

112 West Main St.
Brenham, TX 77833
979-836-8532

203 N. Live Oak St.
Round Top, TX 78954
979-378-8778

HODDE

REAL ESTATE CO.

HREC #14-134

COUNTRY HOME
APPROX. 2.45 AC.



260 LAKEWOOD CIRCLE
WASHINGTON COUNTY, TEXAS



H O D D E R E . C O M

260 LAKEWOOD CIRCLE



Attractive 2019 Mill Creek Custom home, showcasing one of their most sought-after floorplans. Step inside to discover the grandeur of cathedral ceilings, complemented by an inviting stone fireplace and beautiful hardwood floors. The abundance of windows allows natural light to flood the space, creating a warm and welcoming atmosphere. This wonderful residence offers 3 bedrooms, 2 full and 2 half bathrooms, and 2 flexible spaces, providing ample room for all your needs. The 3-car garage ensures plenty of space for vehicles and storage. Outside, indulge in the luxury of a sparkling swimming pool, complete with a pumphouse that also serves as a storage area or ultimate man cave, measuring approx. 16x26. Additionally, there is RV/Boat storage or workshop, boasting dimensions of approximately 40x36. Nestled on a sprawling 2.45-acre lot adorned with picturesque trees, this property offers a tranquil escape from the hustle and bustle of city life. The seller has spared no expense, installing a state-of-the-art 4-process water filtration system, including a carbon and UV filter that effectively eliminates bacteria. Welcome to Lakewood, a serene and intimate neighborhood consisting of just 12 homes, each with larger lots. Conveniently located off Hwy 36, this community provides quick and easy access to Brenham, Houston, Lake Somerville, and College Station. Experience the perfect blend of peaceful living and accessibility in this stunning Mill Creek Custom home.

ASKING PRICE: \$775,000 **REDUCED: \$765,000**



➤ 260 LAKEWOOD CIRCLE
BRENHAM, TEXAS 77833

➤ WASHINGTON COUNTY
➤ BRENHAM ISD
➤ APPROX. 2.45 ACRES

➤ EST. TAXES: \$6,383 (PER WCAD)
➤ MINERALS: N/A
➤ RESTRICTIONS: YES

➤ PAVED, COUNTY ROAD FRONTAGE
➤ HOA: NONE
➤ EASEMENTS: AS OF RECORD

KITCHEN

LIVING ROOM



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❖ SQUARE FOOTAGE: APPROX. 2,366 SF
(PER WCAD)
❖ YEAR BUILT: 2019
❖ EXTERIOR OF HOME: HARDI BOARD

❖ ROOF: COMPOSITION
❖ FOUNDATION: SLAB
❖ EXCLUDED: FRIG, WASHER, DRYER

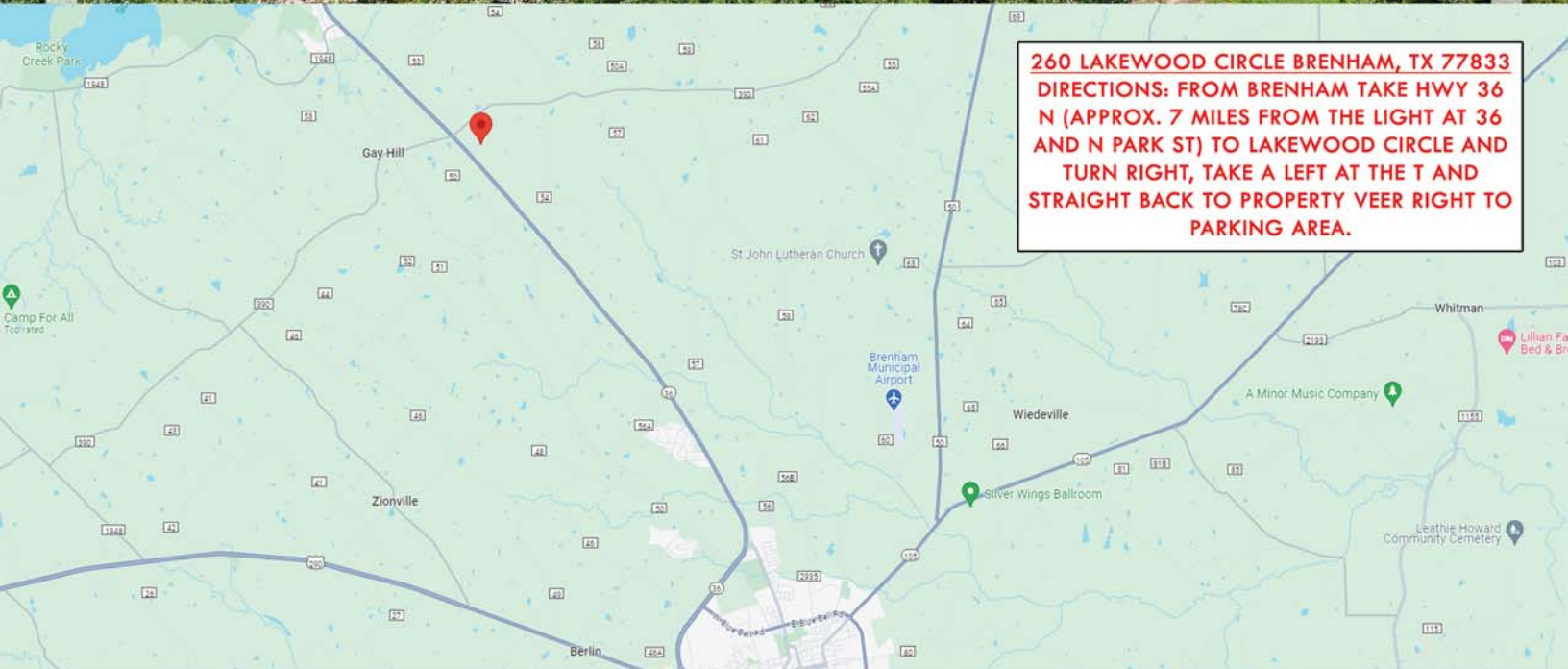
❖ WATER WELL
❖ SEPTIC SYSTEM
❖ BLUEBONNET ELECTRIC

INTERIOR PHOTOS



BACK YARD/WORKSHOP





260 LAKEWOOD CIRCLE BRENHAM, TX 77833
DIRECTIONS: FROM BRENHAM TAKE HWY 36 N (APPROX. 7 MILES FROM THE LIGHT AT 36 AND N PARK ST) TO LAKEWOOD CIRCLE AND TURN RIGHT, TAKE A LEFT AT THE T AND STRAIGHT BACK TO PROPERTY VEER RIGHT TO PARKING AREA.

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.

HODDE
REAL ESTATE CO.

KATY PUGH
979-277-8081

