

BEVERS REAL ESTATE

Serving Central Texas



Price: \$897,500 (REDUCED)
Type: Residential
Address: 27762 Spring Hill Road
City/County: HEMPSTEAD, Waller County
Bed/Bath: 4 Bed, 3.5 Bath
Size/Acreage: ~5,271 Sq. Ft., ~9.32 Acres
ID No.: 79321
Listing Name: CLASSIC COUNTRY ESTATE
Status: Active

This elegant estate is situated on just under ten park-like acres in a quiet, country subdivision. Among the many upgrades throughout the house are granite counter tops, hardwood flooring, custom cabinetry, and a grand staircase. This home also has an air purifier, security system with camera, water softener, sprinkler system, and two water wells. The back yard hosts a paradise like setting with a patio and outdoor kitchen overlooking the pool and stocked pond. Mature trees shade the property and include pecans, figs, and numerous fruit trees. A 30 x 40 ft. workshop/storage barn with an office, bathroom, and shower has its own separate drive lending itself to many uses.

Call Tracy Kamprath at 979-203-0928



Improvements	Land Features	Other	Financing
<ul style="list-style-type: none"> 4 Bedrooms 3.5 Bathrooms Approx. 5271 Sq Ft Const. Type: Standard Frame Multi-level Floor Stucco Exterior Composition Roof Year Built: 2004 Granite Countertops Air Purifier Water Softener Security System with Camera Fireplace Custom Swimming Pool Hot Tub Large Workshop 	<ul style="list-style-type: none"> Restricted Paved Road Frontage Fully Fenced 2 Water Wells Septic Fruit Trees – Pecan, Fig & more Stocked Pond – Bass & Catfish 	<ul style="list-style-type: none"> School District: Waller ISD Taxes: \$14,973.77 	<ul style="list-style-type: none"> Cash Conventional

Directions: From Brenham: Take Highway 290 to Hempstead, travel north on Hwy 6 approx 3.5 miles. At FM 1736 turn right, go approx 6.5 miles. At Waller Gladdish Road turn left, take 1st right on Giboney Road. Take 1st right onto Spring Hill Road. House is first one on the left.

From The Woodlands: Approx 30 miles from Research Forest or Woodlands Parkway & FM 2978 (south of the city of Magnolia).

From Cypress: Approx 15 miles west on Hwy 290. Turn right at Exit 362 (6 miles to FM 1488 then 2.5 miles on FM 1736).

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.



Beautiful Entry



Formal Dining Room



Spacious Master Bedroom



Comfortable Den with Custom Built-ins



Custom Pool with Breathtaking Views



Fully Fenced Acreage with Lots of Trees