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979-836-8532

BELLVILLE
979-274-8484

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979-378-8778

HODDE



REAL ESTATE CO.

HREC #14-189

COUNTRY HOME
APPROX. 10.17 AC.

2962 PLEASANT HILL LANE
CHAPPELL HILL | WASHINGTON COUNTY, TEXAS

H O D D E R E . C O M

2962 PLEASANT HILL LANE



Set on 10 pristine acres in the rolling hills of Chappell Hill, this charming property captures everything buyers love about the area – beautiful views, peaceful surroundings and an easy escape from city life. Perched high on a hilltop, the remodeled 3-bedroom, 2-bath main home offers 1,688 sq. ft. of character and comfortable country living, along with a detached garage. A remodeled guest house provides wonderful additional space with a downstairs bedroom and full bath, plus an upstairs five-bed bunk room with half bath – perfect for family and friends. The fenced and gated property also features a pond and exceptional long-range views across the countryside. Located among a small collection of homes in Pleasant Farms, the setting feels private, quiet and unhurried while remaining convenient to Houston. A quintessential Chappell Hill weekend retreat – or a special place to call home.

Asking Price: \$985,000



➤ 2962 PLEASANT HILL LANE
CHAPPELL HILL, TEXAS 77426

➤ WASHINGTON COUNTY
➤ BRENHAM ISD
➤ APPROX. 10.17 ACRES

➤ EST. TAXES: \$8,316.99
(PER WCAD WITH EXEMPTION)
➤ MINERALS: NONE
➤ RESTRICTIONS: YES

➤ GRAVEL, PRIVATE ROAD FRONTAGE
➤ HOA: YES; \$1,200/YEAR
➤ GUEST HOUSE

MAIN HOUSE



❖ 2962 PLEASANT HILL LANE
CHAPPELL HILL, TEXAS 77426

❖ SQUARE FOOTAGE: APPROX. 1,688 SF
❖ YEAR BUILT: 1987
❖ EXTERIOR OF HOME: HARDI

❖ ROOF: METAL
❖ FOUNDATION: SLAB
❖ WATER/SEWER: WELL & SEPTIC

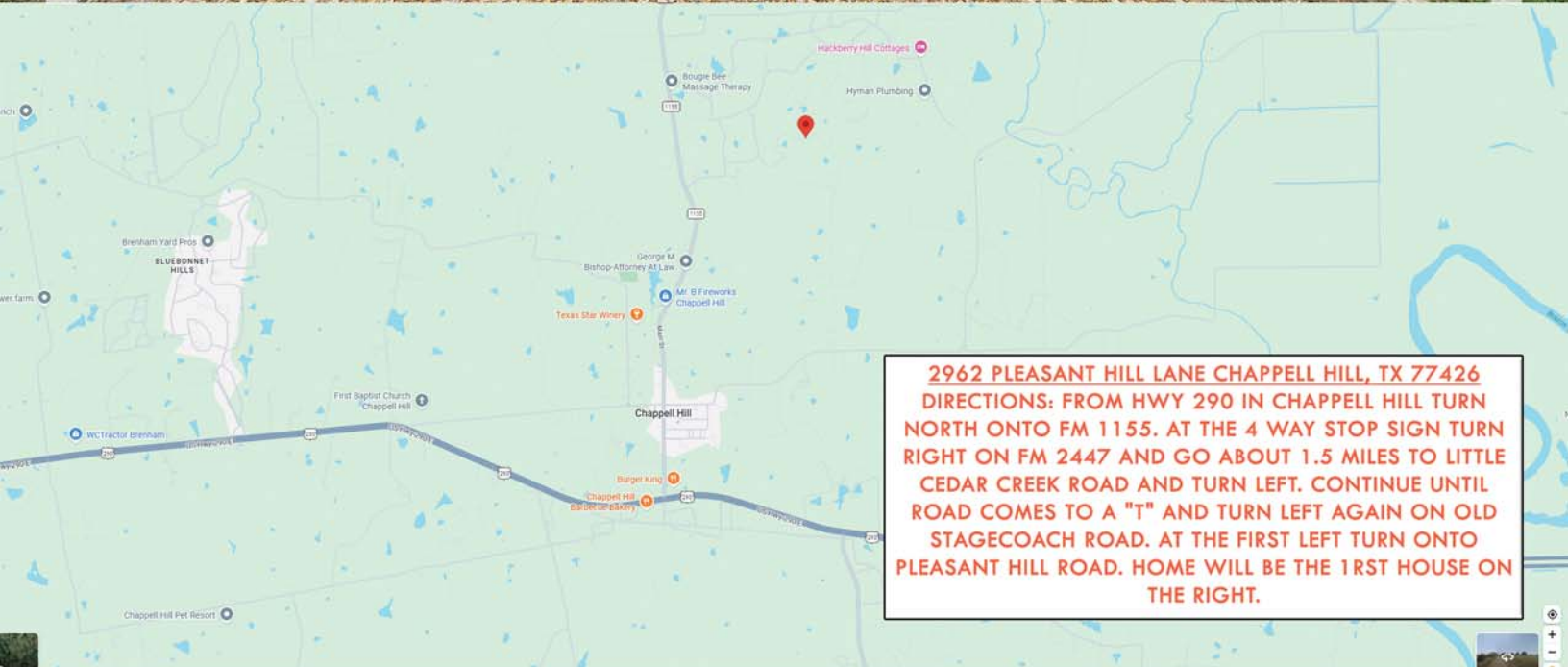
❖ BLUEBONNET ELECTRIC
❖ EXCLUSIONS: NONE
❖ FRONT & BACK PORCHES

GUEST HOUSE



PROPERTY





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.



Katy Pugh
 979-277-8081

