

BEVERS REAL ESTATE

Serving Central Texas



Price: \$299,000 **REDUCED!!**
Type: Residential
Address: 10607 Old Chappell Hill Road
City/County: CHAPPELL HILL, Washington County
Bed/Bath: 3 Bed, 2 Bath
Size/Acreage: ~1,862 Sq. Ft., ~5.57 Acres
ID No.: 84905
Listing Name: HEART OF CHAPPELL HILL
Status: Active

Tucked away in a picturesque country setting, complete with a small pasture, woods and a pond, this house sits on 5.5 acres in the heart of historic Chappell Hill. Offering peace and serenity while being less than 5 minutes to downtown Chappell Hill, this property has it all. The house is move-in ready and features a wood-burning fireplace, gas stove top, double ovens, central heat and air, and large front porch. Out back, you'll find a detached two-car garage with separate bath, equipment sheds, and an extra house. The extra house needs some work, but with the right amount of TLC, it could become the perfect little guest quarters. If you're ready to start your quiet, country life, look no further; the Heart of Chappell Hill could be your dream property!

Call Tracy Kamprath at 979-203-0928



Improvements	Land Features	Other	Financing
<ul style="list-style-type: none"> 3 Bedrooms 2 Bathrooms Approx. 1862 Sq Ft Const. Type: Standard Frame Single-level Floor Brick Exterior Composition Roof Year Built: 1991 Age Range: 5-20 Yrs Formals Fireplace Detached 2-Car Garage CHA Equipment Shed Additional House 	<ul style="list-style-type: none"> Maint. Fees: \$0 Paved Road Frontage County Road Frontage Partially Wooded 	<ul style="list-style-type: none"> School District: Brenham Taxes: 	<ul style="list-style-type: none"> Cash Conventional
<p>Directions: From Hwy 290, turn north onto FM 1155/Main Street into Chappell Hill. At the 4-way stop sign, turn left onto FM 2447. From here, turn right onto Old Chappell Hill Road. Property will be on the right; look for Bevers Real Estate sign out front.</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>			

