

Three Sixty Manor
6868 FM 360
Needville, TX 77461

\$2,150,000
15± Acres
Fort Bend County



Three Sixty Manor
Needville, TX / Fort Bend County

SUMMARY

Address

6868 FM 360

City, State Zip

Needville, TX 77461

County

Fort Bend County

Type

Residential Property, Ranches, Single Family

Latitude / Longitude

29.413089 / -95.858304

Dwelling Square Feet

4,024

Bedrooms / Bathrooms

5 / 3.5

Acreage

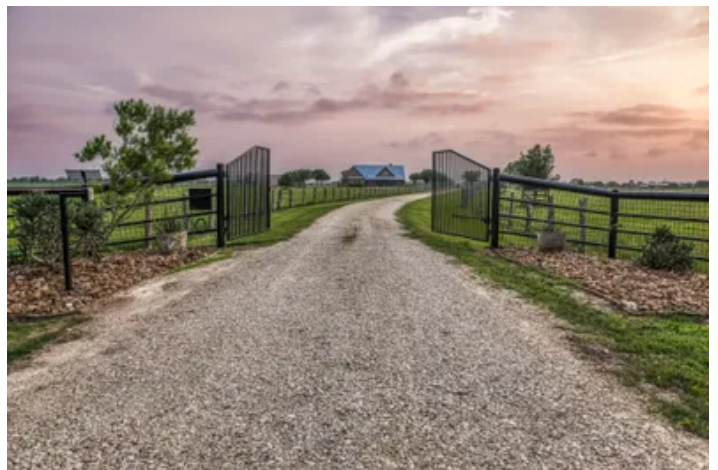
15

Price

\$2,150,000

Property Website

<https://ranchrealestate.com/property/three-sixty-manor/fort-bend/texas/104641/>



PROPERTY DESCRIPTION

Escape to your own 15-acre country estate that offers architectural sophistication with a rugged ranch charm. This property is a masterpiece of design, perfectly positioned to capture sweeping country vistas and golden Texas sunsets. At the heart of the property sits a beautifully crafted, thoughtfully designed 4,024-square-foot custom home. This two-story residence features 5 bedrooms and 3.5 bathrooms, offering a spacious, functional layout ideal for both daily living and entertaining. The interior design of the home is a masterclass in open-concept luxury. Expansive windows throughout the home frame scenic views of the surrounding acreage, filling the space with natural light and bringing the outdoors in. The amazing iron works in combination with the custom walnut and mahogany wood works create a relaxing atmosphere with a masonry fireplace that serves as the heart of the home. The exterior beauty resonates with the combination imported Oklahoma Chopped Hickory stone and a galvalume standing seam metal roof. Whether you are hosting a formal gathering or enjoying a quiet evening, the seamless flow and high-end finishes provide an unmatched backdrop to life's best moments. This custom home has countless extras including a windstorm engineered design and is completely remodeled with a new roof in the last twelve months.

Beyond the home, the property is equally impressive. A 6400 square foot galvanized metal building/barn provides ample space for equipment, trailers, RV's or just a place to hang out with friends and family. The fully stocked 1.5 acre pond offers a beautiful backdrop to the property and will create memories for years to come.

Whether you're seeking a private homestead, a small ranch, or the perfect place for your small business, this property delivers an exceptional combination of space, comfort, and location within the highly demanded Needville ISD. This exceptional property, near the City of Needville, offers a rare blend of peaceful country living with the convenience of a short drive to Sugar Land or Houston.

Showings are done by appointment only with the required 48-hour notice. Listing agent must be present for all showings. No trespassing or unaccompanied showings. Capitol Ranch Real Estate, LLC will work with a buyers agent, however, buyers agent must make first contact and be present for all showings to receive full compensation at the discretion of Capitol Ranch Real Estate, LLC. Please submit the offer with earnest money 1% of asking price. Contact listing agent for seller preferred title company.

