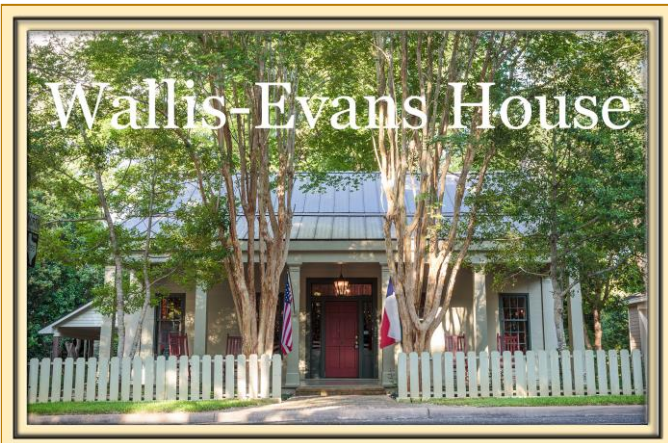


BEVERS REAL ESTATE

Serving Central Texas



Price: \$479,000
Type: Residential (Town-S/D)
Address: 4941 Main Street
City/County: CHAPPELL HILL, Washington County
Bed/Bath: 3 Bed, 2.5 Bath
Size/Acreage: ~2,462 Sq. Ft., ~0.38 Acres
ID No.: 90276
Listing Name: WALLIS-EVANS HOUSE
Status: Active

This historic home has been restored to provide optimal comfort while maintaining truly antique aesthetics. It was featured in the Spring 2012 issue of Antiques & Fine Art. The main house was originally built in 1853 but has been preserved with utmost care. It includes 2 sitting areas, kitchen, formal dining room, a half bath, & enclosed back porch downstairs with 2 bedrooms & full bath upstairs. The property also has a one bedroom / one bath guest house attached to the garage/carport, along with an attached large deck for enjoying the shade in the spacious back yard. There is also a small tool shed. Some of the improvements the owners have made include: copper gutters on main house & guest house, metal roof, brick driveway, sprinkler system, quality stainless appliances to include a Sub-Zero refrigerator, & much more. This is truly a work of art that must be seen to appreciate!

Call Matthew Kamprath at 979-203-4875 to schedule a showing



Improvements	Improvements (con't)	Other	Financing
<ul style="list-style-type: none"> 3 Bedrooms 2.5 Bathrooms Approx. 2462 Sq Ft Const. Type: Historic Multi-level Floor Wood Exterior Metal Roof Year Built: 1853 Age Range: Over 20 Yrs Formals Fireplaces Garage/Carport CHA Guest House Tool Shed 	<ul style="list-style-type: none"> Stainless Appliances Copper Gutters Brick Driveway Sprinkler System (8 zones) Large Attached Deck Spacious Back Yard 	<ul style="list-style-type: none"> School District: Brenham Taxes: \$5,437.56 	<ul style="list-style-type: none"> Cash Conventional

Directions: Going West on Hwy 290, take a right at the stop light onto FM 1155 (Main Street) in Chappell Hill. Continue through downtown Chappell Hill until coming to a 4-way stop. Go straight at stop sign. House will be the second house on your right 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.

