

# 10235 Old Stagecoach Road

## Chappell Hill, Texas

~8.44 AC With A 2,900 SF Home  
For Sale

### Property Highlights

- ~2,900 SF One-Story Home With 3 Bedrooms, 2.5 Baths, Study, Open Floor Plan For Kitchen/Dining/Living
- Custom Built-Ins, Crown Molding, Recessed Lighting, Ceiling Fans, Specialized Lighting, Granite Countertops, Stainless Steel Appliances & Beautiful Landscaping With Irrigation
- Surrounded By Beautiful Woods With Mature Trees & A Pond Stocked With Bass & Catfish
- Infinity Edge Pool With a 720 SF Flagstone Porch
- Property Includes A 1,000 SF Guest House With 2 Bedrooms, 1 Bath & A 1,200 SF Barn





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### Property Aerial

#### Asking Price

\$674,000

#### Property Overview

Drive a winding, tree shaded lane to this cozy retreat near the highly desirable community of Chappell Hill, only one hour from Houston. Tucked into the woods you will find this meticulously appointed 2,900 SF, one-story home with 3 bedrooms, 2.5 baths, study, open floor plan for kitchen/dining/living. The property has open fields, bordered by woods with mature trees and includes a pond stocked with bass and catfish. The home features custom built-ins, crown molding, decorative trim, recessed lighting, ceilings fans throughout, specialized lighting and beautiful landscaping with irrigation.



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2800 South Texas Avenue, Suite 401 | Bryan, Texas | 77802

Phone: 979.268.2000 | Fax: 979.846.7020

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### Property Photos

#### Property Highlights

- Kitchen Features Beautiful Granite Countertops with Stainless Steel Appliances, Including A 6-Burner, 2-Oven Commercial Gas/Electric Range, Hickory Cabinets With Pull-Out Shelves & 2 Skylights
- Hardwood Floors & Plantation Shutters Throughout
- ~1,000 SF Guest House Features An Open Floor Plan With A Fire Place, Two Bedrooms, 1 Bath & A Front Porch
- ~1,200 SF Air-conditioned Barn, With 800 SF Overhang
- Separate Sprinkler Systems For Home Yard & Property



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### Property Photos

#### Utilities

Electric: Bluebonnet Coop  
Water: Well Water, Softener System  
Sewer: Septic  
Telephone: AT&T  
Internet: DSL  
Propane

#### Accessibility

Property can be accessed from Old Stagecoach Road.

#### Directions

From Brenham, take Hwy 290 south to Chappell Hill. Turn left on FM 1155 towards downtown Chappell Hill. The 4 way stop, turn right on FM 2447. Go 1 mile and turn left on Little Cedar Creek Road. Go approximately 1 mile and cross over small bridge and continue until road T's. Turn left on Old Stagecoach Rd. Follow this road staying right at any forks in the road. Go around pond and enter our property that starts at the large stone mail box. Go across small culvert, up a hill through the trees and you will see our house at the top of the hill.



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## Chappell Hill, Texas

### Building Information

Address 10235 Old Stagecoach Road,  
Chappell Hill, Texas 77426  
Legal Description S4840 - Pleasant Farms,  
Lot 9, 10-E  
Year Built 2003

Building Area  
Main House 2,900 SF  
Guest House 1,000 SF  
Barn 1,200 SF

### Construction Features

Foundation Reinforced Concrete Slab  
Frame Wood Framing  
Exterior Walls Stone/HardiPlank  
Roof Cover Asphalt Shingles  
Heat/AC Central HVAC/Zoned

### Land Information

Size 8.44 Acres  
Zoning Pleasant Farms Subdivision HOA  
Features Pond; Excellent Wildlife Habitat  
775 SF Infinity Pool  
Topography Gently Rolling  
School District Brenham ISD

(Most Information From Austin County CAD & GIS)



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### *Offer Solicitation Process*

Offers should be presented in the form of a TREC Promulgated Contract Form, spelling out the significant terms and conditions for the Purchasers' offer including but not limited to 1) pricing, 2) due diligence and closing time frame, 3) earnest money deposit, and 4) any financing contingencies that may exist. Offers should be delivered to the attention of Cyndee Smith at the email address or fax number below.

Question or comments should be addressed to the following:

Oldham Goodwin Group, LLC  
2800 South Texas Avenue, Suite 401  
Bryan, Texas 77802  
Phone: 979.268.2000  
Fax: 979.846.7020

### **Cyndee Smith**

Vice President | Brokerage Services  
Commercial | Country Properties  
Oldham Goodwin Group, LLC  
Phone: 979.268.2000  
Fax: 979.846.7020  
Cell: 713.816.3407  
[cyndee.smith@OldhamGoodwin.com](mailto:cyndee.smith@OldhamGoodwin.com)

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### Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

#### If the broker represents the owner

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

#### If the broker represents the buyer

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

#### If the broker acts as an intermediary

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- 1) shall treat all parties honestly
- 2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- 3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- 4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instructions of the other party.

#### If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

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### Cyndee Smith

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