

BRENHAM
979-836-8532

BELLVILLE
979-274-8484

ROUND TOP
979-378-8778

HODDE



REAL ESTATE CO.

HREC #14-147

COUNTRY HOME
APPROX. 0.44 AC.

1250 SHERWOOD RD.
WASHINGTON COUNTY, TEXAS

H O D D E R E . C O M



Charming Lake Retreat Near Lake Somerville

Discover this delightful 1794 sq/ft home nestled on two expansive lots, totaling nearly half an acre—perfect for all your lake toys! Just a quick hop, skip, and jump from Lake Somerville, and a few minutes to Brenham, this property is an ideal getaway. Featuring 2 comfortable bedrooms and 2 bathrooms, 2 living areas, and a flex space currently being used as a third bedroom. The home offers a spacious screened-in back porch with stylish epoxied floors, perfect for enjoying the outdoors. A convenient carport provides shelter for your vehicles, while the outdoor space is beautifully enhanced with a fire pit and gazebo, adorned with lovely lights for enchanting evening gatherings. A Tuff Shed with a riding lawn mower will also convey. Inside, the atmosphere is warm and inviting, making it a true turnkey property. Most furnishings and accessories will convey with the sale, ensuring you can move right in (the seller will remove a few personal items...see attachment). Located in one of the most sought-after neighborhoods near Lake Somerville, this charming home offers easy access to Hwy 36 and Brenham, making it a perfect blend of comfort and convenience.

Don't miss this opportunity to make it yours!

ASKING PRICE: \$339,500



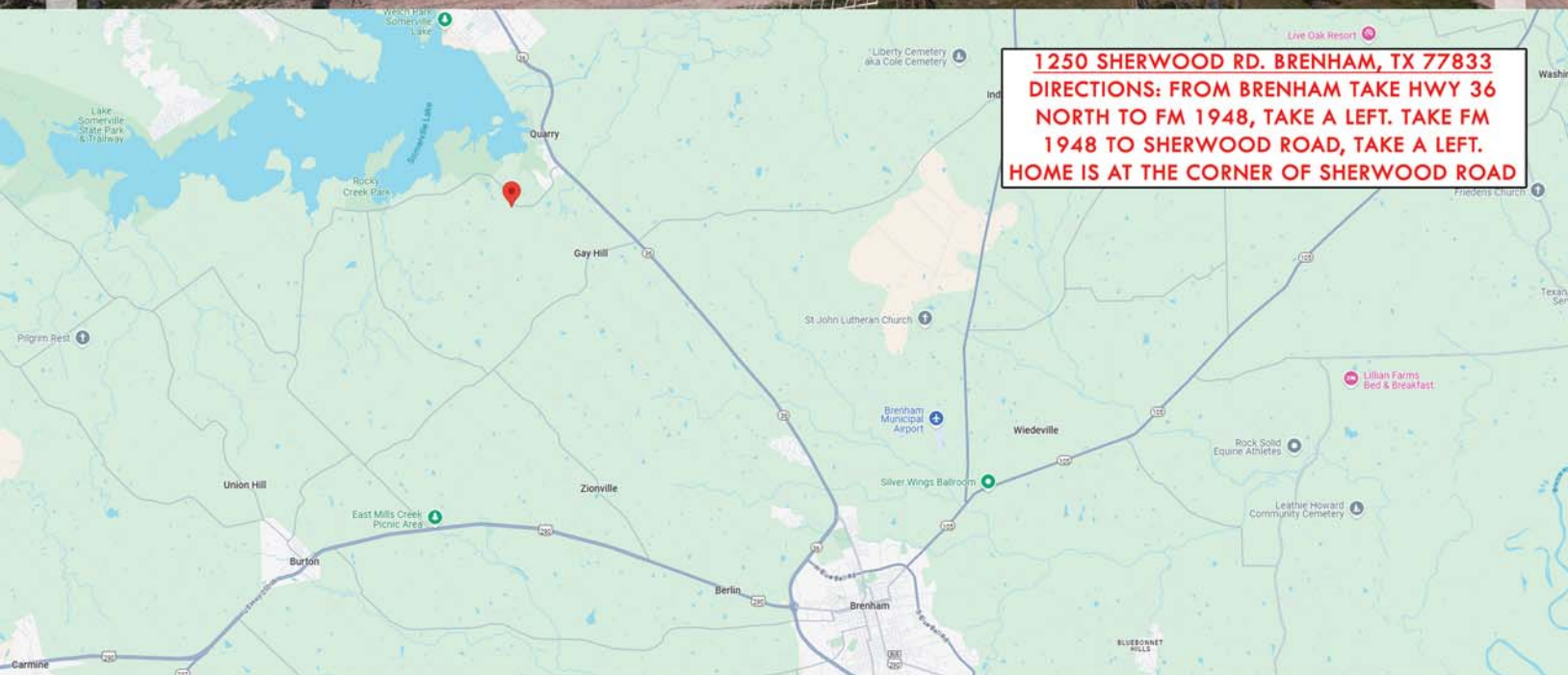
1250 SHERWOOD RD.
BRENHAM, TX 77833

- ★ WASHINGTON COUNTY
- ★ BURTON ISD
- ★ APPROX. 0.44 AC.
- ★ EST. TAXES: \$3,688.37
(PER WCAD)



- ★ EXCLUDED: PERSONAL ITEMS
- ★ RESTRICTIONS: YES
- ★ SQUARE FOOTAGE: ±1,794
- ★ SUBDIVISION WELL/SEPTIC SYSTEM

- ★ YEAR BUILT: 1977
- ★ ROOF: COMPOSITION
- ★ FOUNDATION: SLAB
- ★ HOA: YES; \$700/YEAR



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.



KATY PUGH
979-277-8081

