

HREC #22-001

COUNTRY HOME
APPROX. 2.032 AC.



12055 BRANDIE LANE

WASHINGTON COUNTY, TEXAS

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12055 BRANDIE LANE



As you drive up to this historical home you see Esperanza lining the circular drive in addition to the extensive landscaping the owners have invested throughout the property. The 2 acre plus land offers mature manicured live oaks, a fenced garden with raised beds along with a sprinkler system for the outdoor landscaping. The front porch is the perfect sitting area for lemonade and gorgeous sunsets. There are also two large decks to enjoy outdoor dining under the stars. The interior of the home truly represents all the architectural styles of homes built in the late 1800s. Upon entering the home there is a spacious foyer which leads to a large receiving room opening to the dining room, the remodeled kitchen and the screened in porch. The home has tall ceilings, bead board walls, crown molding, a tin tile ceiling, hardwood flooring, original solid wood interior doors and custom cabinets in the living room. Upstairs offers a large bedroom adjacent to a n abundant storage area which could easily be converted to another large bedroom and bathroom. The home was restored in 1996 with new electrical, Central A/C & Heat, plumbing, energy efficient insulation & windows. Across one of the large decks is the spacious 3 car garage with guest quarters above offering a massive bedroom, kitchenette and bathroom. This property truly has everything to offer for memorable gatherings & entertaining of friends and family.

ASKING PRICE: \$585,000



12055 BRANDIE LANE
BURTON, TEXAS 77835



WASHINGTON COUNTY



BURTON ISD



APPROX. 2.032 ACRES



EST. TAXES: \$7,626.59 (PER WCAD)



MINERALS: N/A



RESTRICTIONS: YES



PAVED, COUNTY MAINTAINED ROAD



EXCLUDED: CHANDELIERS IN FOYER & DINING



EASEMENTS: AS OF RECORD

LIVING ROOM



KITCHEN



❖ 12055 BRANDIE LANE
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❖ HOUSE - APPROX. 2,419 SF. (PER WCAD)
❖ GARAGE APT - APPROX. 717 SF (PER WCAD)
❖ YEAR BUILT: 1885 (PER WCAD)

❖ ROOF: COMPOSITION
❖ FOUNDATION: PIER AND BEAM
❖ EXTERIOR OF HOME: WOOD

❖ WATER SUPPLY: COMMUNITY WATER
❖ SEWER: SEPTIC SYSTEM
❖ 3 CAR GARAGE WITH APARTMENT

ADDITIONAL PHOTOS

DECK AND YARD



GARAGE APARTMENT



GARAGE APARTMENT





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.

12055 BRANDIE LANE BURTON, TX 77835
DIRECTIONS: FROM BRENNHAM, TAKE HWY 290 TO BURTON. EXIT RIGHT TO SPUR 125 AND FOLLOW TO A RIGHT ON MAIN STREET. GO THROUGH TOWN AND TURN LEFT ON FM 1697. TURN RIGHT ON BRANDIE LANE AND FOLLOW TO THE PROPERTY AT THE END.

