

BRENHAM
979-836-8532

BELLVILLE
979-274-8484

ROUND TOP
979-378-8778

HODDE



REAL ESTATE CO.

HREC #16-074

RESIDENTIAL
APPROX. 0.355 AC.



402 ROSS STREET
BRENHAM, TEXAS



HODDERE.COM

402 ROSS STREET



Return to the era of days gone by with a combination of late 1890's architecture while incorporating the modern amenities we all require. This retreat offers the tranquility of the small-town lifestyle and the convenience of walking distance to the historical beauty of downtown Brenham.

Main Residence: As you step across the threshold, the grandeur of yesteryear fills your senses. From the soaring 12-foot ceilings to the original longleaf pine floors the air of spaciousness and elegance is prevalent in every facet of the home. Featuring 3-bedrooms and 2 baths, one with the original clawfoot tub, this 1714+/-SF home has been completely renewed. From the roof to the foundation and all aspects in-between the owners have thoughtfully brought this beauty to today's current standards. Original solid wood walls on the interior and cypress wood siding on the exterior along with a recently stabilized foundation and spray foam insulation. The efficient kitchen features a unique copper vent hood, GE convection double oven and a Thermador gas cooktop. Just off the enclosed sunroom is a nice patio area with a retractable awning and Flambeaux electric lighting.

Cantina: Sure to be a favorite area for the family to gather is the quaint cantina and covered outdoor patio with a brick gas log fireplace. The patio has roll down shades to completely enclose the area along with a Haiku fan and Bevelo gas lights.

Carriage House: The modern carriage house built in 2013 with a total of 2700+/-SF includes a nice one bedroom one bath living area upstairs along with a downstairs half bath. The barnwood clad entry is made from an original barn that was previously on the property. The carriage house is completely air conditioned and provides an excellent space for entertaining family and friends. In addition there's plenty of space to build out additional living area. Complete with a 12' Big Ass fan, 22KW generator, granite serving bars this area will also accommodate up to four vehicles.

ASKING PRICE: \$1,295,000 **REDUCED: \$995,000**



402 ROSS STREET
BRENHAM, TX 77833

- WASHINGTON COUNTY
- BRENHAM ISD
- APPROX. 0.355 ACRES

- EST. TAXES: \$8,637 (PER WCAD)
- RESTRICTIONS: CITY OF BRENHAM
- EASEMENTS: AS OF RECORD

- PAVED, CITY ROAD FRONTAGE
- HOA DUES: N/A
- FRONT PORCH & BACK PATIO

MAIN RESIDENCE



- ❖ APPROX. 1,714 SQ. FT.
- ❖ 3 BEDROOMS
2 FULL BATHS
- ❖ YEAR BUILT: 1895
- ❖ EXTERIOR: CYPRESS WOOD
- ❖ ROOF: COMPOSITION
- ❖ FOUNDATION: PIER & BEAM
- ❖ UTILITIES: CITY OF BRENHAM
- ❖ 4 CAR DETACHED GARAGE
- ❖ EXCLUSIONS: CONTACT LISTING AGENT

