

BRENHAM
979-836-8532

BELLVILLE
979-274-8484

ROUND TOP
979-378-8778

HODDE



HREC #28-001

REAL ESTATE CO.

RESIDENTIAL
APPROX. 0.13 AC.

305 PINEHURST DRIVE
COLORADO COUNTY, TEXAS



H O D D E R E . C O M



This custom-designed home is nestled among mature trees in the Falls Golf Community, offering an ideal blend of privacy and lifestyle. The residence features 3.5 baths, including an ensuite bathroom in each of the primary bedrooms on both levels. Enjoy relaxing evenings or family game nights in the upstairs living area, complete with a convenient kitchenette. Step outside to the covered back porch for serene outdoor living, surrounded by nature. Additional highlights include a whole-house water softener, motorized blinds, no carpeted areas, ample storage spaces under stairs and closets, ceiling fans in all rooms and living areas, many custom light fixtures and windows, and hurricane clips to protect roof against high winds. Experience the charm of an exceptional neighborhood without the burden of high HOA fees or excessive taxes. The home is 2235 sq ft per its architectural floor plans, which the owner believes to be more accurate than the Appraisal District proposed square footage. Buyer to verify dimensions.

Schedule your tour today and discover all this home has to offer!

Listing agent is related to seller.

~~ASKING PRICE: \$439,000~~ **REDUCED: \$410,000**



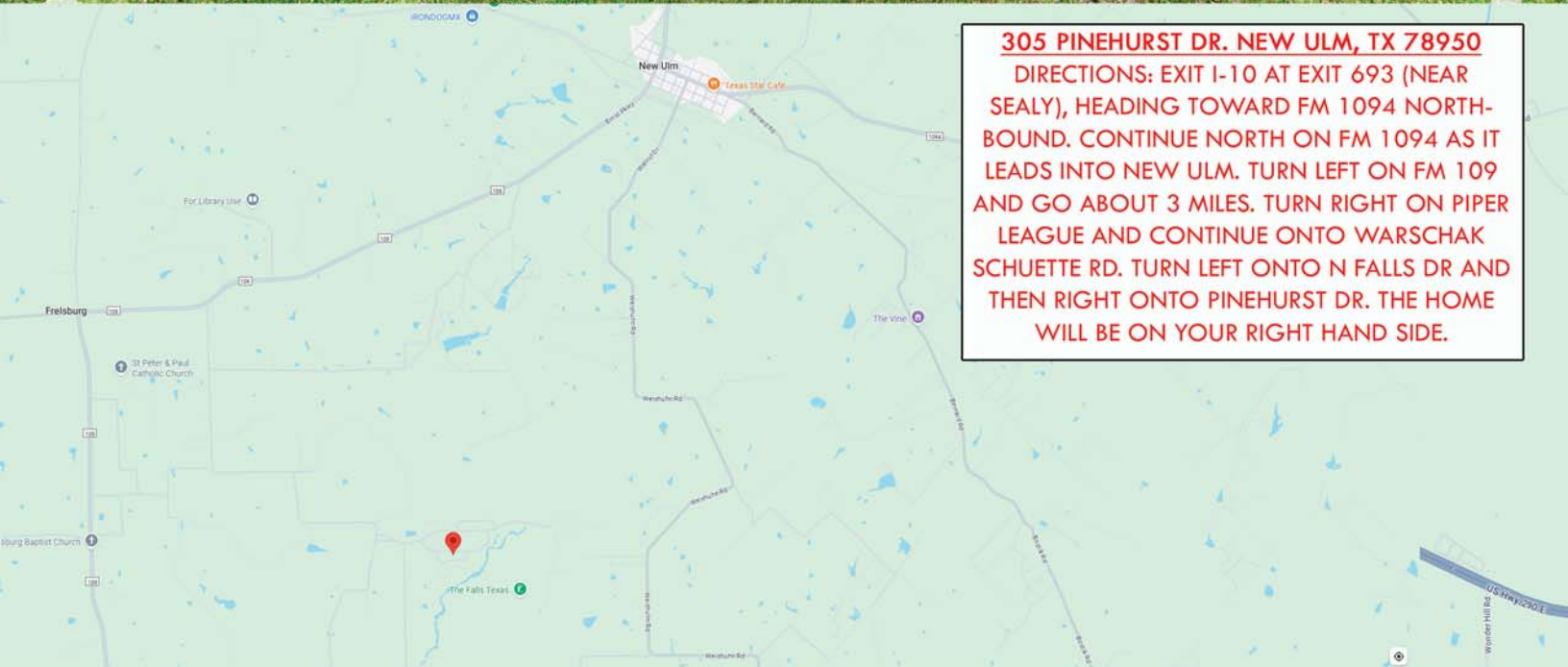
305 PINEHURST DR.
NEW ULM, TEXAS 78950

- ★ COLORADO COUNTY
- ★ COLUMBUS ISD
- ★ APPROX. 0.13 AC.
- ★ EST. TAXES: \$4,386.91 (PER CCAD)

- ★ EXCLUDED: WASHER/DRYER, WALL ART AND TAPESTRY, REFRIGERATORS
- ★ SQUARE FOOTAGE: ±2,235 (PER SELLER)
- ★ WATER/SEWER: TFT UTILITIES

- ★ YEAR BUILT: 2023
- ★ ROOF: COMPOSITION
- ★ FOUNDATION: SLAB
- ★ RESTRICTIONS/HOA: YES; \$50/YEAR





305 PINEHURST DR. NEW ULM, TX 78950

DIRECTIONS: EXIT I-10 AT EXIT 693 (NEAR SEALY), HEADING TOWARD FM 1094 NORTH-BOUND. CONTINUE NORTH ON FM 1094 AS IT LEADS INTO NEW ULM. TURN LEFT ON FM 109 AND GO ABOUT 3 MILES. TURN RIGHT ON PIPER LEAGUE AND CONTINUE ONTO WARSCHAK SCHUETTE RD. TURN LEFT ONTO N FALLS DR AND THEN RIGHT ONTO PINEHURST DR. THE HOME WILL BE ON YOUR RIGHT HAND SIDE.

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.



Lilian Cavazos
713-885-4082

