

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

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



REAL ESTATE CO.

HREC #20-020

COUNTRY HOME
APPROX. 5.00 AC.



THE TOP @ ROUND TOP!

ROUND TOP, TEXAS



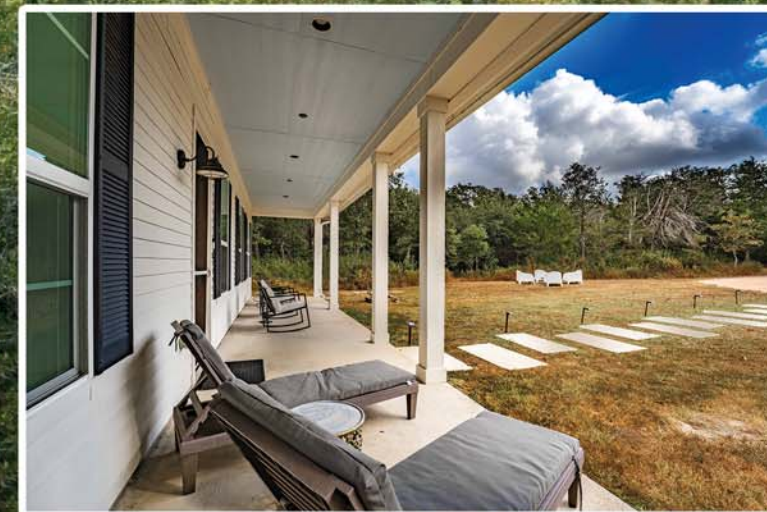
H O D D E R E . C O M

THE TOP @ ROUND TOP!



What everyone is searching for! Charming, FURNISHED, 2bed/2ba home located on 5 private, unrestricted, wooded acres. Inside are stained concrete floors, granite counter tops, open living/eating/kitchen, stainless appliances, plantation shutters, double-pane windows and 10-ft ceilings. The split floorplan offers a spacious primary bedroom with en-suite bath and walk-in closet on one side and guest bedroom, bath and large laundry room on the other. The large, covered back porch is screened and furnished for your enjoyment. The detached 1-car garage includes overhead doors on both side for ventilation, Level 2 charging station, and an attached workroom/studio or convert to small quarters (garage has electricity but no water...easy to add). You'll love the location - only 10 minutes from Round Top (has RT address and RT school district); 5 minutes from Warrenton. The property has had a proven track record as an income producing short term rental that could be continued easily since it comes furnished!! There is plenty of room for additional cottages at the back portion of the fully fenced, wooded 5 acres which could be accessed from FM 1291, if you wanted to expand. Note: the airstream in the photos is not owned by seller but is for sale separately.

Asking Price: \$723,000 **REDUCED: \$713,000**



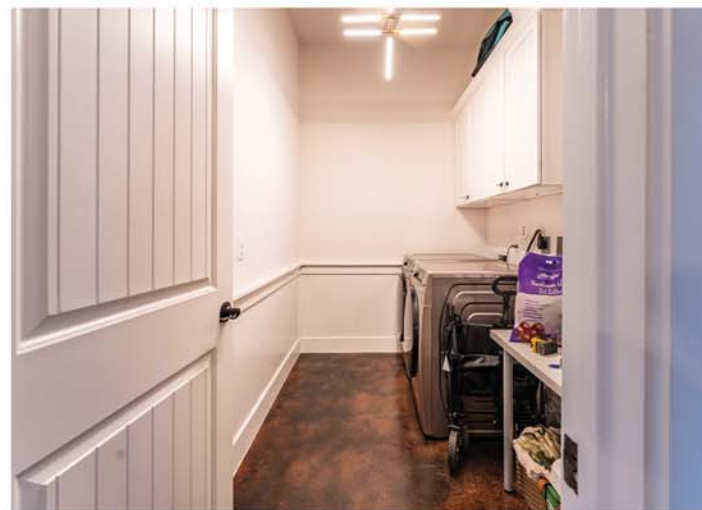
➤ 8001 WALDECK CEMETERY RD.
ROUND TOP, TX 78954

