

8858 FM 1371, CHAPPELL HILL, Tx. 77426

78 ACRES OF ROLLING HILLS, VIEWS, TREES, POND, FRONTAGE ON TWO ROADS, BARN, AG EXEMPTION & MINERALS.

Add a 4616 SF Immaculate, Entertainment Friendly, One Story Home with Large rooms, Private Guest Wing, Abundant Porches with Indoor and Outdoor Fireplaces and a Sparkling Pool and you have a complete ranch package.

HOUSE: Built in 1999 with full brick exterior, composition roof, private water well & septic. 9- foot minimum ceilings throughout plus vaulted ceilings in several rooms. Plantation Shutters across front.

Living Room: 25'x20', columns, arches, 9' ceiling, indirect lighting, double French doors with transom windows, Fireplace with gas logs or could be wood burning.

Dining Room: 18'x17', Vaulted ceiling, Plantation shutters on tall front window with half- moon transom window.

Kitchen: 15'x15', Rubbed Granite counter, custom cabinetry, Sub-Zero built in Refrigerator, Viking Gas cooktop, GE Wall Oven, Bosch Dishwasher, Island, huge walk in pantry.

Breakfast Room: 16'x12', wall of built in cabinets and desk.

Office: 17'x17', Built in Cabinets and shelves, Vaulted ceiling, tall window with half -moon transom window.

Master Suite: 21'x17', Engineered Wood floor, Vaulted ceiling, French door to patio, transom window over door.

Master Bath: His & Hers vanities, large jetted tub, large walk in shower, his & hers walk in closets.

GUEST WING: Bedroom #2: 13.7'x12', carpet, nice closet., pass through bath between guest rooms with walk in shower. Bedroom #3: 15.6'x12', carpet, nice closet.

Utility Room: 20'x11', room for crafts, deep freeze, sink, ½ bath.

Guest Powder Room: ½ bath

PORCHES: 1300 sf+ covered outdoor living/dining entertaining space with rock fireplace. 1000 sf uncovered patio space around 16000- gallon swimming pool with fountain.

OTHER FEATURES: 2 CAR ATTACHED GARAGE. Porte-cochere-covered parking by side door. Professional Glasco Co. landscaping, sprinkler system, water softener, 3 CHA units, 1000- gallon propane tank, fenced yard.

BARN: 2400 SF metal barn on slab with two slide open doors, tool/feed room, 1520 SF covered area for stalls/ tractors, pen and chute.

POND: Approximately 1 and $\frac{1}{4}$ acre pond.

OTHER FEATURES: Perimeter and interior fences, Bermuda and other grasses, Old shack, Windmill, about 50 Pecan trees.

MINERALS: Own 100% on 41 Acre tract, Believe to Own 25% on 37 acre tract. Minerals are negotiable based on agreed price.

TAXES: \$4,183 in 2017, Agricultural exemption in place

UTILITIES: San Bernard Electric: High \$398, Low \$169.17,
Propane \$707.50/year.

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Write a description for your map.

8858 FM 1371

- Legend**
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 - Lavande Lavender and Olives

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