

HREC #6073

COUNTRY HOME
APPROX. 22.904 AC.



FIELD OF DREAMS

WASHINGTON COUNTY, TEXAS



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FIELD OF DREAMS

Texas Elegance-Laid back comfort. This charming 1907 Texas farmhouse is testament to the power of honest materials and thoughtful design. Sitting on 22.904 beautiful rolling acres surrounded by pecan trees with wrap around porches, this beautiful home feels like your own private resort year around! The entrance of the home steps into history with a lovely staircase, beautiful hardwood floors with wood inlays, plantation shutters, crown molding, stained glass windows and 10-foot-high ceilings. The living and dining room exemplifies hospitality with beautiful hardwood floors, a cozy fireplace and beamed ceiling for a dramatic impact. The country kitchen is efficient and functional with a large island and plenty of counterspace and cabinets. The downstairs master suite is spacious and inviting with a beautiful antique wood burning stove and its own private doors to two porches. The master bath includes a large vanity, jetted tub, separate shower and a walk-in closet. Your friends and family can stay with style in the 4 upstairs bedrooms (3 ensuites, 2 with balconies, 1 with a fireplace), 4 bathrooms and an attic hobby/playroom. Walk out the door to a charming gazebo shaded by two huge pecan trees. The property features a 2-car garage, a cute guest cottage (540sf) and a barn with living quarters above (715 sf) and much more! Not far from the house is your very own pond and a seasonal creek. Conveniently located between Brenham and Lake Somerville and a short drive to Bryan/College Station and Round Top. Would make a wonderful family home and/or a Bed & Breakfast, the potential is endless!

ASKING PRICE: \$1,495,000 **REDUCED: \$1,395,000**



1305 LIVE OAK LANE
BRENHAM, TX 77833

WASHINGTON COUNTY
BURTON ISD
APPROX. 22.904 ACRES

EST. TAXES: \$7,027 (PER WCAD WITH EXEMPTIONS)
EXCLUDED: FORMAL DINING CHANDELIER
RESTRICTIONS: NONE

PAVED, COUNTY ROAD FRONTAGE
GUEST COTTAGE & BARN WITH LQ
2 CAR ATTACHED GARAGE

MAIN HOME

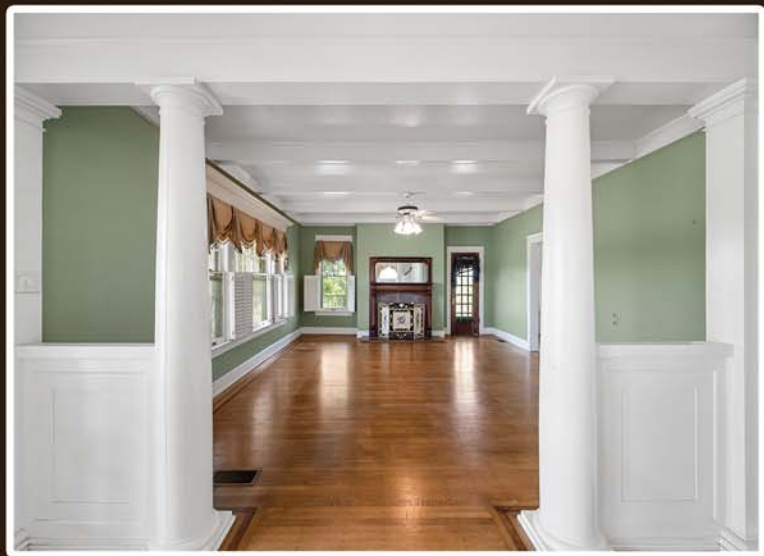


- ✦ APPROX. 3,486 SQ. FT. (PER WCAD)
- ✦ 5 BEDROOMS
5 FULL, 1 HALF BATHS
- ✦ YEAR BUILT: 1907
- ✦ EXTERIOR: WOOD
- ✦ ROOF: COMPOSITION
- ✦ FOUNDATION: PIER & BEAM