FORMAL LIVING



DINING ROOM



KITCHEN



PRIMARY SUITE



ADDITIONAL PHOTOS



CANTINA

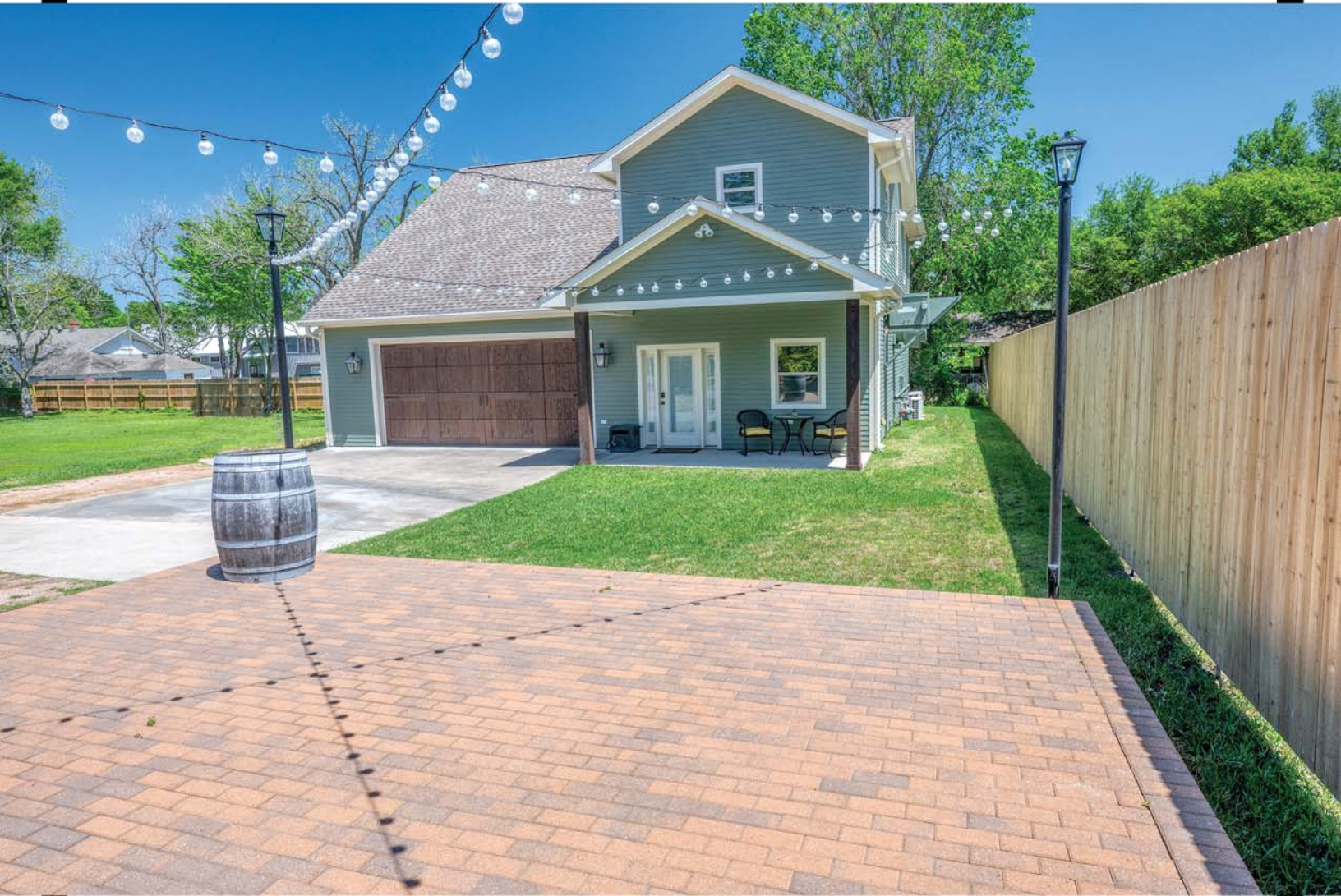


- ❖ APPROX. 437 SQ. FT.
- ❖ YEAR BUILT: 2014
- ❖ EXTERIOR: WOOD
- ❖ ROOF: METAL
- ❖ GAS LOG FIREPLACE
- ❖ ROLL DOWN PATIO SHADES

INTERIOR



CARRIAGE HOUSE

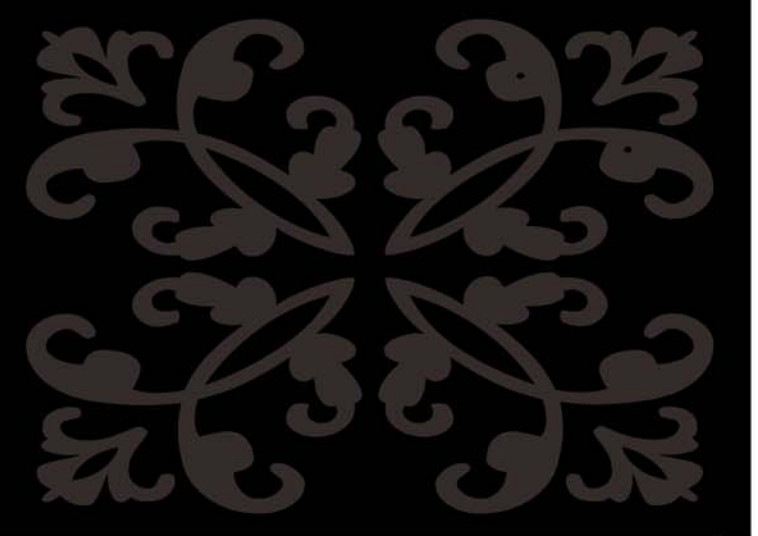


- ❖ APPROX. 2,700 TOTAL SQ. FT.
- ❖ YEAR BUILT: 2015
- ❖ EXTERIOR: WOOD
- ❖ ROOF: COMPOSITION
- ❖ 22KW GENERATOR
- ❖ CLIMATE CONTROLLED GARAGE

