

BRENHAM
979-836-8532

BELLVILLE
979-274-8484

ROUND TOP
979-378-8778



HREC #14-193

REAL ESTATE CO.

ACREAGE
APPROX. 2.687 AC.



8494 TIMBER COVE LANE
CHAPPELL HILL | WASHINGTON COUNTY, TEXAS

H O D D E R E . C O M



Don't miss this rare chance to own one of the premier lots in the highly sought-after Timber Bridge community in historic Chappell Hill. Situated at the end of a quiet cul-de-sac, this beautiful 2.6-acre wooded lot offers exceptional privacy, natural beauty, and a stunning setting to build your dream home. Nestled among scenic winding roads, split rail fencing, and the neighborhood's iconic charming covered bridge, this lot stands out as one of the best in the development. Enjoy the perfect blend of country charm and modern convenience with county-maintained roads, underground electric, and AT&T fiber internet already in place. A peaceful, picturesque setting with easy access to Brenham, Houston, and everything Washington County has to offer - this is Texas country living at its finest.

ASKING PRICE: \$325,000

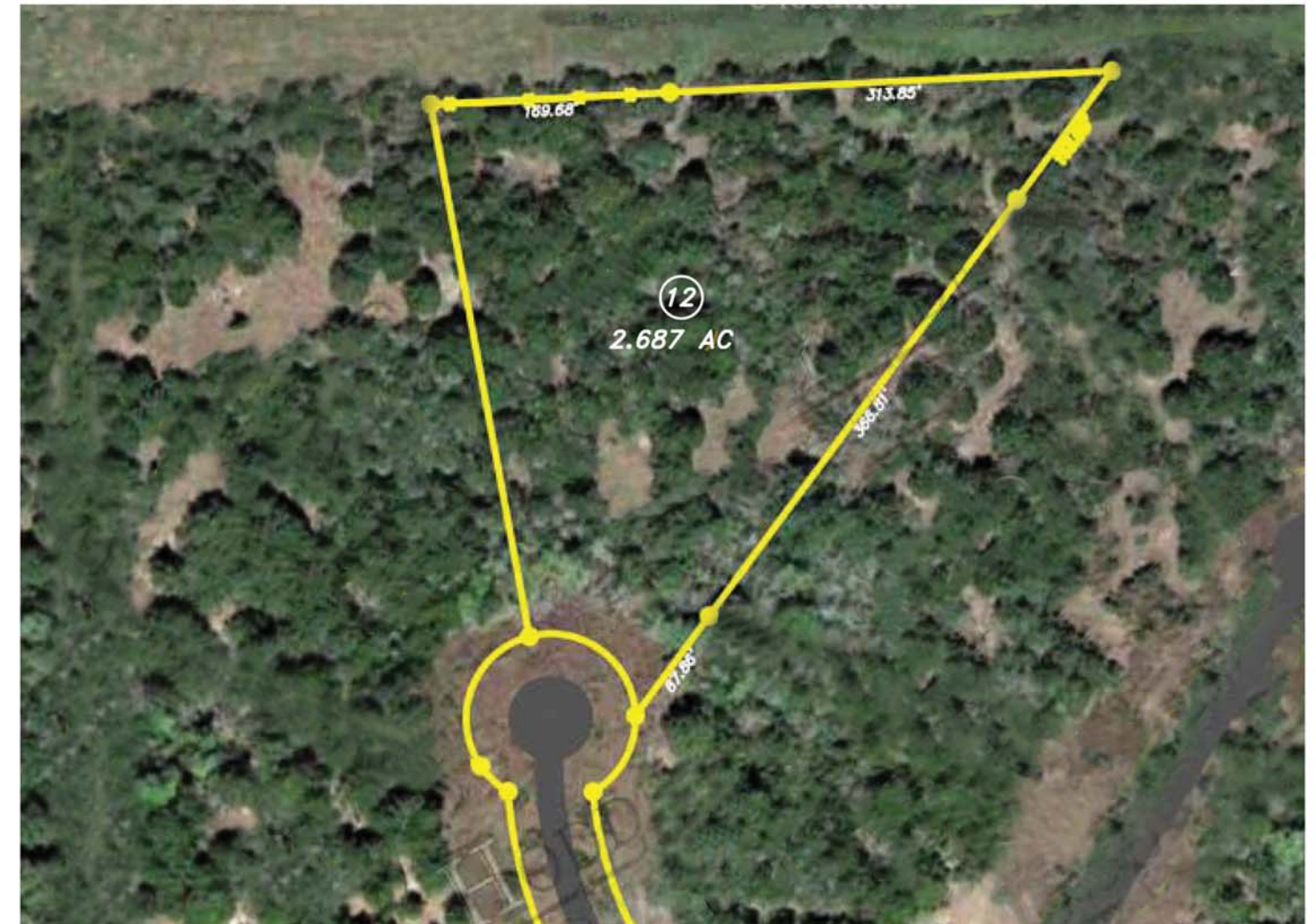


8494 TIMBER COVE LANE
CHAPPELL HILL, TEXAS 77426

- ★ WASHINGTON COUNTY
- ★ BRENHAM ISD
- ★ APPROX. 2.687 AC. EACH
- ★ EST. TAXES: \$3,054

- ★ MINERALS: NONE
- ★ RESTRICTIONS: YES
- ★ EASEMENTS: AS OF RECORD
- ★ WELL/SEPTIC REQUIRED

- ★ PAVED, COUNTY MAINTAINED ROAD FRONTAGE
- ★ UNDERGROUND ELECTRICAL DISTRIBUTION & AT&T FIBER



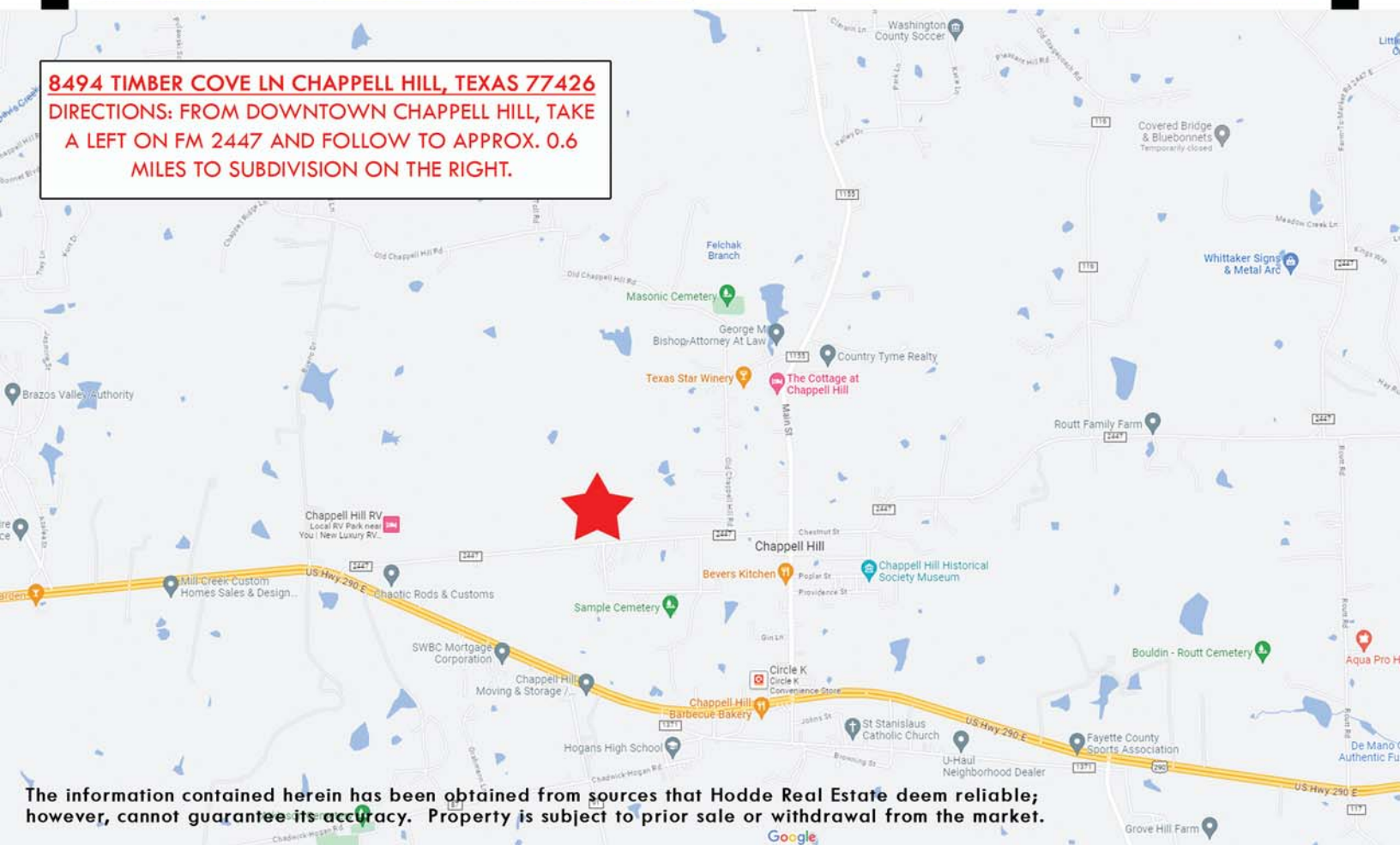
Note:

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.





8494 TIMBER COVE LN CHAPPELL HILL, TEXAS 77426
DIRECTIONS: FROM DOWNTOWN CHAPPELL HILL, TAKE
A LEFT ON FM 2447 AND FOLLOW TO APPROX. 0.6
MILES TO SUBDIVISION ON THE RIGHT.



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.



HODDE
 REAL ESTATE CO.

Katy Pugh
 979-277-8081

