BRENHAM
979-836-8532

BELLVILLE
979-274-8484

ROUND TOP
979-378-8778

HODDE
REAL ESTATE CO.

HREC #3093

COUNTRY HOME
APPROX. 15.0 AC.



13555 FM 1155

WASHINGTON COUNTY, TEXAS

13555 FM 1155

This classic styled farmhouse offers a unique and efficient design consisting of the primary residence on the first level and a second story bunkhouse perfect for family or guests. The expansive covered porch offers the perfect gathering space for all. The three bedroom, 2 bath primary space offers 1825 SF with an open living/dining/island kitchen and features beautiful hardwood floors, shiplap walls, and beadboard wainscoting and ceilings. The 1279 SF upstairs bunkhouse is accessed by two exterior staircases flanking the house. It comfortably sleeps 8 with 3 bedrooms and 3 bathrooms. The primary bed/bath is located at the end with a private entrance and small balcony. Two additional bedrooms each have three built-in bunkbeds and small built-in window desk. The main entrance stairway enters into a cozy living/dining space with built-in window seating and a full kitchen. Additional improvements situated on the 15 acres are loafing sheds, a horse stable with 4 stalls, and established lighting for a future arena. Next to the pond is a second water well that was drilled to run off a generator or solar power. This charming retreat is located in the historic Old Washington area and just minutes from the quaint town of Chappell Hill. With farm to market road frontage, access to Hwy 290 is both fast and easy making this a great weekend get-away or ideal for the daily Houston commute. Come see all this countryside property has to offer!

ASKING PRICE: ~~$1,250,000~~ REDUCED: $988,000





13555 FM 1155
WASHINGTON, TX 77880

- WASHINGTON COUNTY
- BRENHAM ISD
- APPROX. 15.00 ACRES
- EST. TAXES: $4,794.96 (PER WCAD WITH AG)
- MINERALS: NONE
- RESTRICTIONS: NONE
- PAVED, STATE ROAD FRONTAGE
- EXCLUSIONS: NONE
- EASEMENTS: AS OF RECORD

Main Area - Downstairs



















13555 FM 1155
WASHINGTON, TX 77880

- DOWNSTAIRS SQ. FT.: APPROX. 1825 SF
- YEAR BUILT: 2008
- 3 BEDROOMS; 2 BATHS
- EXTERIOR OF HOME: WOOD
- ROOF: METAL
- FOUNDATION: PIER & BEAM
- WATER/SEWER: WATER WELL & SEPTIC SYSTEM

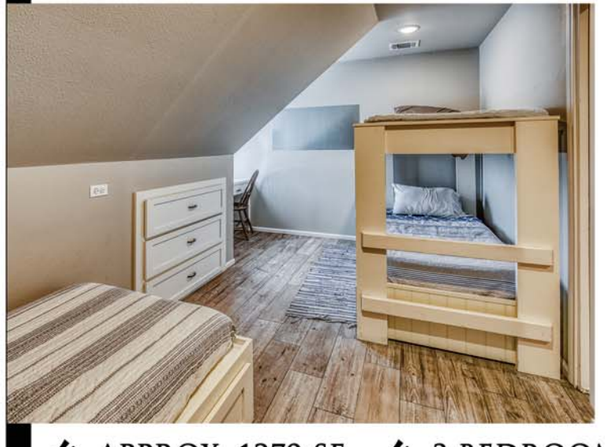
Bunkhouse - Upstairs

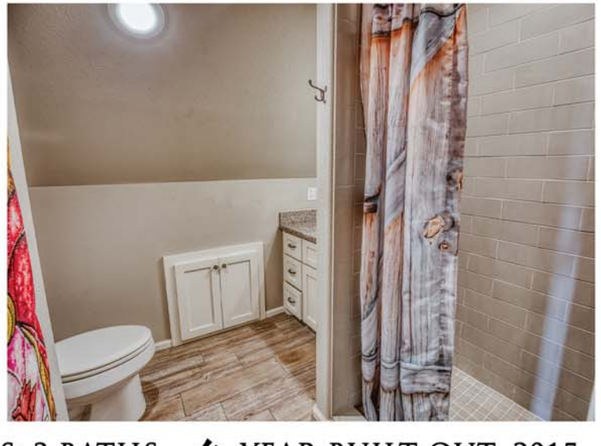












APPROX. 1279 SF 3 BEDROOMS; 3 BATHS YEAR BUILT OUT: 2015

Property Photos











13555 FM 1155 WASHINGTON, TEXAS 77880

DIRECTIONS: FROM HWY 290 IN CHAPPELL HILL: TRAVEL NORTH ON FM 1155 FOR APPROX. 8 MILES TO THE "T". TURN RIGHT TO CONTINUE ON FM 1155. GO APPROX. 1.7 MILES AND THE SUBJECT PROPERTY WILL BE ON THE LEFT.

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.

ASHLEY JAHNKE
979-277-4897

