STUNNING ROLLING 44+ ACRE RANCH LOCATED IN SOUGHT AFTER DOE RUN FARM ESTATES! THIS PROPERTY HAS SO MUCH TO OFFER ANYONE LOOKING FOR AN IDEAL WEEKEND RETREAT, RETIREMENT HOME OR LEISURE ESTATE IN THE COUNTRY. THE BEAUTIFUL CUSTOM BRICK, STONE AND WOOD HOME FEATURES A SLATE ROOF, 3,988 SQUARE FEET, OPEN CONCEPT LIVING, MAJESTIC BEAMED CATHEDRAL CEILINGS, WIDE PLANK WOOD WALLS AND FLOORS, A BEAUTIFUL STONE FIREPLACE AND AN ELEVATOR ALL MAKING THIS HOME AN EXCEPTIONAL SETUP TO ENTERTAIN GUESTS AND FAMILY. THE KITCHEN BOASTS STAINLESS STEEL APPLIANCES, GRANITE COUNTERTOPS WITH GRANITE BACKSPLASH, A HUGE COPPER TOP EAT AT ISLAND, A BUILT IN BREAKFAST TABLE SURROUNDED BY WINDOWS AND A HUGE WALK IN PANTRY WITH BUILT IN CABINETS. THE MASTER SUITE FEATURES HIS AND HER SINKS WITH MAKE-UP VANITY, A LARGE WALK IN SHOWER AND HUGE HIS AND HER WALK IN CLOSETS WITH DRESSING ROOM. WALK OUT THE LIVING ROOM DOOR TO A LARGE BALCONY OVERLOOKING THE POOL, HOT TUB AND COVERED OUTDOOR LIVING AREA WITH LOVELY STONE FIREPLACE NOT TO MENTION THE BREATHTAKING VIEWS OF THE GROUNDS AND PROPERTY. HAVING GUEST? THERE IS PLENTY OF ROOM FOR THEM TO STAY IN THE ATTACHED 2 BEDROOM, 1 BATHROOM APARTMENT OR THE EFFICIENCY ALLOWING THEM THEIR OWN PRIVACY. FOLLOW THE BRICK WALKWAYS THROUGH THE GARDEN SPACES WAITING FOR YOUR FLOWERS, HERBS AND VEGETABLES, WALK DOWN TO THE BEAUTIFUL 1+ ACRE POND STOCKED WITH CATFISH AND BLUEGILL OR EXPLORE THE WOODED AREA WHERE DOE RUN CREEK MEANDERS THROUGH THE BACK OF THE PROPERTY PROVIDING A PERFECT SHELTER FOR THE WILDLIFE. OTHER IMPROVEMENTS INCLUDE A BARN MADE FROM RECLAIMED LUMBER FOR THAT RUSTIC APPEAL, A WORK SHED FOR GARDEN AND LAWN TOOLS AND A HUGE ATTACHED WORKSHOP WITH PLENTY OF ROOM TO PARK YOUR ATV'S AND OTHER TOYS. IF YOU ARE LOOKING FOR PRISTINE ACREAGE WITH EXCEPTIONAL IMPROVEMENTS OUT IN THE COUNTRY AND AWAY FROM THE CITY LIMITS, THIS IS THE PLACE FOR YOU!

ASKING PRICE: $1,795,000

4080 RUNNING RIVER LN.
WASHINGTON, TX 77880

WASHINGTON COUNTY
BRENHAM ISD
APPROX. 44.163 ACRES

EST. TAXES: $20,631 PER WCAD WITH NO EXEMPT
MINERALS: NEGOTIABLE
RESTRICTIONS: YES (DOE RUN FARM)
PAVED COUNTY ROAD FRONTAGE
EASEMENTS: AS OF RECORD
EXCLUDED: STAINED GLASS BY POOL
Custom Home

- Approx. 3,988 Sq. Ft. (Per WCAD)
- 2 Bedrooms, 1 Full & 1 Half Baths
- Year Built: 2005 (Per WCAD)
- Exterior: Brick, Stone & Wood
- Roof: Slate
- Foundation: Slab
Pool/Entertaining Area
Note:

The information contained herein are estimates. This is not a professional survey plat. Use for graphical orientation only. Acreage and measurements are subject to change. This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.
APPROX. 16.169 ACRES OF RECREATION AREA ON THE BRAZOS RIVER RESERVED SPECIFICALLY FOR RANCHES OF DOE RUN HOMEOWNERS. THERE IS A LARGE SAND-BAR AREA ON THE RIVER AND NUMEROUS TRAILS THROUGH THE WOODS THAT ARE PERFECT FOR ATV'S. ENTRANCE TO RIVER PARK IS ON RUNNING RIVER LN.

4080 RUNNING RIVER LN. WASHINGTON, TX 77880
DIRECTIONS: FROM CHAPPELL HILL TAKE FM 1135 NORTH. CONTINUE ON FM 1135 AT THE "T" (TURN RIGHT AT THE "T"). TAKE FM 1135 TO RUNNING RIDGE LANE (DOE RUN ENTRANCE). TURN RIGHT. TAKE RUNNING RIDGE LANE TO RUNNING RIVER LANE, TURN LEFT. PROPERTY WILL BE ON THE RIGHT. LOOK FOR HODDE REAL ESTATE SIGN.