FOYER



LIVING ROOM



FORMAL DINING ROOM



KITCHEN



PRIMARY BEDROOM



ADDITIONAL BEDROOMS & BATHS



ADDITIONAL INTERIOR



PORCHES & DECK



COTTAGE



- ❖ APPROX. 540 SQ. FT. (PER WCAD)
- ❖ OPEN BEDROOM, LIVING AND DINING AREA
- ❖ LUXURIOUS BATHROOM WITH CHAMPAGNE BUBBLER TUB
- ❖ YEAR BUILT: 2005
- ❖ EXTERIOR: WOOD
- ❖ ROOF: COMPOSITION
- ❖ FOUNDATION: PIER & BEAM

GAZEBO & GARDEN



BARN WITH LQ



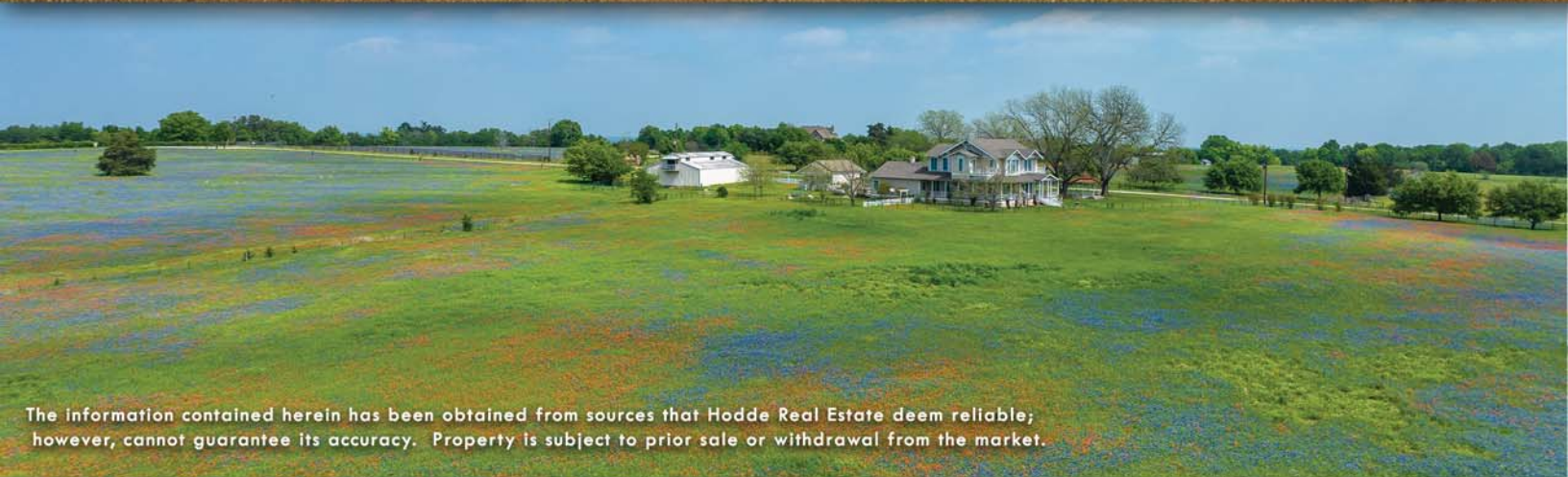
- ❖ LQ - APPROX. 715 SQ. FT. (PER WCAD)
- ❖ 2 BEDROOMS; 2 BATHS; BALCONY
- ❖ YEAR BUILT: 1984 (PER WCAD)
- ❖ EXTERIOR: METAL
- ❖ ROOF: METAL

