



# 737 HARDY BOTTOM ROAD HUNTSVILLE, TEXAS

2.072 SQ FT | 3 BEDROOMS | 2 BATHROOMS | 27.19 +/- ACRES



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Desirable country place on 27 rolling acres in the New Waverly area, only minutes traveling northeast of I-45 on a good road system. The 3 bedroom, 2 bathroom country home offers many features. An open concept, split bedroom floor plan with large master suite. Functional and attractive kitchen with breakfast bar, ample cabinets and counter space.

Large conveniently located utility area. Fully covered front and back porches to take advantage of the views and serenity. The pretty scenic two acre lake is just north of the house and is stocked for your fishing pleasure. The land has approximately 6 acres open and the balance is wooded. Timber has not been cut in over 25 years and wildlife is abundant. A propane generator services the home and well, when needed. An all steel well built 40'x80' barn is a great structure and suitable for many uses. This building features a 20'x40' walled off area on concrete slab, also a concrete beam around the entire structure with the main barn floor being a level clay pad. This main barn features 4 roll up doors and 1 pass door. An additional 1600 SF wood frame metal clad barn is also on the property. This property is served by a private 303' deep water well and an aerobic septic system. All structures have been well maintained and built to last. If you are looking for a quiet and peaceful country place, you need to come take a tour. Not many sounds other than birds and wind whistling thru the Pines. Nestled between Lake Conroe and Lake Livingston with the Sam Houston National Forest being just a hike away. Conroe and The Woodlands are a short drive south and Huntsville is a short drive north.



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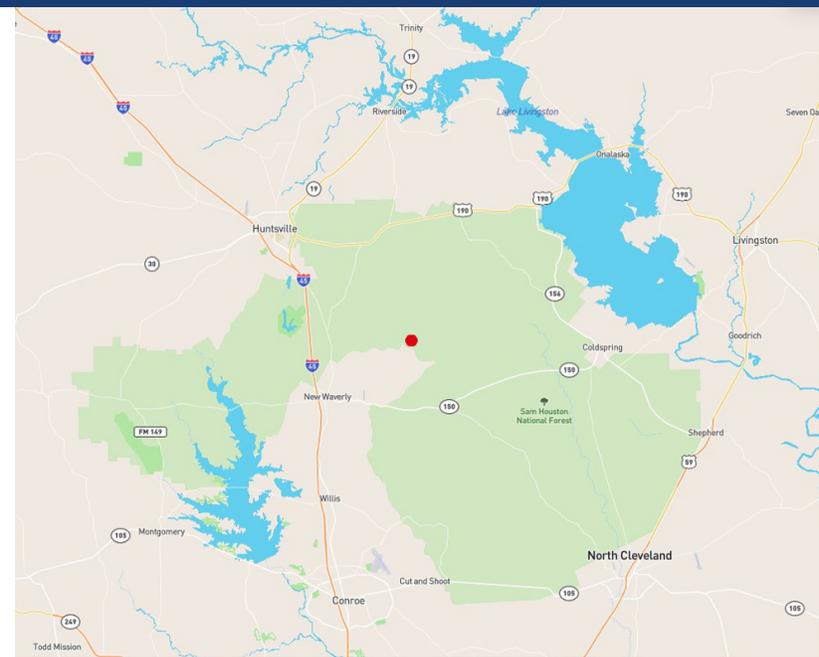
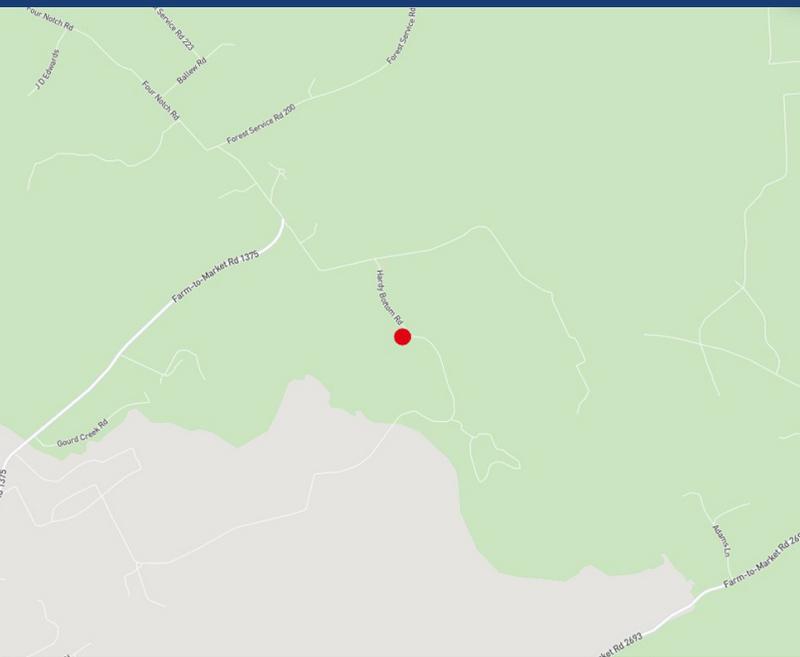


