

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 #3086

COUNTRY HOME
APPROX. 10.51 AC.

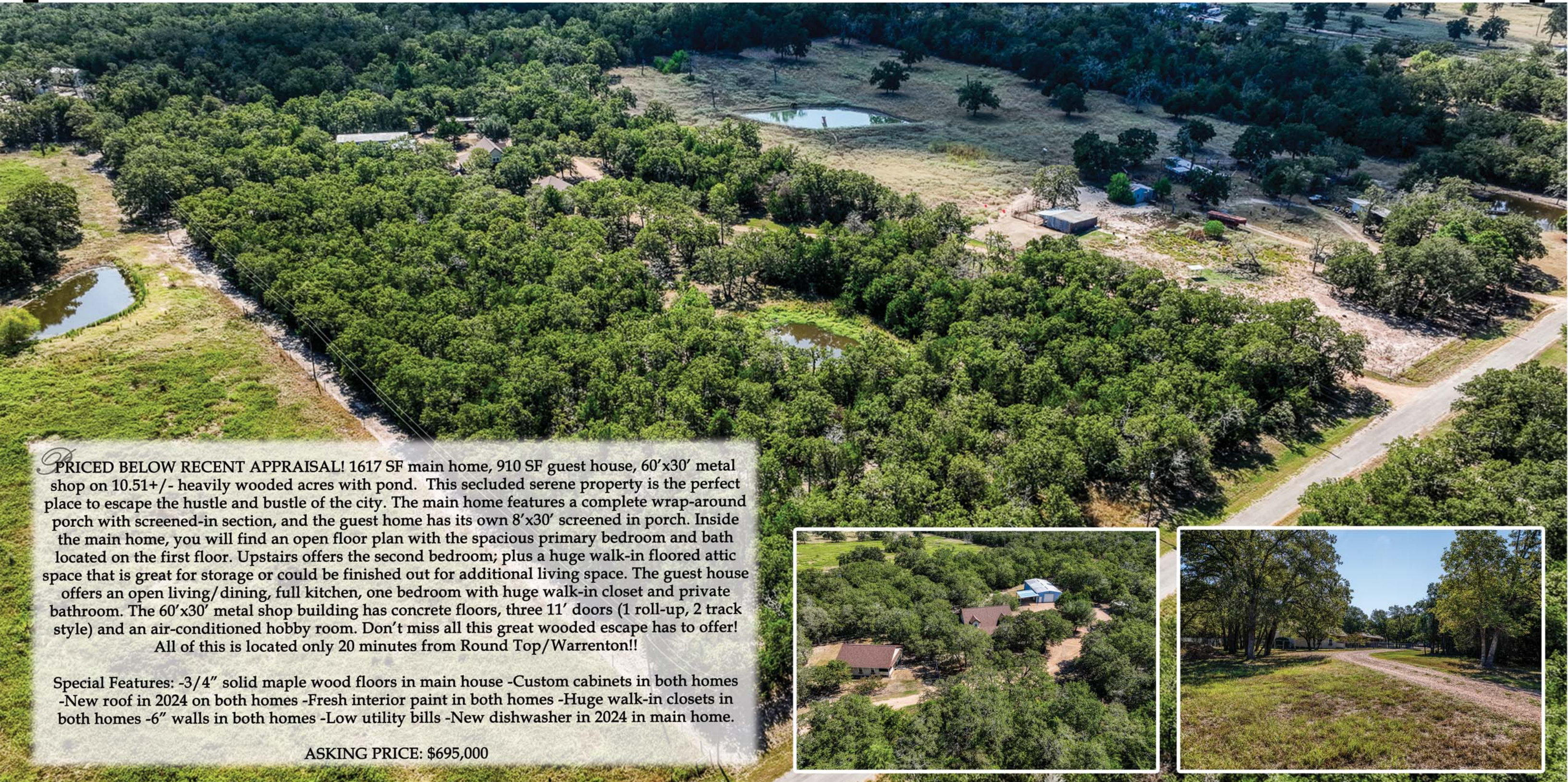


WOODED ESCAPE

WASHINGTON COUNTY, TEXAS

H O D D E R E . C O M

WOODED ESCAPE



*P*RICED BELOW RECENT APPRAISAL! 1617 SF main home, 910 SF guest house, 60'x30' metal shop on 10.51+/- heavily wooded acres with pond. This secluded serene property is the perfect place to escape the hustle and bustle of the city. The main home features a complete wrap-around porch with screened-in section, and the guest home has its own 8'x30' screened in porch. Inside the main home, you will find an open floor plan with the spacious primary bedroom and bath located on the first floor. Upstairs offers the second bedroom; plus a huge walk-in floored attic space that is great for storage or could be finished out for additional living space. The guest house offers an open living/dining, full kitchen, one bedroom with huge walk-in closet and private bathroom. The 60'x30' metal shop building has concrete floors, three 11' doors (1 roll-up, 2 track style) and an air-conditioned hobby room. Don't miss all this great wooded escape has to offer! All of this is located only 20 minutes from Round Top/Warrenton!!