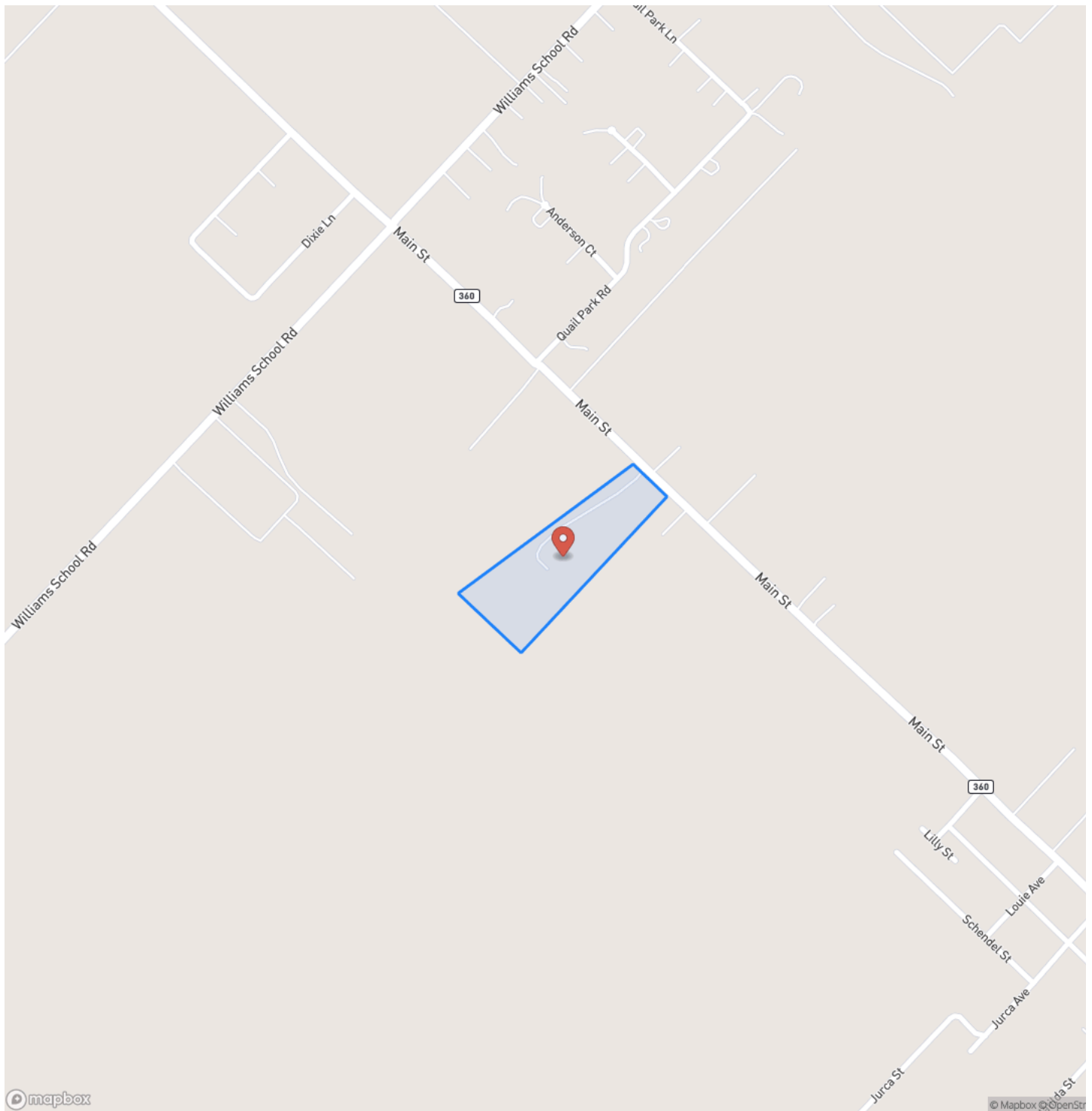
All drawings are neither legally recorded maps nor surveys and are not intended to be used as such. The information contained herein has been obtained from sources deemed reliable, but not guaranteed. All dimensions/boundaries are estimated, and buyer has the right to verify prior to submitting an offer. Any legal and/or property information found on this site and/or third-party sites should be verified before relied upon. Buyers are hereby notified that properties are subject to many forces and impacts, natural and unnatural; including, but not limited to weather-related events, environmental issues, disease (e.g. Oak Wilt, Chronic Wasting Disease, or Anthrax), invasive species, illegal trespassing, previous owner actions, actions by neighbors, and/or government actions. Buyers should investigate any concerns to their satisfaction.

Capitol Ranch Real Estate, LLC does not make any representations, warranties or covenants of any kind or character, whether expressed or implied. The property information, videos and photos herein are copyrighted and may not be duplicated in whole or part.

