



**COLEMAN &
PATTERSON**
REAL ESTATE

2403 Derby Ln • Madisonville, TX
David Coleman: 936.661.3411

Welcome home! Italian Luxury meets Texas Country Living at its best. This Spectacular home offers 6 Bedrooms, 2.5 Baths and over 7,000 SF of living area in the main home.

Home is an entertainers dream, multiple covered patio areas, large spacious kitchen, and open dining/living areas will make your next gathering an event to remember.

As an added bonus property features a 2400 SF, 2 Bedroom, 1.5 Baths guest house. For the horse lovers 6 stall barn is on the property. Property is located a short distance from ChampioFit Equine, a fitness & therapy center for horses.





Located in the elite Madisonville farms subdivision. Property sits on 12.5± Acres.

Centrally located from Austin, Bryan/College Station, Dallas and Houston, makes it a prime location.



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BROKERAGE | MARKETING | AUCTION SERVICES

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- ▶ Over 7,000 SF Main Home
- ▶ 2,400 SF Guest Home
- ▶ 6 Stall Horse Barn
- ▶ 12.5 Acres with Pond
- ▶ Located in Madisonville Farms
- ▶ Located next to ChampionFit Equine

A Move Worth Making

