

# BEVERS REAL ESTATE

Serving Central Texas



**Price:** \$949,900  
**Type:** Farm & Ranch  
**Address:** 1630 Toll Road  
**City/County:** CHAPPELL HILL, Washington County  
**Bed/Bath:** 4 Bed, 4 Bath  
**Size/Acreage:** ~5,122 Sq. Ft., ~19.06 Acres  
**ID No.:** 83628  
**Listing Name:** BRIGADOON  
**Status:** Active

Brigadoon farm, in the heart of Washington County and just a few miles from historic Chappell Hill, has all the amenities anyone would want for a full-time residence or weekend getaway. After driving through the security gate and down the long entrance road, the sparkling twin ponds are the first things you see when approaching the home. The spacious home is positioned to take advantage of the natural light with many windows. Hardwood floors, crown moulding, high ceilings, and silestone countertops add to its beauty. The four bedroom home allows a choice of a master bedroom: one upstairs and one downstairs. Two informal living areas plus an office and music room gives the home a comfortable feel. An added back deck and stone patio overlook a brook and greenhouse. The 19+ acres have been fenced for rotation of livestock.

**Call Dave Wyatt at 832-971-7253. Shown by appointment only. Agent must accompany.**



Improvements	Land Features	Other	Financing
<ul style="list-style-type: none"> <li>4 Bedrooms</li> <li>4 Bathrooms</li> <li>Approx. 5122 Sq Ft</li> <li>Const. Type: Standard Frame</li> <li>Multi-level Floor</li> <li>Masonry Exterior</li> <li>Metal Roof</li> <li>Year Built: 1996</li> <li>Age Range: 5-20 Yrs</li> <li>Formal Dining</li> <li>Fireplace</li> <li>Carport</li> <li>CHA</li> <li>Barn</li> <li>Pens</li> </ul>	<ul style="list-style-type: none"> <li>Maint. Fees: \$0</li> <li>Paved Road Frontage</li> <li>Minerals Conveyed: None</li> <li>Well</li> <li>Septic</li> <li>Partially Wooded</li> <li>Rolling</li> <li>Improved Pasture</li> <li>Sandy Soil</li> </ul>	<ul style="list-style-type: none"> <li>School District: Brenham</li> <li>Taxes: \$6,773.00 (qualifies for ag exemption)</li> </ul>	<ul style="list-style-type: none"> <li>Cash</li> <li>Conventional</li> <li>FHA</li> </ul>
<p><b>Directions:</b> From US 290 West, turn right on Main Street in Chappell Hill (FM 1155). Turn left on FM 2447, then right on Old Chappell Hill Road. Toll Road will be on the right side of Old Chappell Hill Road. No sign on property.</p>			
<p>No representations or warranties either expressed or implied are made as to the accuracy of the information herein or with respect to the suitability, usability, feasibility, merchantability or condition of any property described herein. If your property is presently being offered for sale, this is not a solicitation of the listing.</p>			