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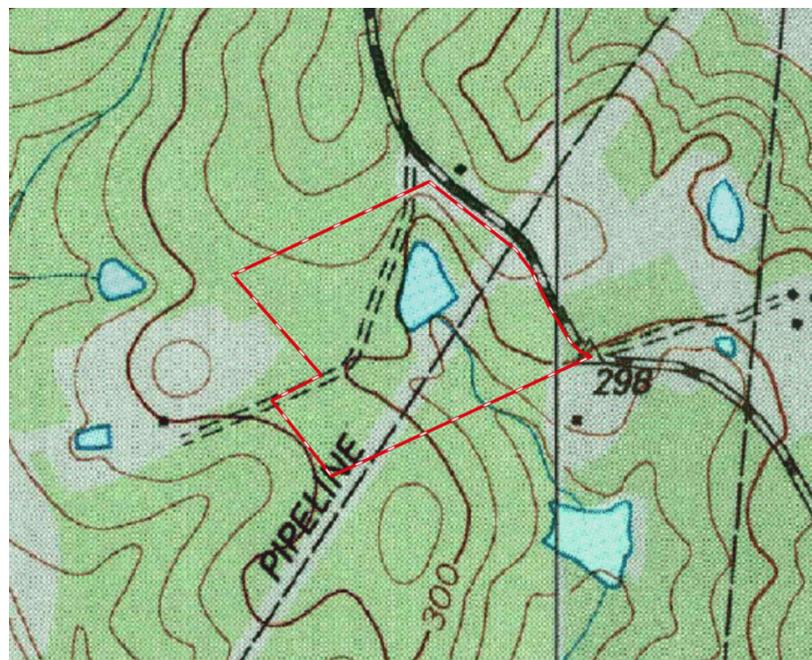
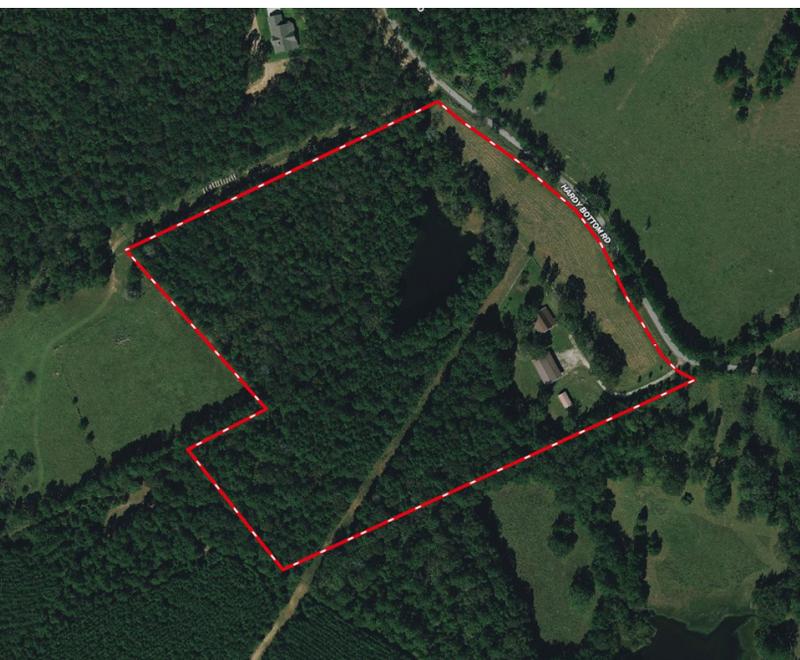


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Directions: From New Waverly, at the intersection of FM 1375 East and State Hwy 150 in downtown New Waverly, follow FM 1375 northeast for 8 miles +/- to the dead end of FM 1375. At stop sign, turn right and follow the county road (Boswell or Four Notch) for .7 miles to Hardy Bottom Rd. At the intersection turn right on Hardy Bottom Rd. and follow for .5 miles to property on the right. Driveway is past the house a few hundred feet.



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