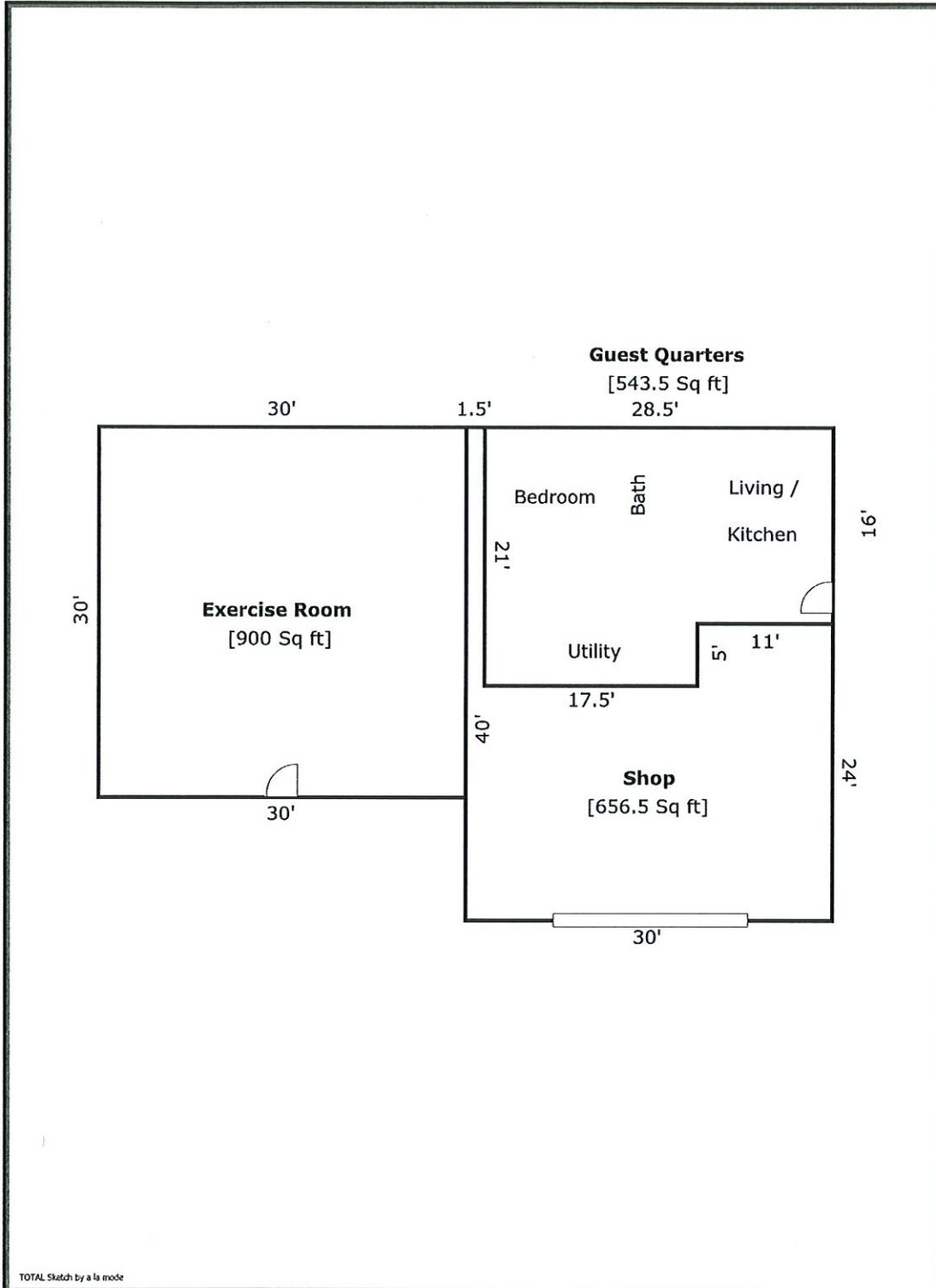
Building Sketch (Page - 2)

Borrower				
Property Address	2719 Benton Dr			
City	Brenham	County	Washington	State TX Zip Code 77833
Lender/Client				