➤ FAYETTE COUNTY
➤ ROUND TOP/CARMINE ISD
➤ APPROX. 5.00 ACRES

➤ EST. TAXES: \$2,699
(PER FCAD WITH EXEMPTIONS)
➤ MINERALS: NONE
➤ RESTRICTIONS: NONE

➤ PAVED ROAD FRONTAGE
➤ EASEMENTS: AS OF RECORD
➤ 1-CAR DETACHED GARAGE

INTERIOR PHOTOS



8001 WALDECK CEMETERY RD.
ROUND TOP, TX 78954



SQUARE FOOTAGE: APPROX. 1260 SF



YEAR BUILT: 2015



EXTERIOR OF HOME: HARDI PLANK



ROOF: METAL



FOUNDATION: SLAB



COMM. WATER & SEPTIC



EXCLUSIONS: NONE



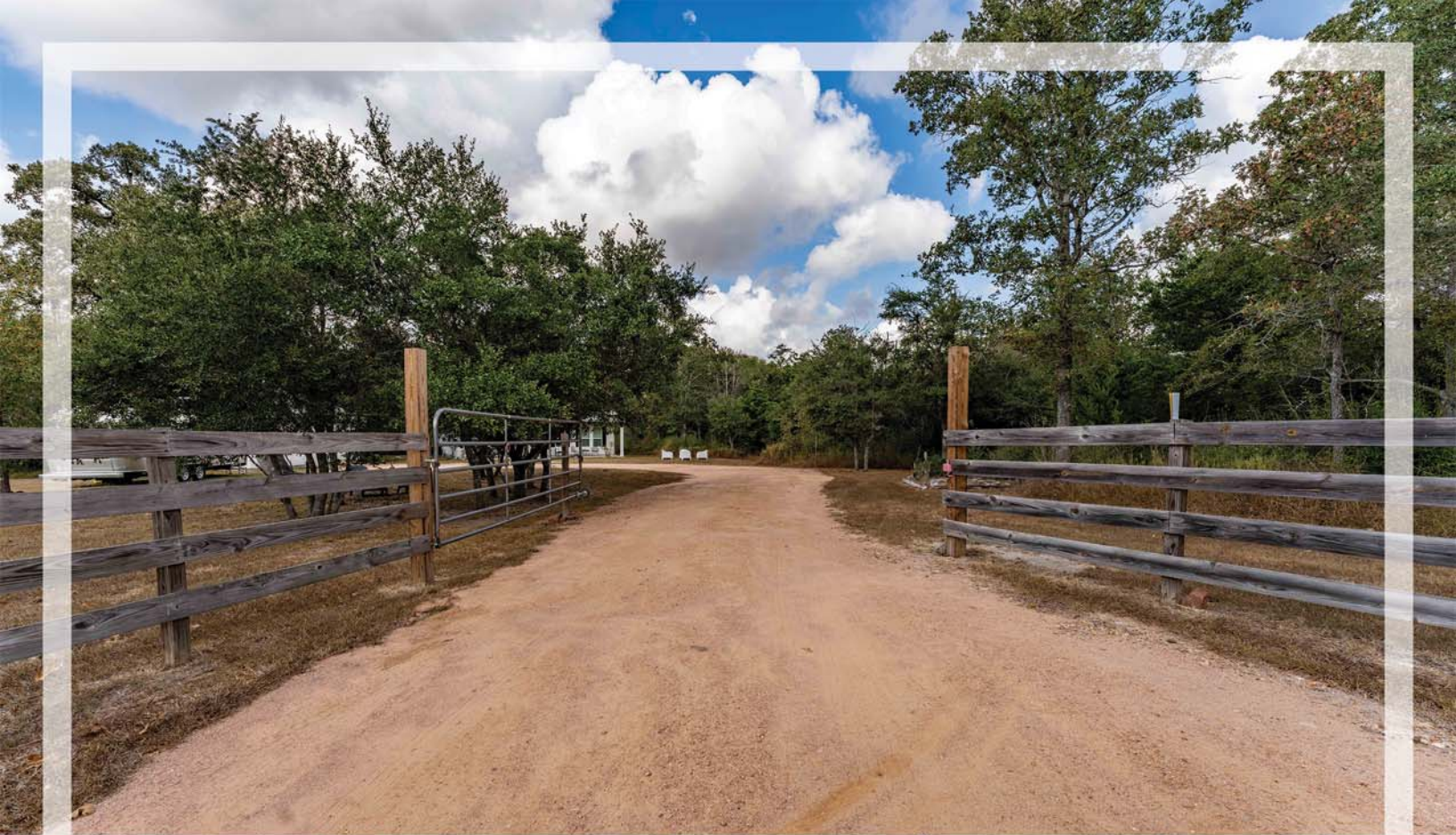
FURNISHINGS CONVEY



