

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 #16-080

COUNTRY HOME
APPROX. 2.12 AC.

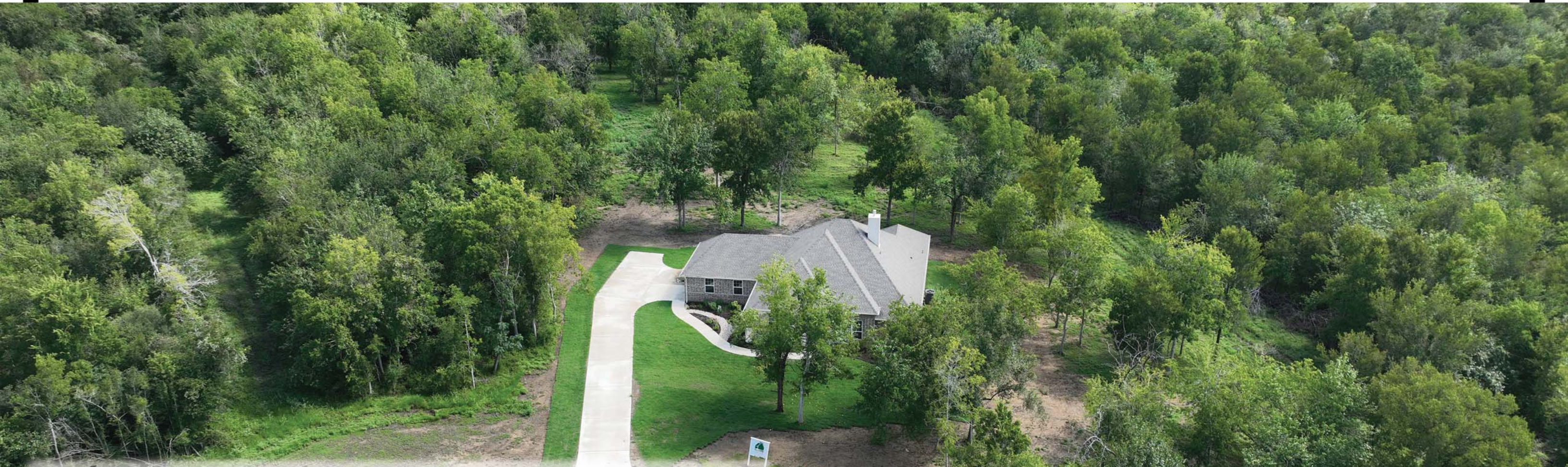


10495 CHAPPELL RESERVE DR.
WASHINGTON COUNTY, TEXAS



H O D D E R E . C O M

10495 CHAPPELL RESERVE DR.



Awesome New Luxury Home by Evergreen Builders. Located at the back of The Reserve this 2.1 acre wooded tract offers privacy and seclusion. This beautiful home features 3 or 4 bedrooms (study) along with large open living/kitchen area for entertaining. Kitchen features an electric induction cooktop, Quartz countertops, soft close drawers, custom cabinets along with undercounter lighting and LED recessed lighting. Flooring is luxury vinyl tile throughout with carpet in two bedrooms and ceiling fans in all bedrooms, living room and the back patio. Primary bathroom features subway tile in frameless glass shower and large soaking tub. Quality construction is apparent with open cell foam insulation throughout including the garage, 90% stone and brick exterior, 16 Seer Trane HVAC with heat pump, dedicated generator ready circuit and back patio area with propane gas outlet along with hot/cold water supply. Complete with water well, septic system and 250 gallon underground propane tank.

ASKING PRICE: \$738,900



➤ 10495 CHAPPELL RESERVE DR.
WASHINGTON, TX 77880

- WASHINGTON COUNTY
- BRENHAM ISD
- APPROX. 2.12 ACRES

- EST. TAXES: \$5,919 (PER WCAD)
- WILDLIFE EXEMPTION ON 1.62 AC.
- EASEMENTS: AS OF RECORD

- RESTRICTIONS: YES
- HOA: YES; \$700/YEAR
- PAVED ROAD FRONTAGE

KITCHEN

GREAT ROOM



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- ❖ SQUARE FOOTAGE: APPROX. 2,563 SF
- ❖ YEAR BUILT: 2023
- ❖ EXTERIOR OF HOME: BRICK & STONE