GARAGE AREA



UPSTAIRS LIVING QUARTERS

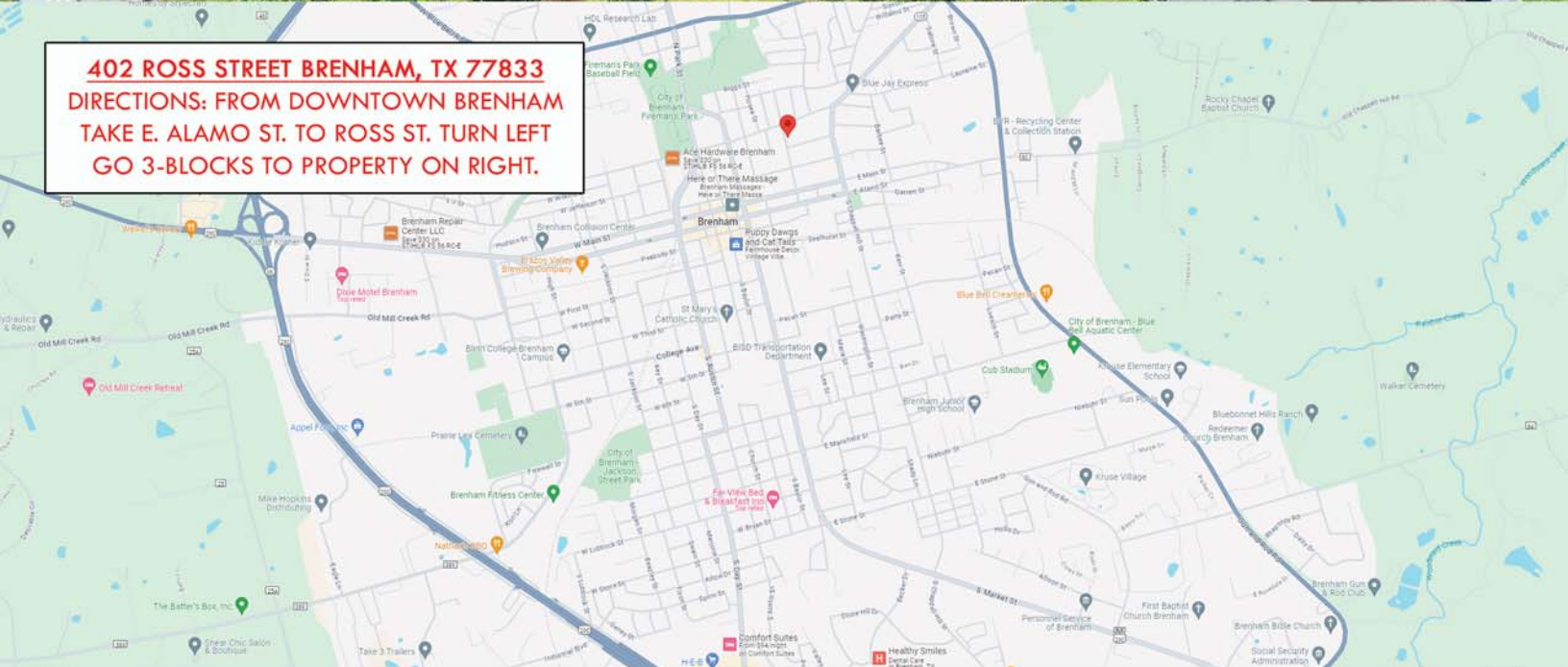


BIRDSEYE VIEW





402 ROSS STREET BRENHAM, TX 77833
DIRECTIONS: FROM DOWNTOWN BRENHAM
TAKE E. ALAMO ST. TO ROSS ST. TURN LEFT
GO 3-BLOCKS TO PROPERTY ON 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.

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

