

1020 Cottonwood Bend Lane
1020 Cottonwood Bend Lane
Waller, TX 77484

\$286,000
2± Acres
Waller County



2852HJ29P01

Three Bed | Two Bath | 1,367 sq. ft.



1020 Cottonwood Bend Lane
Waller, TX / Waller County

SUMMARY

Address

1020 Cottonwood Bend Lane

City, State Zip

Waller, TX 77484

County

Waller County

Type

Residential Property, Lot, Single Family

Latitude / Longitude

29.929374 / -96.011299

Dwelling Square Feet

1387

Bedrooms / Bathrooms

3 / 2

Acreage

2

Price

\$286,000

Property Website

<https://ranchrealestate.com/property/1020-cottonwood-bend-lane-waller-texas/113509/>



PROPERTY DESCRIPTION

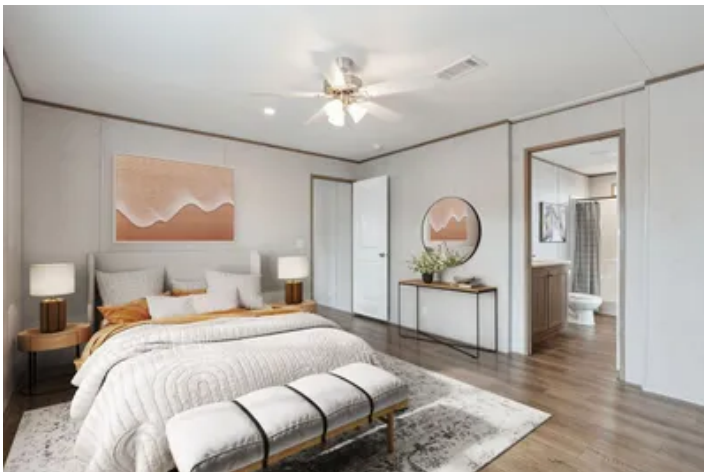
FHA Eligible Brand new 3 bed / 2 bath home on 2+ private acres in the fastest-growing county in Texas - move-in ready today. This 1,397 sq ft home sits on a permanent FHA-certified foundation with a new private well, aerobic septic, and driveway already installed. No HOA. No MUD tax. No construction delays - just keys at closing. Less than 20 minutes to Katy, 45 minutes to Houston. Waller County is adding residents faster than anywhere else in the state - this is your chance to own before prices climb further. Additional home and land packages available on adjacent lots. Call today to schedule a showing.

Different home and tract sizes available. See attachments for approved plat map and different floor plans offered.

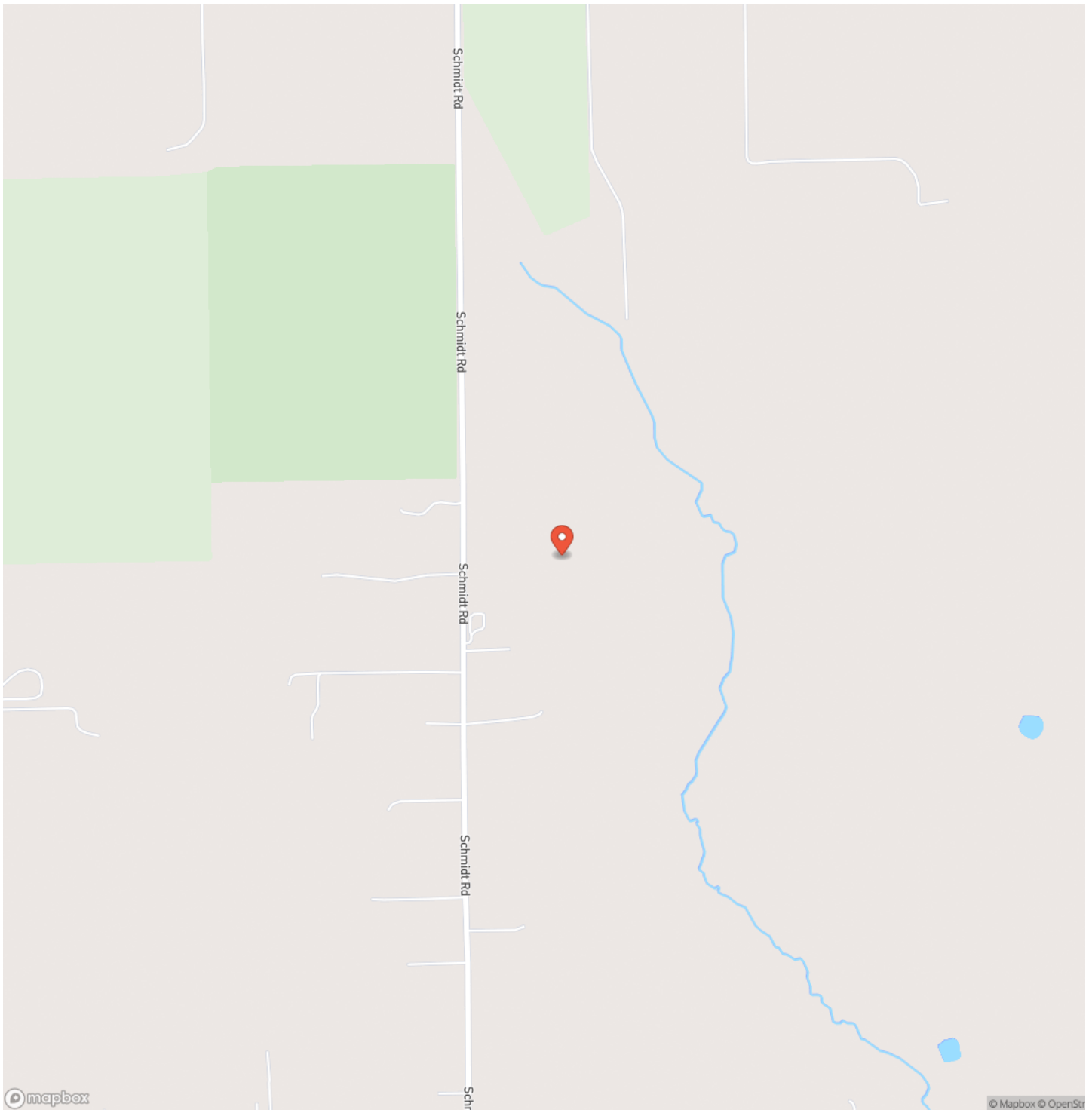
Improvements included in price:

- Champion home: (see attached floor plan and home standards)
- FHA concrete runner foundation
- Water well
- Water lines
- HVAC
- Aerobic septic
- Electricity to tract and all electric connections
- 100 foot driveway
- Vinyl skirting
- FHA approved steps

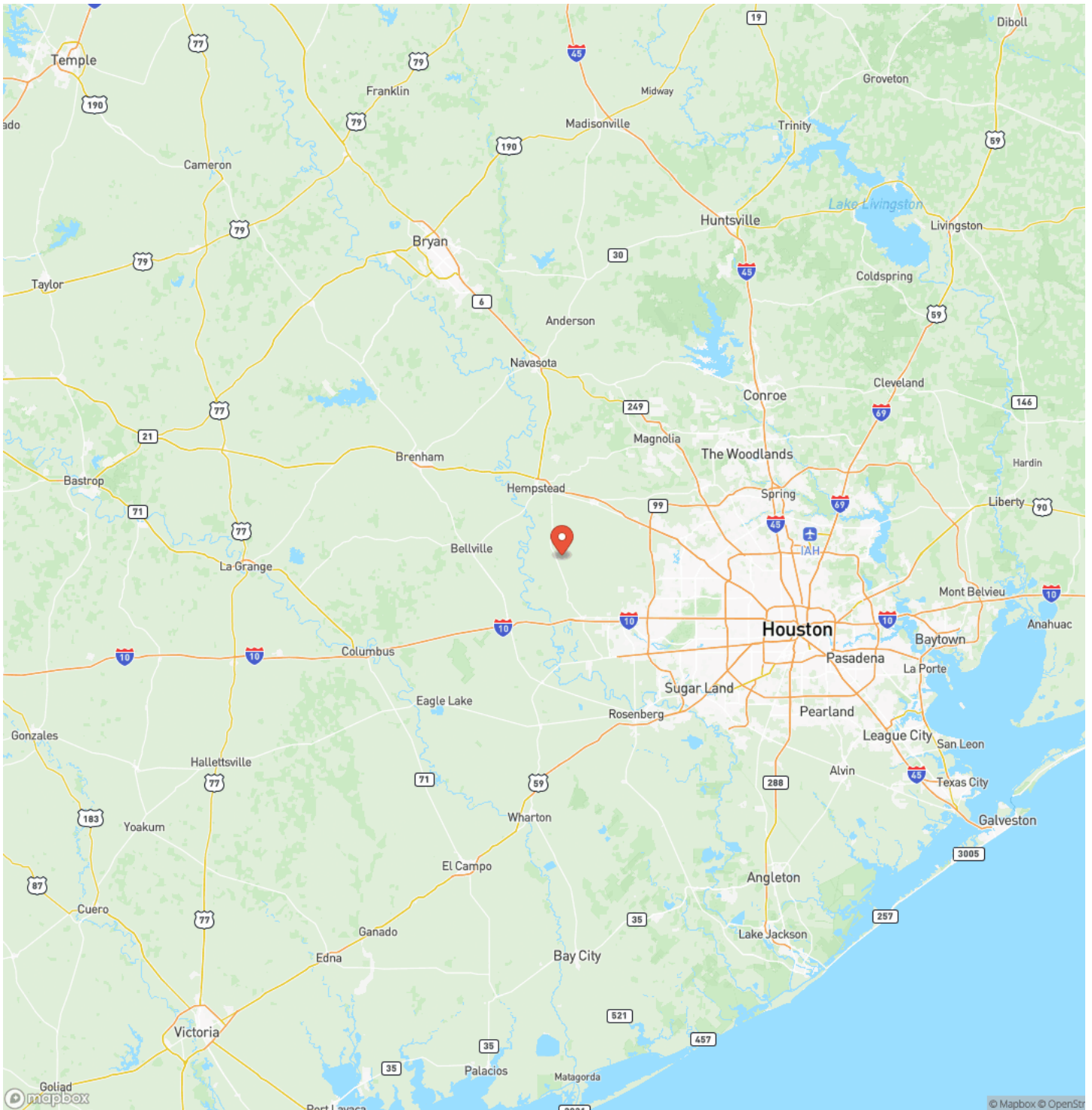
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Locator Map



Locator Map



1020 Cottonwood Bend Lane
Waller, TX / Waller County

Satellite Map



**1020 Cottonwood Bend Lane
Waller, TX / Waller County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Whitley Fisher

Mobile

(830) 460-0839

Email

Whitley@CapitolRanch.com

Address

City / State / Zip

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

MORE INFO ONLINE:

<https://ranchrealestate.com/>

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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.

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