

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 #5422

COUNTRY HOME
APPROX. 1.205 AC.



3310 ROLLING RIDGE LANE
WASHINGTON COUNTY, TEXAS



H O D D E R E . C O M

3310 ROLLING RIDGE LANE



Beautiful home located in Rolling Ridge Estates built by Mill Creek Custom Homes in 2013 and offering 3 bedrooms, 2.5 baths, ±3540 SF, study/formal dining, upstairs bonus room (could be 4th bedroom), second living with balcony & 2 car side-entry garage. The open kitchen-dining-great room features ample cabinets & granite countertops, vaulted ceiling with exposed beams, and stone wood-burning fireplace. The master suite offers a roomy bedroom with tray ceiling, large bath with Jacuzzi tub, glass shower & his/hers vanity and a massive walk-in closet. The covered back porch is perfect for entertaining with an outdoor kitchen, fireplace, speaker system and ceiling fans. All of this is situated on a ±1.205 acre corner lot with outbuilding/workshop, landscaping, sprinkler system and large backyard.

ASKING PRICE: \$885,000 **REDUCED: \$843,500**



3310 ROLLING RIDGE LN.
BURTON, TEXAS 77835

WASHINGTON COUNTY
BRENHAM ISD
APPROX. 1.205 ACRES

EST. TAXES: \$5,357 (PER WCAD)
MINERALS: NONE AVAILABLE
EASEMENTS: AS OF RECORD

RESTRICTIONS: YES
HOA: YES; \$150/YEAR
PAVED ROAD FRONTAGE

KITCHEN

GREAT ROOM



- ✦ GRANITE COUNTERTOPS
- ✦ WALK-IN PANTRY
- ✦ KITCHEN-DINING-GREAT ROOM: APPROX. 41' X 23'



- ✦ WOOD BURNING FIREPLACE
- ✦ CATHEDRAL CEILING
- ✦ EXPOSED BEAMS
- ✦ FRENCH DOORS LEADING TO LARGE BACK PORCH



✦ 3310 ROLLING RIDGE LN.
BRENHAM, TX 77833

- ✦ SQUARE FOOTAGE: APPROX. 3,540 SF (PER BUILDER FLOOR PLANS)
- ✦ YEAR BUILT: 2013
- ✦ EXTERIOR OF HOME: STONE & HARDI
- ✦ ROOF: COMPOSITION
- ✦ FOUNDATION: SLAB
- ✦ SEWER: SEPTIC SYSTEM
- ✦ WATER SUPPLY: COMMUNITY WATER
- ✦ EXCLUSIONS: NONE
- ✦ LARGE BACK PORCH WITH KICHEN & FIREPLACE

ADDITIONAL PHOTOS

UPSTAIRS



ENTRY



FORMAL DINING/OFFICE:
APPROX. 11' X 14'



UPSTAIRS BONUS ROOM: APPROX. 20' X 11'



MASTER BEDROOM: APPROX. 16' X 15'



MASTER BATH



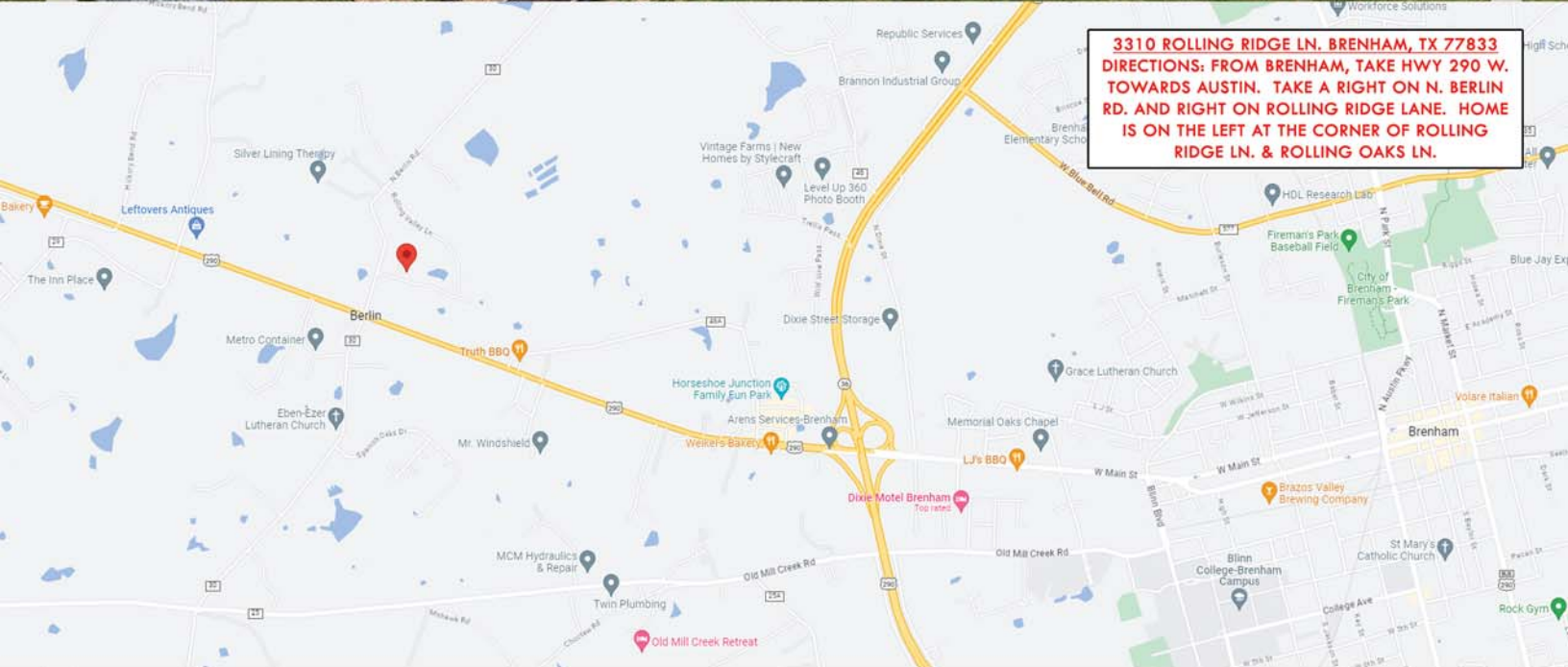
EXTRA BEDROOM: APPROX. 13' X 11'



EXTRA BEDROOM: APPROX. 11' X 14'



BEDROOM/FLEX ROOM: APPROX. 16' X 11'



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.



RANDY HODDE
979-203-7050

HODDE
REAL ESTATE CO.