Special Features: -3/4" solid maple wood floors in main house -Custom cabinets in both homes -New roof in 2024 on both homes -Fresh interior paint in both homes -Huge walk-in closets in both homes -6" walls in both homes -Low utility bills -New dishwasher in 2024 in main home.

ASKING PRICE: \$695,000



➤ 2080 DEAD END LANE
LEDBETTER, TX 78946

- WASHINGTON COUNTY
- GIDDINGS ISD
- APPROX. 10.51 ACRES

- EST. TAXES: \$6,264 (PER WCAD)
- MINERALS: NONE
- RESTRICTIONS: NONE

- PAVED, COUNTY ROAD FRONTAGE
- EXCLUSIONS: NONE
- EASEMENTS: AS OF RECORD

INTERIOR PHOTOS



2080 DEAD END LANE
LEDBETTER, TEXAS 78946

- ❖ SQUARE FOOTAGE: APPROX. 1617 SF
- ❖ YEAR BUILT: 2006
- ❖ EXTERIOR OF HOME: HARDI PLANK

- ❖ ROOF: COMPOSITION
- ❖ FOUNDATION: PIER & BEAM
- ❖ WATER/SEWER: COMMUNITY WATER & SEPTIC

- ❖ 60' X 30' METAL SHOP WITH A/C HOBBY ROOM

GUEST HOUSE

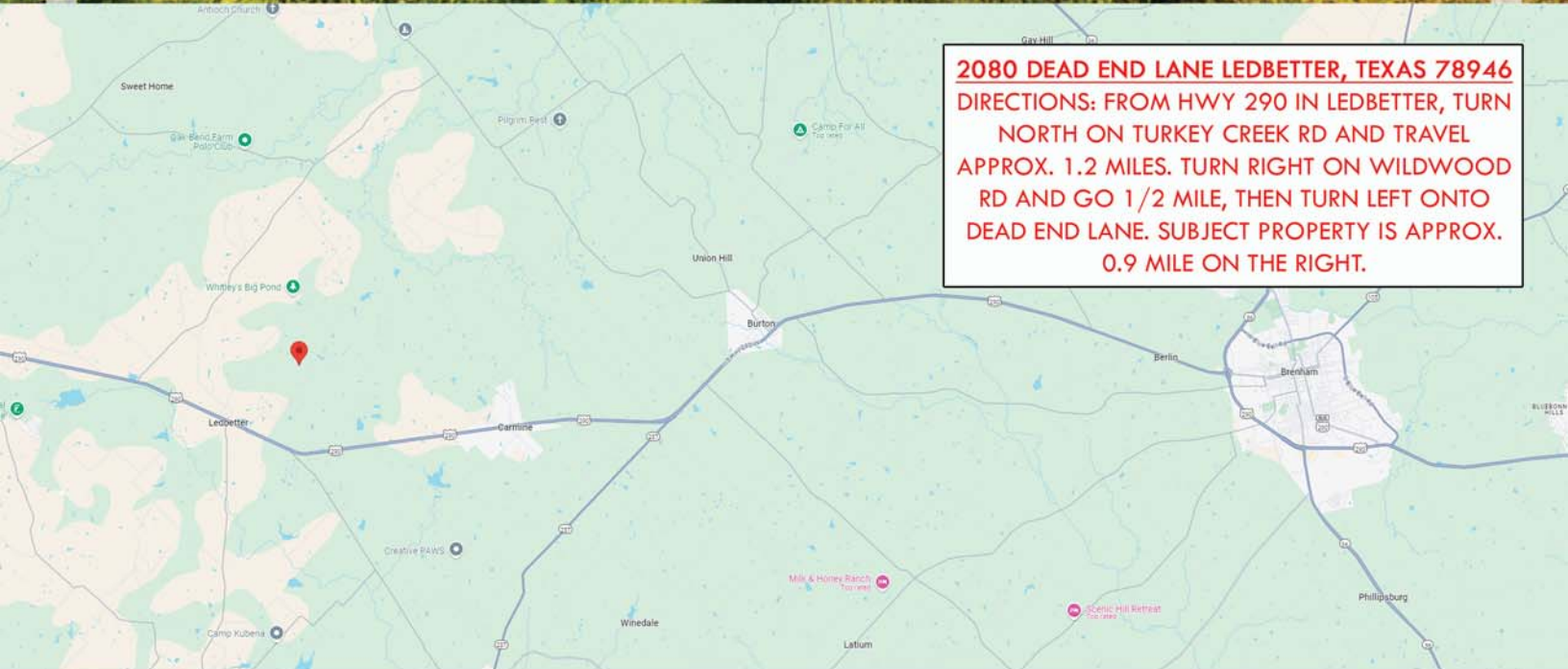
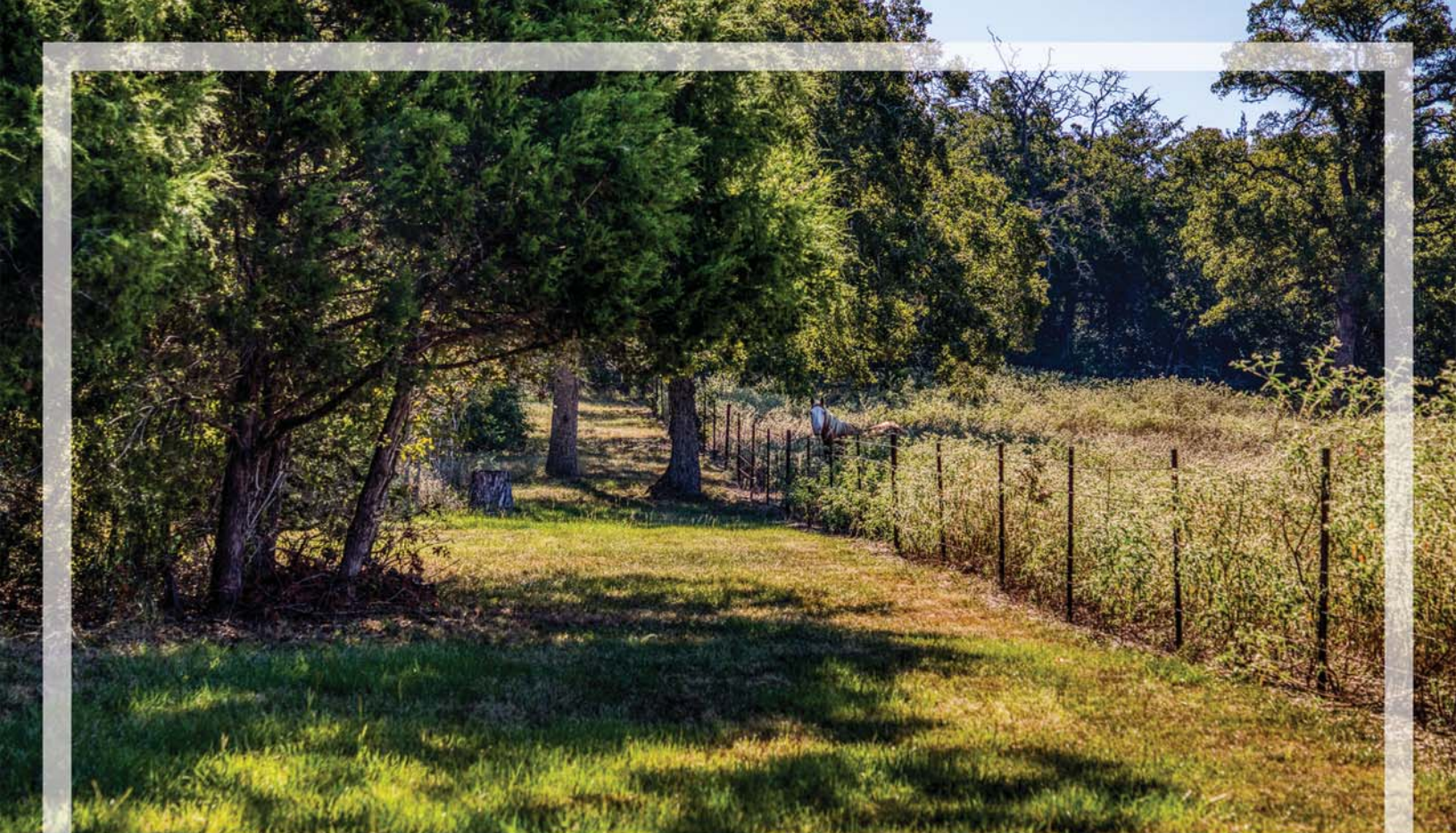


PROPERTY PHOTOS



➤ APPROX. 910 SF

➤ YEAR BUILT: 2007



2080 DEAD END LANE LEDBETTER, TEXAS 78946
DIRECTIONS: FROM HWY 290 IN LEDBETTER, TURN NORTH ON TURKEY CREEK RD AND TRAVEL APPROX. 1.2 MILES. TURN RIGHT ON WILDWOOD RD AND GO 1/2 MILE, THEN TURN LEFT ONTO DEAD END LANE. SUBJECT PROPERTY IS APPROX. 0.9 MILE ON THE RIGHT.

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.

ASHLEY JAHNKE
979-277-4897

