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Serving Central Texas



Church Street Charmer

Price: \$399,950 **REDUCED!!**
Type: Residential (Town-S/D)
Address: 1800/1804 Church Street
City/County: BRENHAM, Washington County
Bed/Bath: 3 Bed, 2 Bath
Size/Acreage: ~3,048 Sq. Ft., ~1.30 Acres
ID No.: 90099
Listing Name: CHURCH STREET CHARMER
Status: Active

Want the convenience of living in the city without "feeling like" you're living in the city? This charmer on Church Street will fill the bill. With only minutes to medical care, shopping, restaurants, entertainment, churches and schools you can "get'er all done" and be home before the Blue Bell melts.

The quality construction of this custom 3100 sq. ft. home, plus superb maintenance by its one owner, makes it difficult to realize you're seeing a 21-year-old structure. Built by craftsmen of the old world era, the home radiates their pride of construction seen in the intricate details, beautiful cabinetry and gleaming hardwoods. High ceilings and a spacious open floorplan create a most desirable living area.

Whether your hobby is working with wood, mechanical in nature, or storing your "toys", the 3 bay workshop/storage building is a bonus with a lot of potential. Add the carport with loft, which sits on the south end of the property, and "the pot just gets sweeter". With a little tweaking, this could become an income producing property....or perhaps just a hobby house.

Call Ann Bevers @ 281-685-2525



Improvements	Land Features	Other	Financing
3 Bedrooms 2 Bathrooms - Approx. 3046 Sq Ft - Const. Type: Standard Frame - Single-level Floor - Brick Exterior - Composition Roof - Year Built: 1994 - Age Range: 5-20 Yrs - Formal Dining - Wood-burning Stove w/Blower - CH&A 2 Car Attached Garage 3 Bay Workshop/Storage Building - Over-sized Carport w/Storage	- Restricted - Maint. Fees: \$0 - Paved Road Frontage - Corner Lot	- School District: Brenham - Taxes: \$5,261.86	- Cash - Conventional

Directions: From Hwy 290, take Hwy 36 exit & turn right on Hwy 36/South Day Street. Go to Stone Street & turn right. Take second left onto Church Street. House will be past Bryan Street on the left with Bevers Real Estate sign in front.

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.