ADDITIONAL PHOTOS

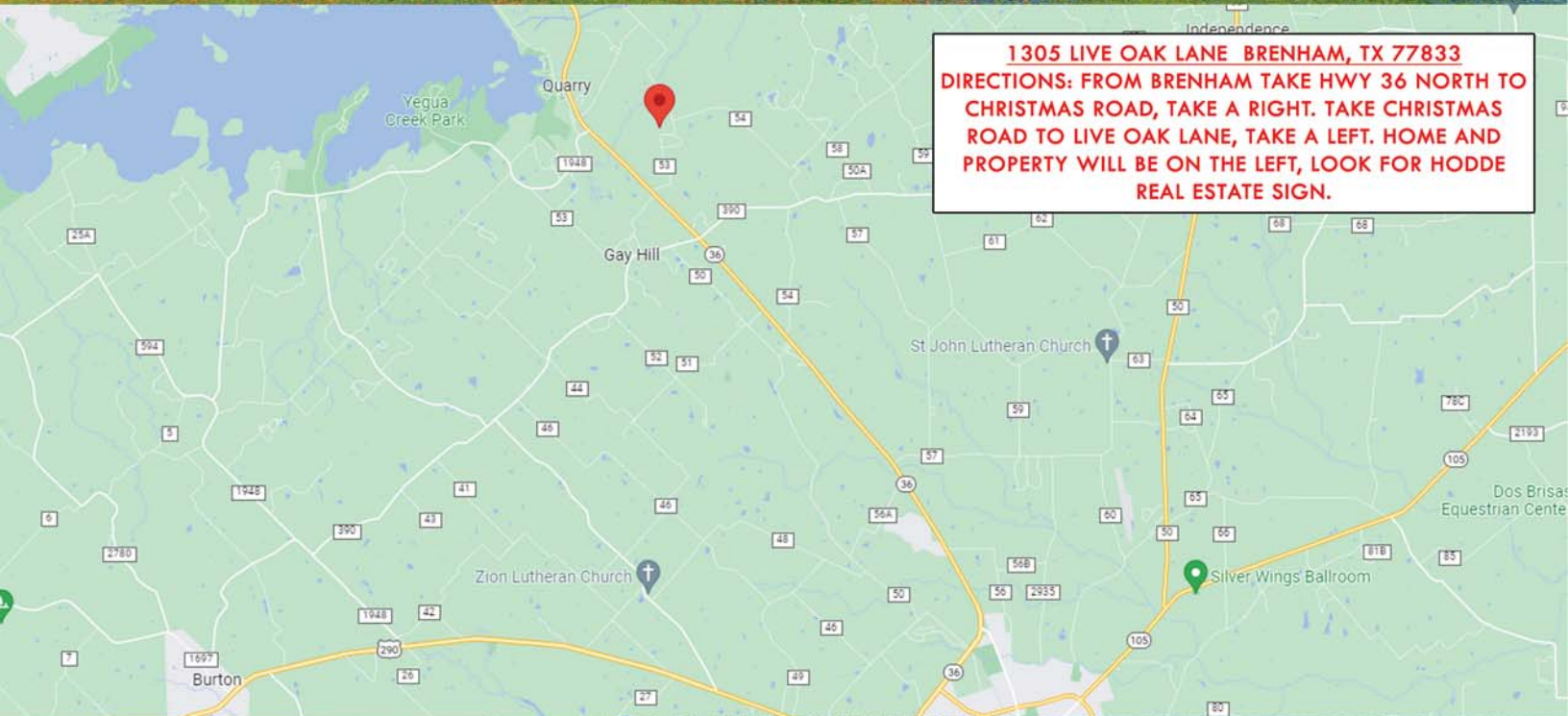


AERIAL LAYOUT





The information contained herein has been obtained from sources that Hodde Real Estate deem reliable; however, cannot guarantee its accuracy. Property is subject to prior sale or withdrawal from the market.



1305 LIVE OAK LANE BRENHAM, TX 77833
DIRECTIONS: FROM BRENHAM TAKE HWY 36 NORTH TO CHRISTMAS ROAD, TAKE A RIGHT. TAKE CHRISTMAS ROAD TO LIVE OAK LANE, TAKE A LEFT. HOME AND PROPERTY WILL BE ON THE LEFT, LOOK FOR HODDE REAL ESTATE SIGN.