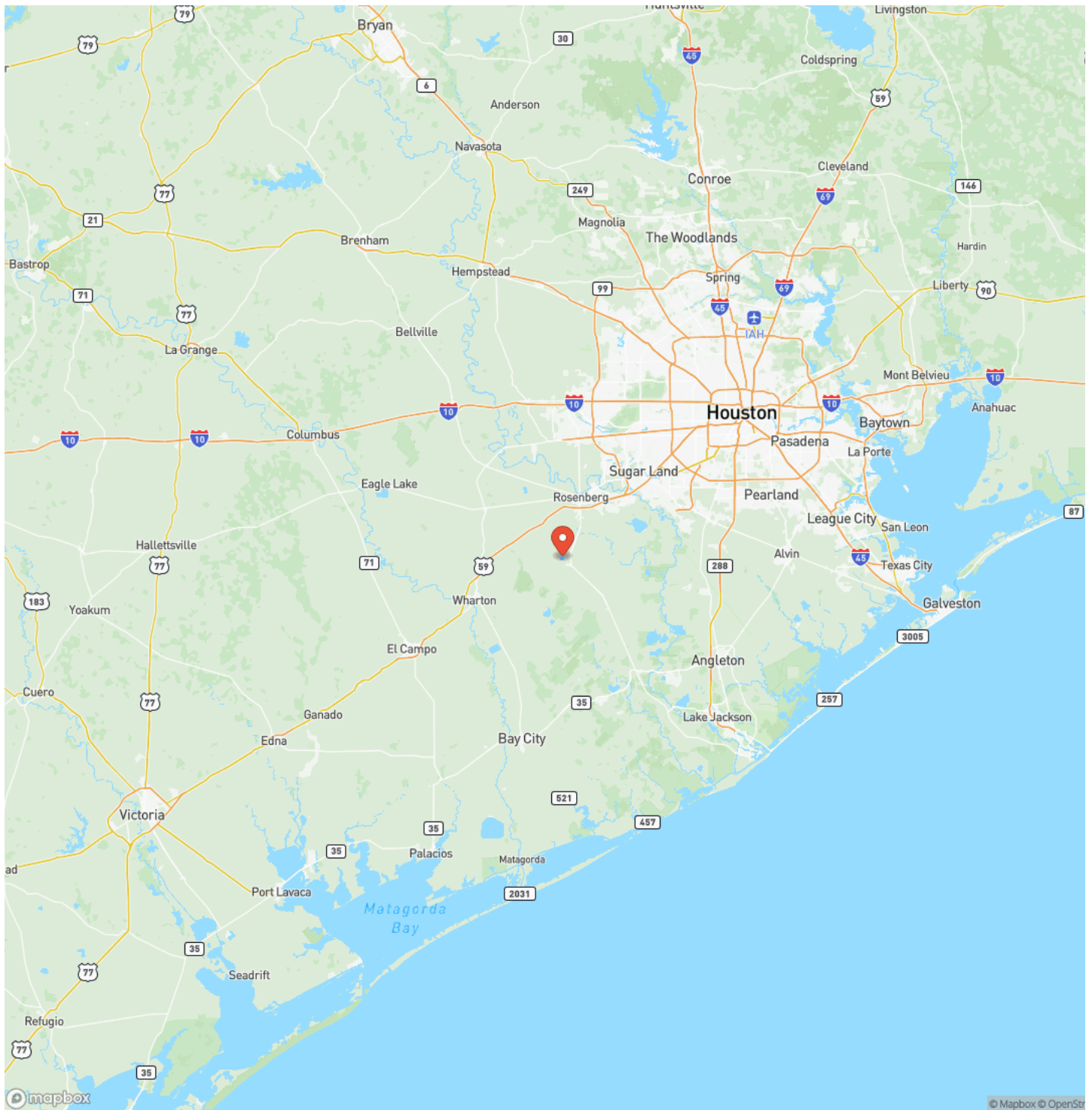
Three Sixty Manor
Needville, TX / Fort Bend County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Madeleine Kutach

Mobile

(832) 833-3656

Email

Madeleine@CapitolRanch.com

Address

City / State / Zip

Houston, TX 77001

NOTES

[illegible]

[illegible]

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Capitol Ranch Real Estate, LLC
12405 Schwartz Road
Brenham, TX 77833
(855) 968-1200
<https://ranchrealestate.com/>
