

**5451 KRUEGER ROAD, WASHINGTON, TEXAS**

Txls# 84851



**VICTORIAN GEM NEAR WASHINGTON-ON-THE-BRAZOS**  
Constructed from an Old Preacher's Home circa late 19th/  
early 20th Century and expanded in 1999/2000 to over  
5000 SF living area plus guest house & more!

**COLDWELL**  
**BANKER**   
Properties Unlimited

(979) 836-0011 • [hi@buybrenham.com](mailto:hi@buybrenham.com)  
2402 S. Day Street • Brenham, Texas 77833  
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# 5451 Krueger Road - Washington 77880, Washington County



ID No.: 84851  
 Listing Type: For Sale  
 List Price: \$585,000  
 Use: Residential, Farm & Ranch  
 Building: Single Family Residence  
 Status: Active  
 Days on Market: 2

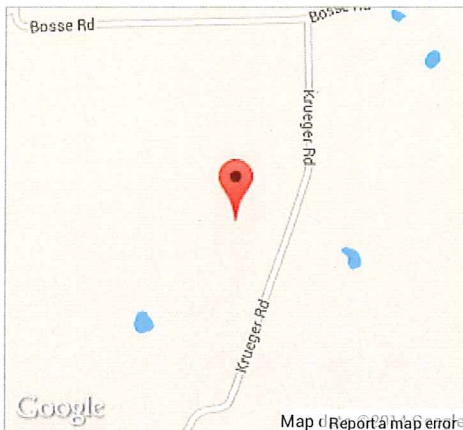


Lindi Braddock & Camaron Surovik  
 COLDWELL BANKER PROP.UNL.-  
 Brenham

Agent: (979) 277-4763  
 Office: (979) 836-0011  
 Fax: (979) 836-6046

## Building Information

Size: 5,007 Sq. Ft.	Const. Type: Standard Frame	Levels: Multi-level
Beds: 3	Exterior: Masonry	Year Built: 1997
Baths: 3.5	Roof: Metal	Age Range: 5-20 Yrs
Other Features: Formals, Fireplace, Central Heat & Air, Pool, Garage/Carport		



## Land Information

Acreage: 21.00 Acres	Maint. Fees:
Mineral Conveyance: Partial	
Utilities: Well, Septic	
Frontage: Paved Road, County Road	
Improvements: Barns, Pens, Horse Stalls, Additional House	
Water Features: Pond	
Terrain: Rolling, Mostly Flat, Improved Pasture	
Land Use: Restricted	

## Tax Information

Tax Id No.: R48039  
 Taxes: \$6,238.00 (This property qualifies for an ag exemption.)  
 Subdivision: Parker House Farms  
 School District: Brenham ISD  
 Legal Description: Lot 4, Parker House Farms Section 1, 21.034 Acres

## Additional Information

Financing: Cash, Conventional

Comments: DISTRESS SALE! PRICED WELL BELOW RECENT APPRAISAL FOR IMMEDIATE SALE. Travel down a meandering county road with gracious gentleman ranches and find this Victorian gem tucked back from the road on 21 Acres ~ The home was constructed in 1997 from an Old Preacher's home circa 19th/early 20th century. (Original section transported from Somerville.) Original windows, doors and door knobs are still in place downstairs small living room, guest room and 2nd master bedroom. 12 foot ceilings, wood walls & ceilings, custom wood shutters, four (4) fireplaces and extensive decorative wood work complement the modern gourmet kitchen and grand living spaces. 5007 Total square footage of home (per appraisal) breaks down to 2993 SF 1st floor, 2014 SF 2nd floor PLUS 518 SF front porch PLUS 432 SF enclosed back porch entertaining area with extra Jennaire grill, ice maker, refrigerator, granite counter with sink....and opens to outdoor swimming pool with rock accents.

Additional Improvements include:

Guest house 1200 SF very nicely finished out within steel barn with 6 car garage and 5 car carport area built in 1999.

Top notch (Priefert) 5 stall horse barn and tack room built in 2006.

Wood fencing for horses with 2 loafing sheds.

Additional Notable Features:

Kitchen with top of the line appliances including sub-zero refrigerator and granite counter tops.

Long leaf pine flooring in original section and wood floors throughout 1st floor.

Area Info:

Ideally located minutes from the historic Washington on the Brazos State Park ~ the Birthplace of Texas.

Only 20 minutes from Brenham, 30 minutes from Texas A&M University, 45 minutes to the Outlet Mall on Hwy 290 in Cypress. Located only 75 minutes from Houston, TX or Austin, TX

Several popular B&Bs located in the area's vicinity, including The Inn at Dos Brisas, where Texas' only Forbes 5-star restaurant is located.

The property is perfect for a weekend getaway, primary home, or can be converted into a B&B – great for the area's attraction!