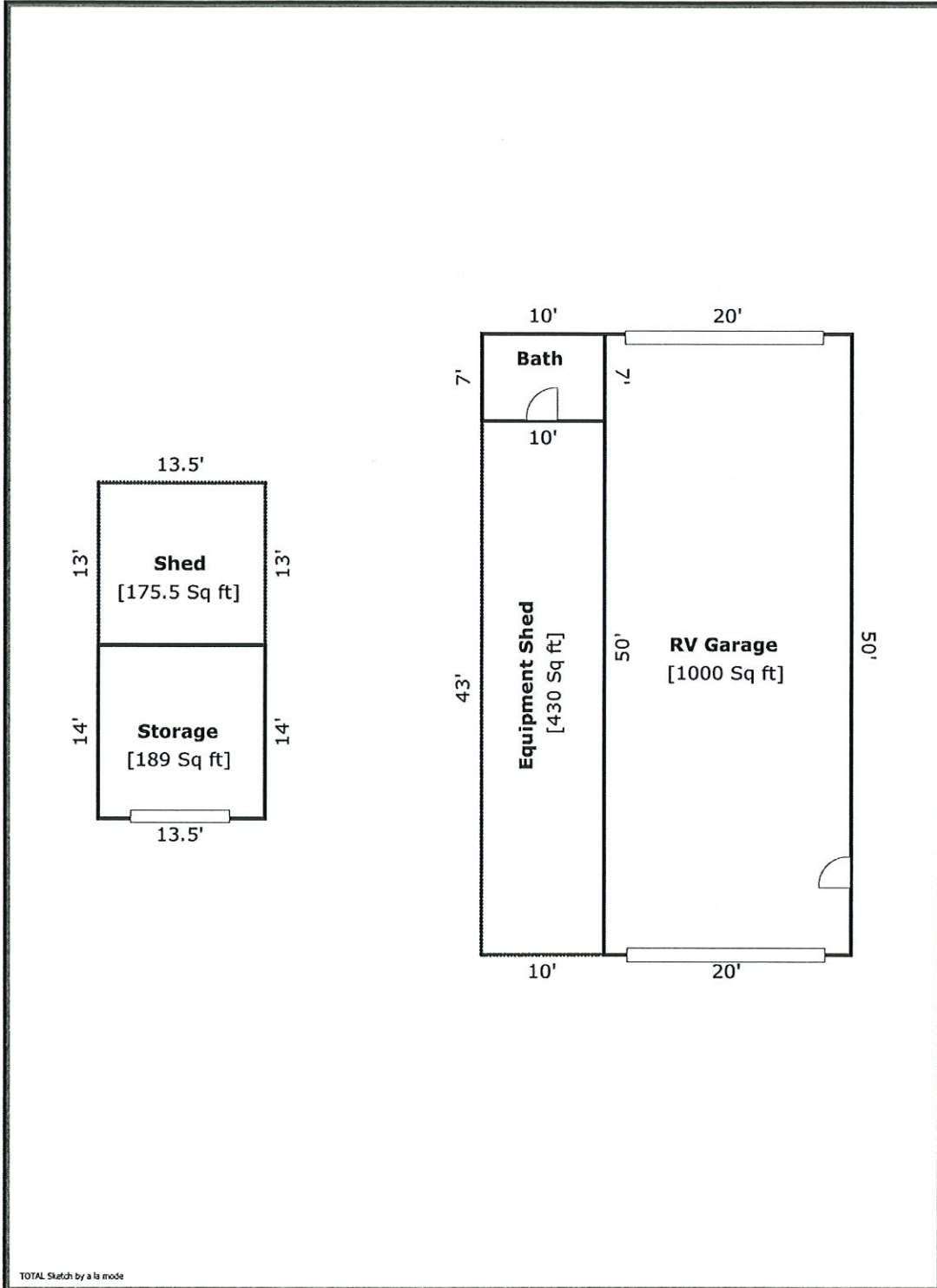
Building Sketch (Page - 3)

Borrower			
Property Address	2719 Benton Dr		
City	Brenham	County	Washington
		State	TX
Lender/Client		Zip Code	77833



Building Sketch (Page - 4)

Borrower				
Property Address	2719 Benton Dr			
City	Brenham	County	Washington	State TX Zip Code 77833
Lender/Client				



Building Sketch (Page - 5)

Borrower				
Property Address	2719 Benton Dr			
City	Brenham	County	Washington	State TX Zip Code 77833
Lender/Client				

TOTAL Sketch by a la mode

Area Calculations Summary

Living Area		Calculation Details	
First Floor	2042.78 Sq ft	9.5 x 1 = 9.5	
		0.5 x 2.12 x 2.12 = 2.25	
		0.5 x 2.12 x 2.12 = 2.25	
		5 x 2.12 = 10.61	
		0.5 x 1.98 x 1.98 = 1.96	
		0.5 x 1.98 x 1.98 = 1.96	
		6.3 x 1.98 = 12.47	
		11 x 10.1 = 111.1	
		14.5 x 9.9 = 143.55	
		35.74 x 41.46 = 1481.88	
		12.24 x 20.1 = 246.03	
		1.24 x 15.5 = 19.22	
Second Floor	733.03 Sq ft	3.5 x 8 = 28	
		17.5 x 4.8 = 84	
		25.5 x 3.9 = 99.45	
		22.5 x 4.8 = 108	
		8.7 x 11.9 = 103.53	
		19 x 3.8 = 72.2	
		25.5 x 0.2 = 5.1	
		17.5 x 13.3 = 232.75	
Total Living Area (Rounded):		2776 Sq ft	
Non-living Area			
2 Car Port	614.04 Sq ft	23.8 x 25.8 = 614.04	
Covered Porch	310.75 Sq ft	42.7 x 6.5 = 277.55	
		16.6 x 1 = 16.6	
		16.6 x 1 = 16.6	
Breezeway	123.25 Sq ft	8.5 x 14.5 = 123.25	
Covered Patio	409.43 Sq ft	12 x 11.7 = 140.4	
		10.1 x 17 = 171.7	
		11.26 x 8.12 = 91.43	
		1.98 x 1 = 1.98	
		0.5 x 1.98 x 1.98 = 1.96	
		0.5 x 1.98 x 1.98 = 1.96	
Shop	656.5 Sq ft	30 x 19 = 570	
		11 x 5 = 55	
		1.5 x 21 = 31.5	
Guest Quarters	543.5 Sq ft	21 x 17.5 = 367.5	
		11 x 16 = 176	
Exercise Room	900 Sq ft	30 x 30 = 900	
RV Garage	1000 Sq ft	50 x 20 = 1000	
Equipment Shed	430 Sq ft	43 x 10 = 430	
Shed	175.5 Sq ft	13.5 x 13 = 175.5	
Bath	70 Sq ft	10 x 7 = 70	
Storage	189 Sq ft	13.5 x 14 = 189	