

Bluebonnet Vista Ranch
2645 FM 1155 S.
Chappell Hill, TX 77426

\$2,450,000
21.170± Acres
Washington County



Bluebonnet Vista Ranch
Chappell Hill, TX / Washington County

SUMMARY

Address

2645 FM 1155 S.

City, State Zip

Chappell Hill, TX 77426

County

Washington County

Type

Residential Property, Horse Property, Recreational Land

Latitude / Longitude

30.176243 / -96.255018

Dwelling Square Feet

4233

Bedrooms / Bathrooms

4 / 3.5

Acreage

21.170

Price

\$2,450,000

Property Website

<https://ranchrealestate.com/property/bluebonnet-vista-ranch-washington-texas/80053/>



PROPERTY DESCRIPTION

Experience refined country living at its finest in this pristine, turnkey ranch estate, nestled on 21+ acres in the serene landscape of Chappell Hill, Texas.

This exceptional property blends timeless elegance with modern comfort, offering a beautifully appointed four-bedroom, three-and-a-half-bath residence designed for both everyday living and sophisticated entertaining.

A grand, oversized three-car garage complements the home's expansive layout, while the resort-style pool and fully equipped outdoor kitchen provide a private oasis for relaxation and entertainment. Equestrian lovers will appreciate the custom horse barn, which includes multiple stalls, turn-outs and a charming living space—perfect for guests, staff, or additional versatility.

With road frontage on two sides, this property offers multiple access points and prime opportunities for future building or expansion. Ideally positioned for privacy yet conveniently located, this estate is a rare offering of luxury, lifestyle, and land in the heart of Bluebonnet Country.