Please call Lindi Braddock (979)277-4763 or Camaron Surovik (979)525-6300 ASAP to see this today!

#### Aerials

Directions: From Brenham take Hwy 105 East to right on FM 2193, continue straight onto FM 1155, then 3rd left onto Krueger Road, ranch will be on left about 1.5 miles. Gated entry ~ must have appointment for viewing. The house is located off one of the only paved county roads in Washington, Tx.. Many of the country roads in area are rock/gravel.

#### Member Information

Showing Requirements: Gated/locked entry. Listing agent team needs to accompany all showing. Call Lindi Braddock 979-277-4763 or Camaron Surovik 979-525-6300

Agent Comp.: As agreed between Brokers

Owner's Name:

#### Private Information

Private Comments:



5451 Krueger Rd., Washington, TX 77880, USA

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Imagery Date: 2/25/2013 30°16'28.48" N 96°11'16.30" W elev 314 ft

1995

GO



5451 Krueger Rd, Washington, TX 778

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### FLOORPLAN SKETCH

**Client:** Maria Cadiz-Lader, Independently & as Independent Executor of the Estate of George Cadiz-Lader

File No.: M14-093R

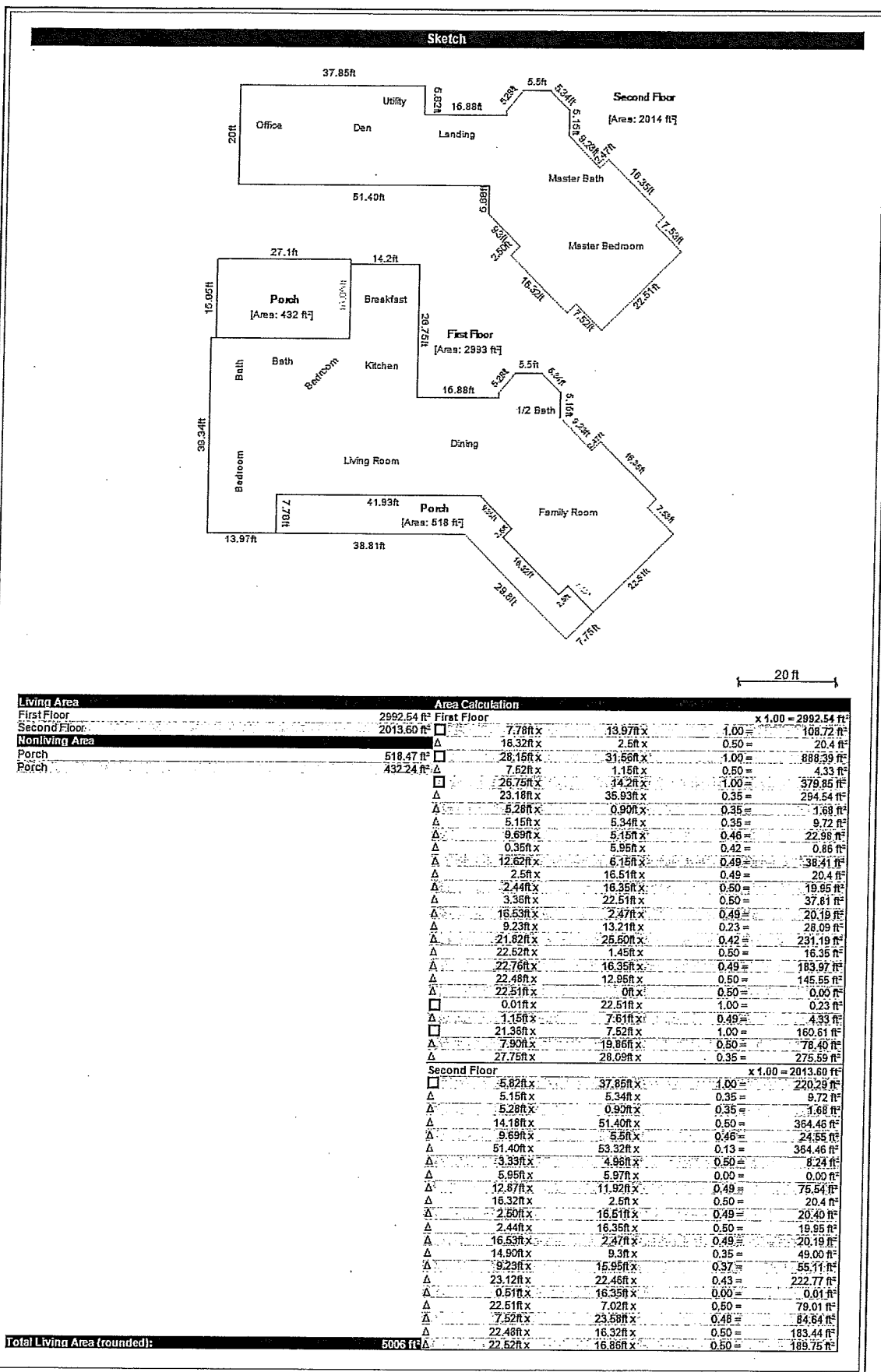
Property Address: 5451 Krueger Rd

Case No.: Cadawallader

City: Washington

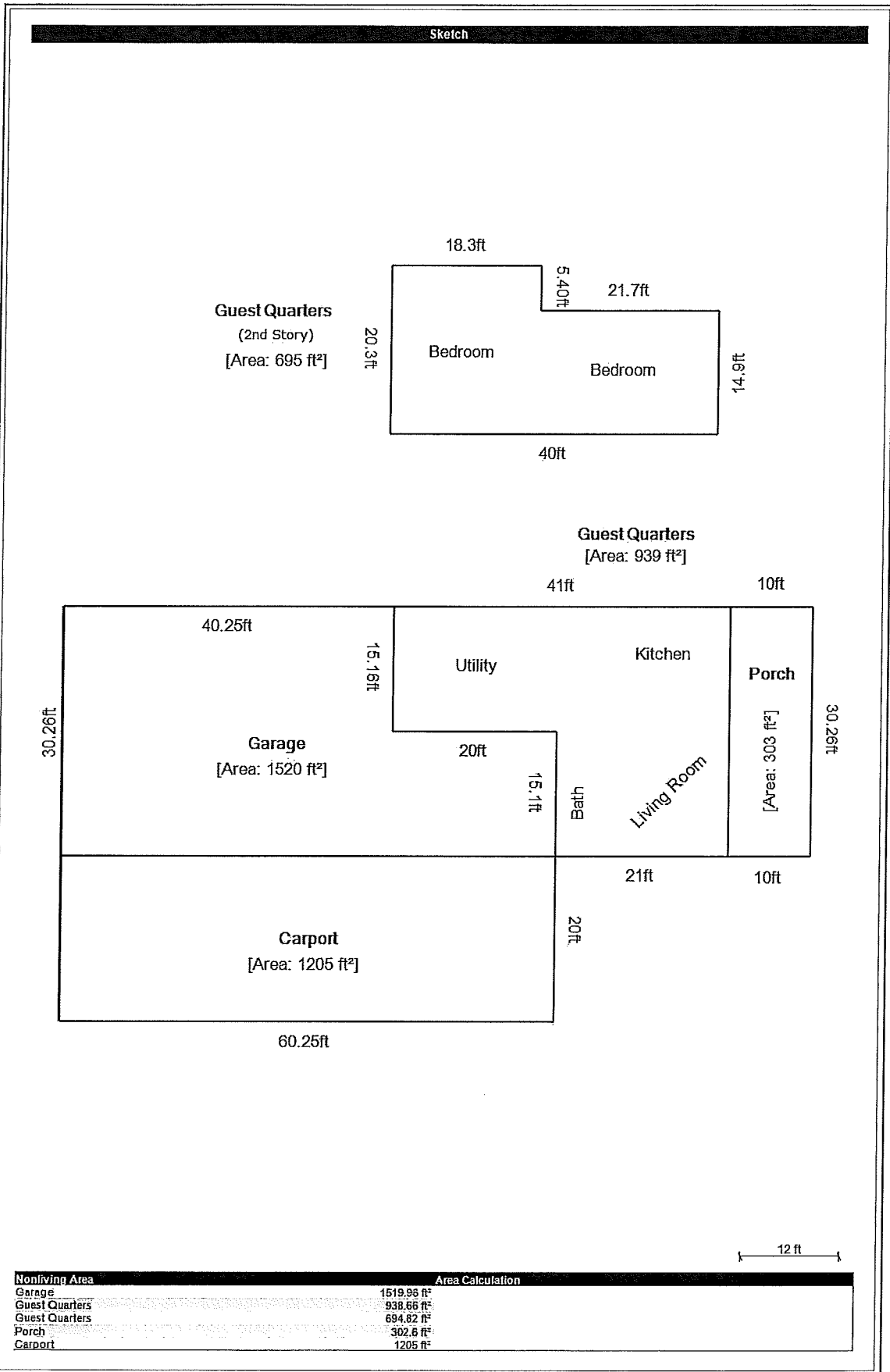
State: TX

Zip: 77880



# FLOORPLAN SKETCH

Client: Maria Cadawallader, Independently & as Independent Executor of the Estate of George Cadawallader	File No.: M14-093R
Property Address: 5451 Krueger Rd	Case No.: Cadawallader
City: Washington	State: TX Zip: 77880







**Guest house has 2 rooms upstairs that can be used as bedrooms, bath with shower on first floor with full kitchen, living room and large covered patio for enjoying the sun set views over the pond. Approximately 1200 SF additional living area with additional equipment storage and 5 car covered parking.**

