

# BEVERS REAL ESTATE

Serving Central Texas



**Price:** \$2,295,000  
**Type:** Farm and Ranch  
**Address:** 11990 FM 2447  
**City/County:** Chappell Hill, Washington County  
**Bed/Bath:** 4Bedroom/3.5Bath  
**Size/Acreage:** ~6430 Sq. Ft. (per owner), ~60 Acres  
**Listing Name:** Hilltop Ranch  
**Status:** Active

A rare opportunity to own a meticulously appointed country property located in historic Chappell Hill Texas ----just one hour from Houston. The elegant, custom home sits atop a high bluff overlooking the Brazos River bottom with unparalleled and unobstructed views. The property itself is bordered by a live creek. Among its many features, are a great many mature trees, large pond with a fishing deck, a barn with four horse stalls with 3 paddocks and a guest house.

This magnificent home is complete with 3 fireplaces, formals, 4 bedrooms, 2 of which are master suites, 2 balconies, a private loft or playroom tucked away for sleepovers and a unique wine cellar/game room. The kitchen has a large sitting area, it features a Jenn Aire range complimented by a pot filler to help with big pots of soup, granite countertops, Knotty Alder custom cabinets, brick floors and custom lighting.



## Improvements

- 4 Bedrooms
- 3.5 Bathrooms
- Approx. 6430 Sq Ft
- Const. Type: Standard Frame
- Multi-level Floor
- metal Roof
- Year Built: 2006
- Formals
- Fireplace
- Garage/Carport
- CHA
- Barn/Stable
- Swimming Pool
- Guest House

## Land Features

- Restricted
- Maint. Fees: \$0
- Paved Road Frontage
- Minerals Conveyed: None
- Rolling Hills
- Live Creek
- Ponds
- Pastoral Views
- Excellent Wildlife Habitat
- Farm & Ranch & Recreational Use

## Other

- School District: Brenham
- Taxes: \$17,222.68

## Financing

- Cash
- Conventional

**For More Information Call**  
**Ann Bevers @ (979)685-2525**  
**Or**  
**Travis Bevers @ (979)277-4920**

**Directions:** From the Intersection of Hwy 290 & FM 1155, Main Street Chappell Hill, Head North on FM 1155 to 4-way stop @ FM 2447, Downtown Chappell Hill. Turn Right(east)on FM 2447 and follow for 3.1 miles. Property is on the Right.

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.



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Gorgeous Views All Around

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Formal Dining Room



Formal Den



Pond



Rolling Hills

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The Main House Has Many Wonderful Features

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Huge Kitchen



Beautiful Backyard