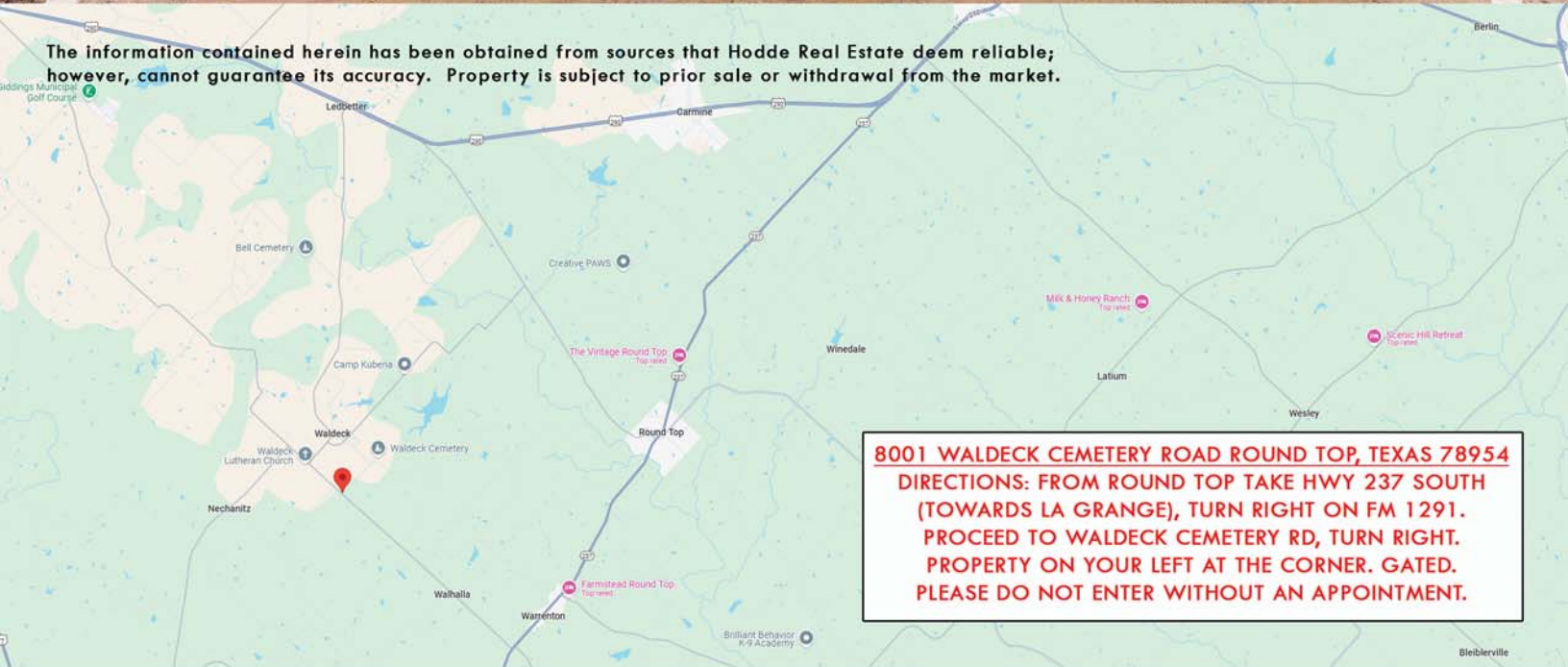
AIRSTREAM FOR SALE SEPARATELY

ADDITIONAL PHOTOS





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.



8001 WALDECK CEMETERY ROAD ROUND TOP, TEXAS 78954
DIRECTIONS: FROM ROUND TOP TAKE HWY 237 SOUTH (TOWARDS LA GRANGE), TURN RIGHT ON FM 1291. PROCEED TO WALDECK CEMETERY RD, TURN RIGHT. PROPERTY ON YOUR LEFT AT THE CORNER. GATED. PLEASE DO NOT ENTER WITHOUT AN APPOINTMENT.



PEG RICHARDSON
979-249-7584

BETTY MELTON
979-966-3088

HODDE
 REAL ESTATE CO.

YOUR
HOME TEAM
 FOR
 YOUR HOME TODAY