

BRENHAM
979-836-8532

BELLVILLE
979-274-8484

ROUND TOP
979-378-8778



REAL ESTATE CO.

HREC #5433

COUNTRY HOME
APPROX. 2.358 AC.



10037 CLEAR WOODS CT. N.
WASHINGTON COUNTY, TEXAS

H O D D E R E . C O M

10037 CLEAR WOODS CT. N.

Beautiful new construction modern farmhouse located in The Reserve at Chappell Hill situated on approx. 2.358 private acres. The home offers 4 bedrooms, 2.5 baths, spacious and open kitchen-living-dining area, office at entry, front porch, covered back patio and 2 car side-entry garage. Many upgraded finishes, including quartz countertops, 10' upper cabinets in the kitchen, hidden walk-in pantry, custom shower with rain head in primary bathroom, spray foam insulation in attic, 15-zone wi-fi enabled sprinkler system and the home is hook-up ready for a full home backup generator. It also comes with the assurances of having a warranty in place on many of the items (HVAC, flooring, etc) and a wildlife tax exemption on a portion of the land meaning lower taxes! All that is missing is you!

ASKING PRICE: \$899,000 **REDUCED: \$864,500**



➤ 10037 CLEAR WOODS CT. N.
WASHINGTON, TX 77880

➤ WASHINGTON COUNTY
➤ BRENHAM ISD
➤ APPROX. 2.358 ACRES

➤ EST. TAXES: TBD
➤ WILDLIFE EXEMPTION ON 1.86 AC.
➤ EASEMENTS: AS OF RECORD

➤ RESTRICTIONS: YES
➤ HOA: YES; \$700/YEAR
➤ PAVED ROAD FRONTAGE

KITCHEN

GREAT ROOM



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- ❖ SQUARE FOOTAGE: APPROX. 2,847 SF
- ❖ YEAR BUILT: 2024
- ❖ EXTERIOR: STONE & CEMENT BOARD

- ❖ ROOF: COMPOSITION
- ❖ FOUNDATION: SLAB
- ❖ SEWER: SEPTIC SYSTEM

- ❖ WATER SUPPLY: WATER WELL
- ❖ UPGRADED FINISHES THROUGHOUT
- ❖ READY FOR WHOLE HOME GENERATOR

ADDITIONAL PHOTOS



PRIMARY BEDROOM



PRIMARY BATH



MUD ROOM



LAUNDRY ROOM



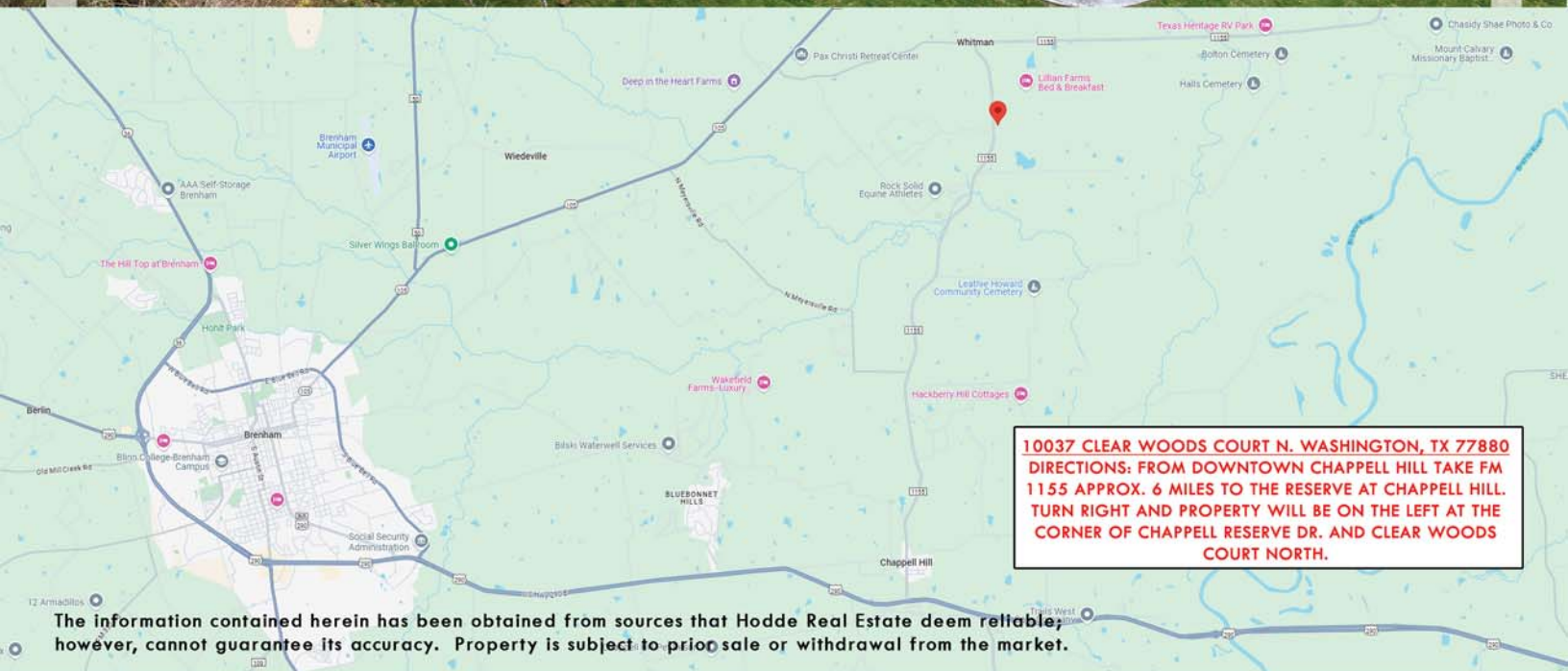
HIDDEN PANTRY



EXTRA BATHROOM

BACK OF HOME





RANDY HODDE
979-203-7050

HODDE
 REAL ESTATE CO.