- ❖ ROOF: COMPOSITION
- ❖ FOUNDATION: SLAB
- ❖ SEWER: SEPTIC SYSTEM
- ❖ WATER SUPPLY: WATER WELL
- ❖ UNDERGROUND PROPANE TANK (250 GALLON)
- ❖ GENERATOR READY CIRCUIT

ADDITIONAL PHOTOS

PRIMARY SUITE



ENTRY



FORMAL DINING



EXTRA BEDROOM



EXTRA BEDROOM



OFFICE

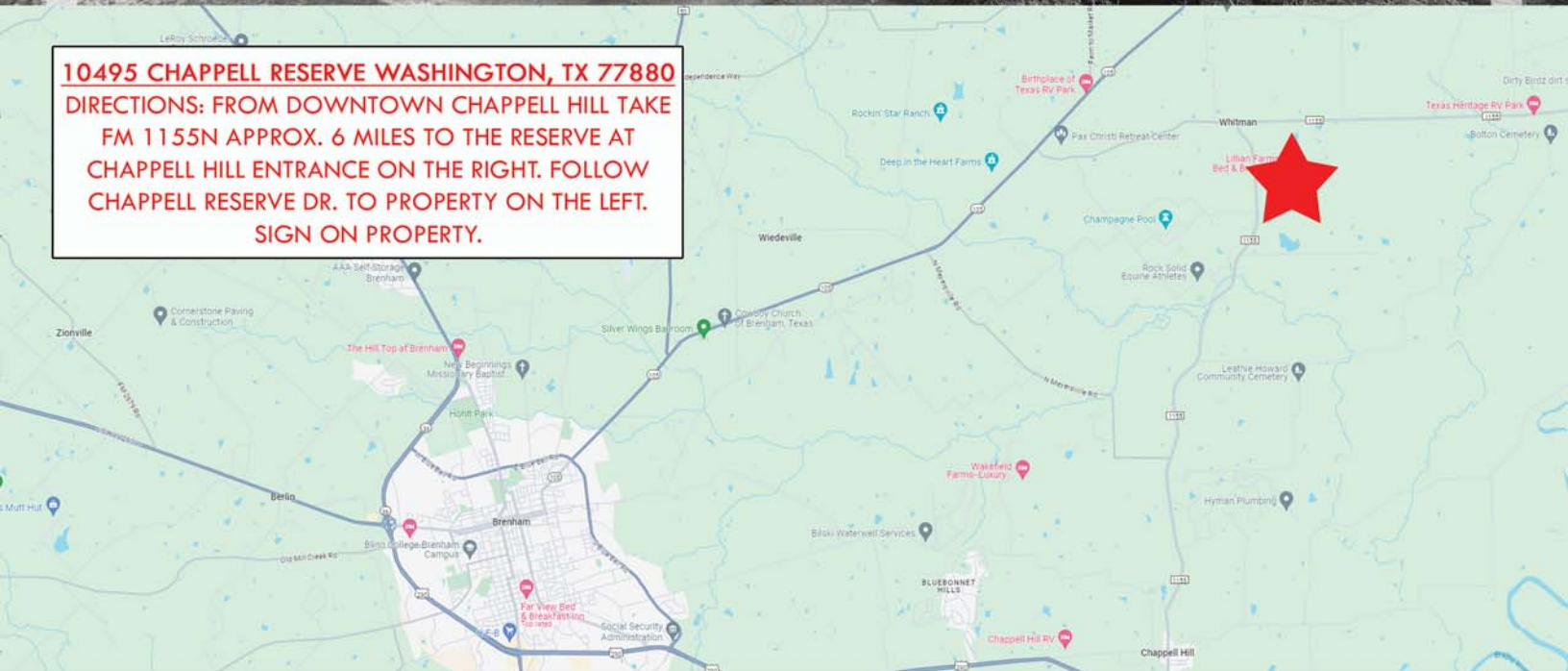


LAUNDRY ROOM





10495 CHAPPELL RESERVE WASHINGTON, TX 77880
DIRECTIONS: FROM DOWNTOWN CHAPPELL HILL TAKE
FM 1155N APPROX. 6 MILES TO THE RESERVE AT
CHAPPELL HILL ENTRANCE ON THE RIGHT. FOLLOW
CHAPPELL RESERVE DR. TO PROPERTY ON THE LEFT.
SIGN ON PROPERTY.



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.

**WILLIAM "BOO"
CHRISTENSEN**
979-277-8426

