

BRENHAM
979-836-8532

BELLVILLE
979-274-8484

ROUND TOP
979-378-8778



HREC #14-174

REAL ESTATE CO.

ACREAGE
APPROX. 4.019 AC.



1549 BLUEBONNET RIDGE DR.
CHAPPELL HILL, TEXAS

H O D D E R E . C O M



Exceptional +/- 4-acre level homesite tucked away on a quiet corner cul-de-sac lot. The property features rolling elevations and includes a shared ownership interest in a large scenic pond — creating a beautiful setting for your future custom home. Bluebonnet Ridge is a thoughtfully developed country community just 1.9 miles southwest of charming Chappell Hill, complete with underground electric, high-speed internet, and county-maintained streets. Surrounded by quality new custom homes, the neighborhood showcases panoramic views of lush green pastures that burst into vibrant Indian Paintbrushes and Texas Bluebonnets each spring. Enjoy the tranquility of Washington County while remaining conveniently located near Hwy 290 for an easy drive into Brenham, Cypress, or the Houston area. If you've been searching for acreage within a refined community setting, this is an exceptional opportunity to build your dream home in one of the area's most picturesque developments. * Soils report and topography survey available

ASKING PRICE: \$325,000



1549 BLUEBONNET RIDGE DR.
CHAPPELL HILL, TX 77426

- ★ WASHINGTON COUNTY
- ★ BRENHAM ISD
- ★ APPROX. 4.019 AC.
- ★ EST. TAXES: \$3,692.23 (PER WCAD)

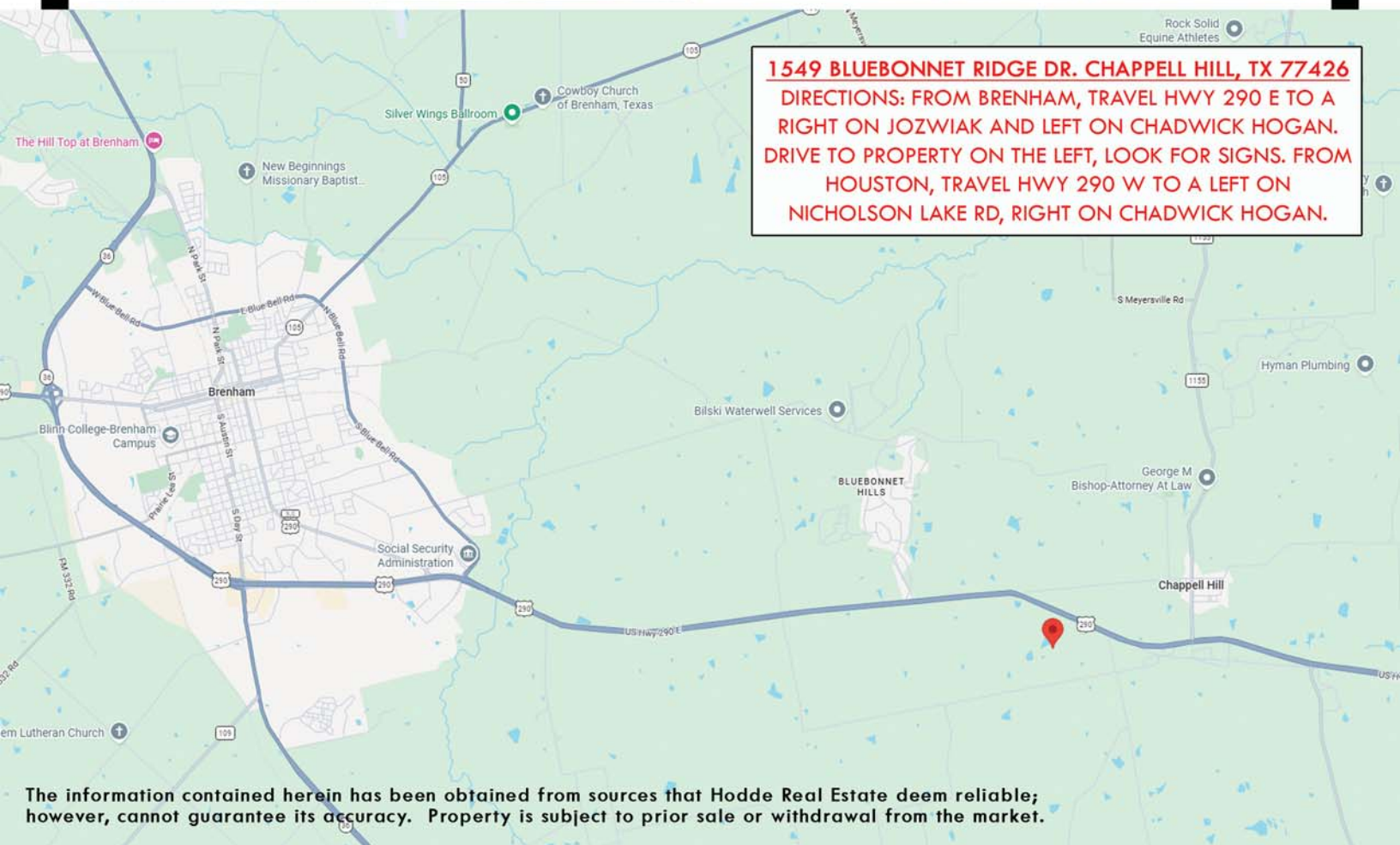
- ★ MINERALS: AS OF RECORD
- ★ RESTRICTIONS: YES
- ★ EASEMENTS: AS OF RECORD
- ★ WELL/SEPTIC REQUIRED

- ★ PAVEDL, COUNTY MAINTAINED ROAD FRONTAGE
- ★ HOA: YES; \$250 ANNUALLY



Note:
The information contained herein are estimates. This is not a professional survey plat. Use for graphical orientation only. Acreage and measurements are subject to change. This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.





HODDE

REAL ESTATE CO.

Katy Pugh

979-277-8081

