

BRENHAM
979-836-8532

BELLVILLE
979-274-8484

ROUND TOP
979-378-8778

HODDE



REAL ESTATE CO.

HREC #5269

COUNTRY HOME
APPROX. 11.00 AC.



194 ZETTEL ROAD
BELLVILLE | AUSTIN COUNTY, TEXAS



H O D D E R E . C O M

194 ZETTEL ROAD



Approx. 11 acres with custom home located between Brenham & Bellville, TX. The home features a large kitchen-great room-dining open concept room with large windows offering great views of back porch. There is ±3,789 SF, four bedrooms, three bathrooms, study, gameroom/second family room, huge back porch with corner fireplace that is designed for entertaining and outdoor living & spacious three car garage. The back yard offers a large open area that is perfect for a pool if desired. The property features wooded areas for privacy, a nice area for a potential pond site, easy access from Hwy 159 and Zettel Road wraps around the property on two sides which is great for a second "back" entry drive.

ASKING PRICE: \$1,450,000



➤ 194 ZETTEL ROAD
BELLVILLE, TX 77418

➤ AUSTIN COUNTY
➤ BELLVILLE ISD
➤ APPROX. 11.00 ACRES

➤ EST. TAXES: \$8,376 (PER ACAD WITH EXEMPTIONS)
➤ AG EXEMPTION IN PLACE
➤ MINERALS: NEGOTIABLE

➤ EASEMENTS: AS OF RECORD
➤ RESTRICTIONS: YES
➤ GRAVEL COUNTY ROAD FRONTAGE

KITCHEN

GREAT ROOM



❖ 194 ZETTEL ROAD
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❖ SQUARE FOOTAGE: APPROX. 3,789 SF
(PER SELLER)
❖ YEAR BUILT: 2009
❖ EXTERIOR: STONE & HARDI-PLANK

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

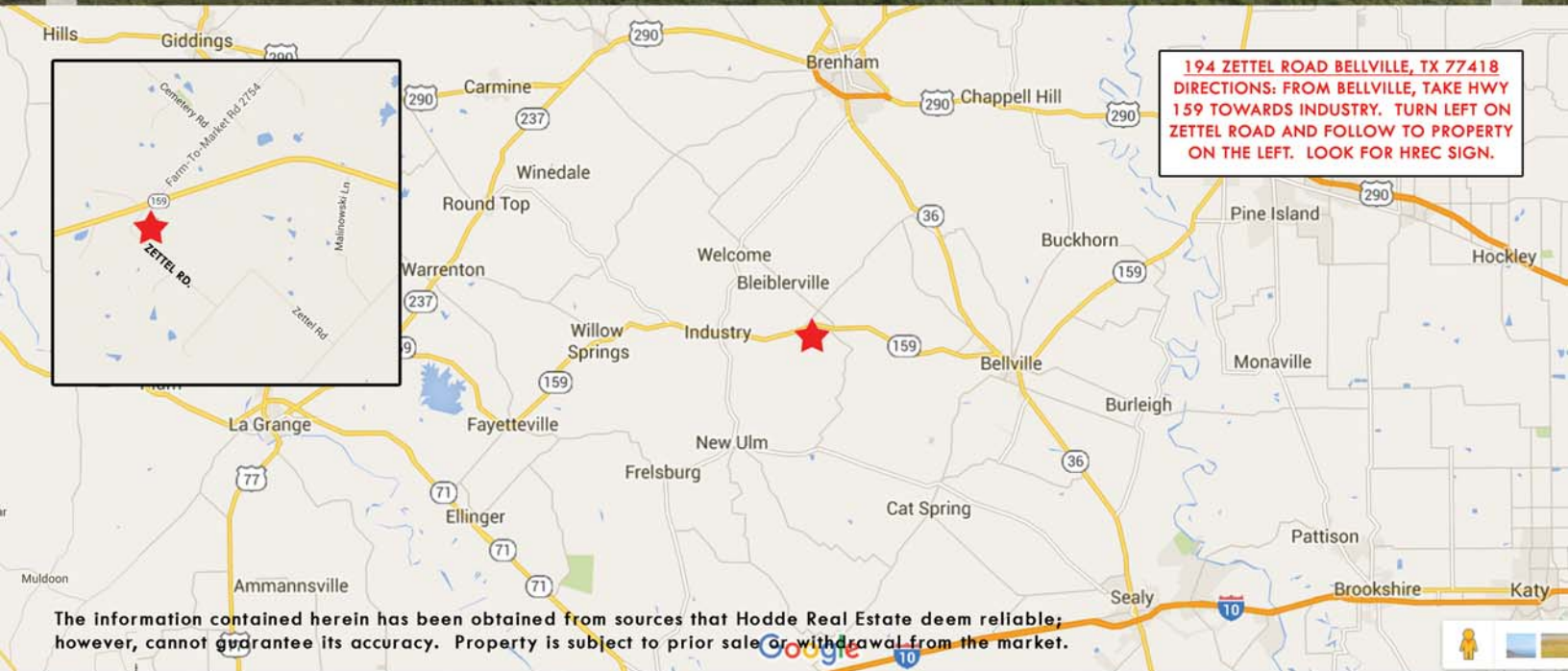
❖ WATER SUPPLY: WATER WELL
❖ EXCLUDED FROM SALE: NONE
❖ BACK PORCH WITH OUTDOOR KITCHEN

ADDITIONAL PHOTOS



AERIAL





RANDY HODDE
979-203-7050

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REAL ESTATE CO.