IMPROVEMENTS

4,233 sqft, 4 Bed, 3.5 Bath Home

Over-sized 3 car garage

Out-door Kitchen & Entertainment Area

Pool

Horse Barn w/ Living Quarters

Concrete Driveway

2 Ponds

1 Water Well

LOCATION

2.5 miles to Chappell Hill

15 miles to Brenham

40 miles to College Station

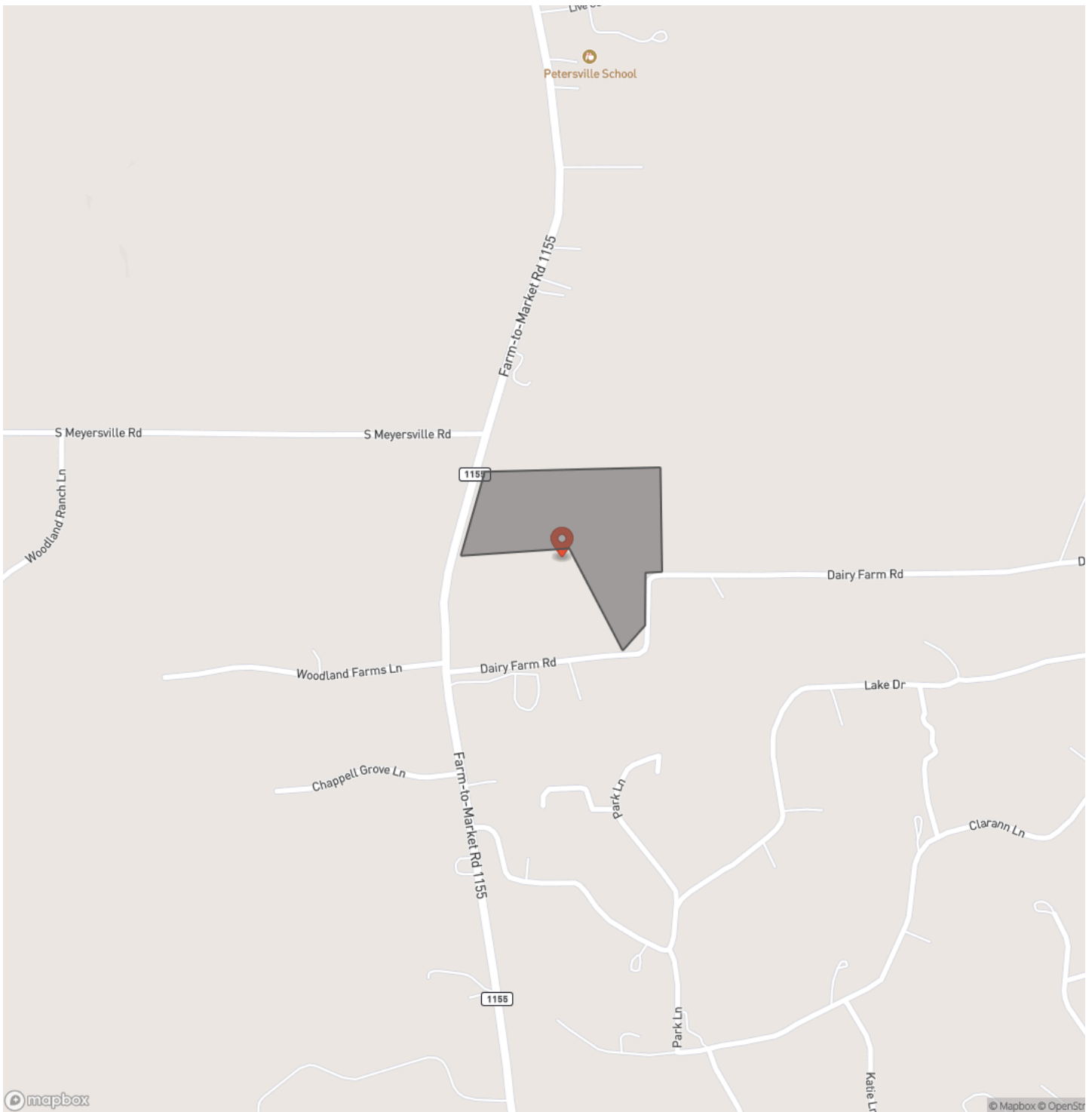
60 miles to Houston

The property is current in Wildlife Valuation.

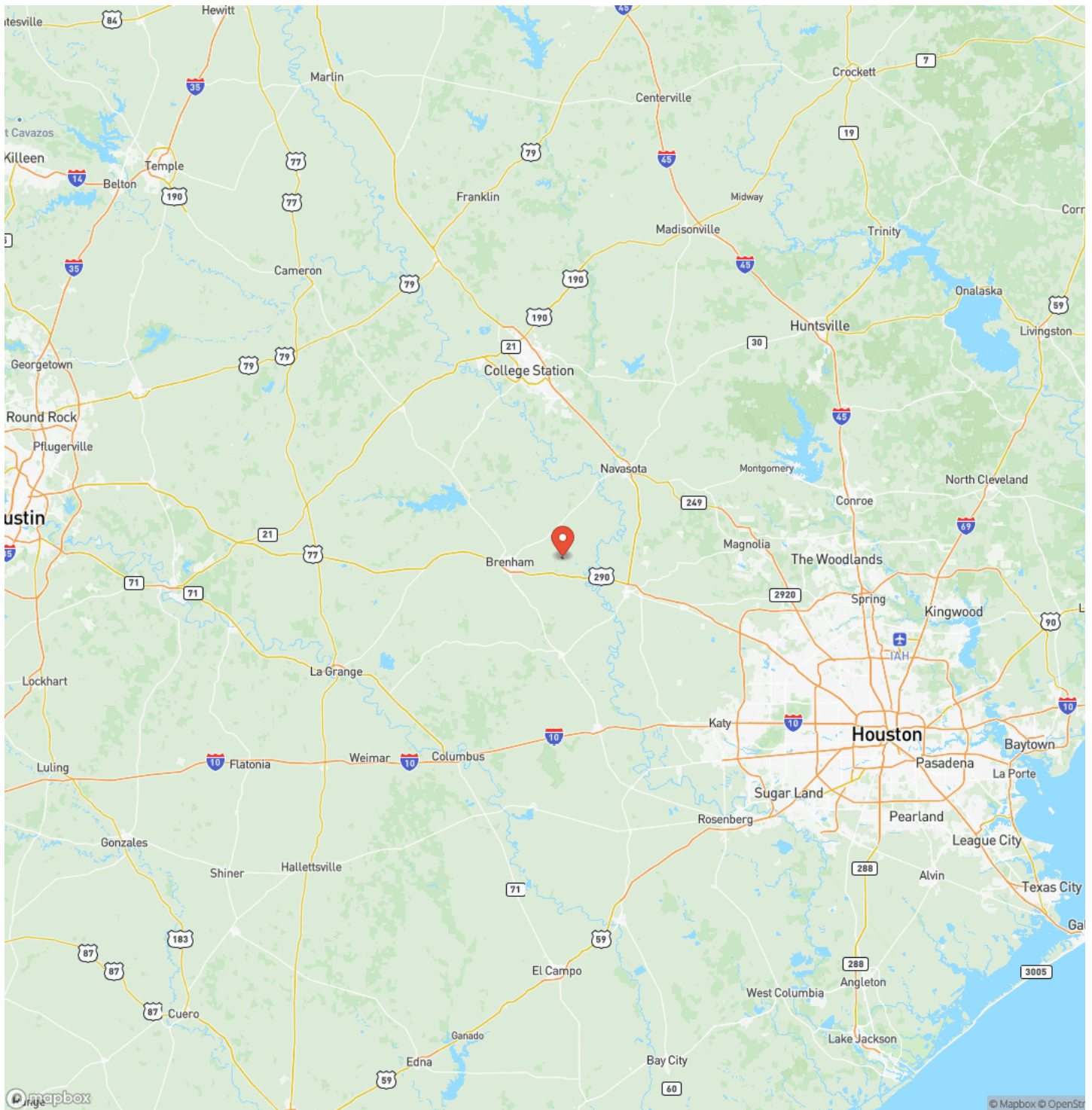
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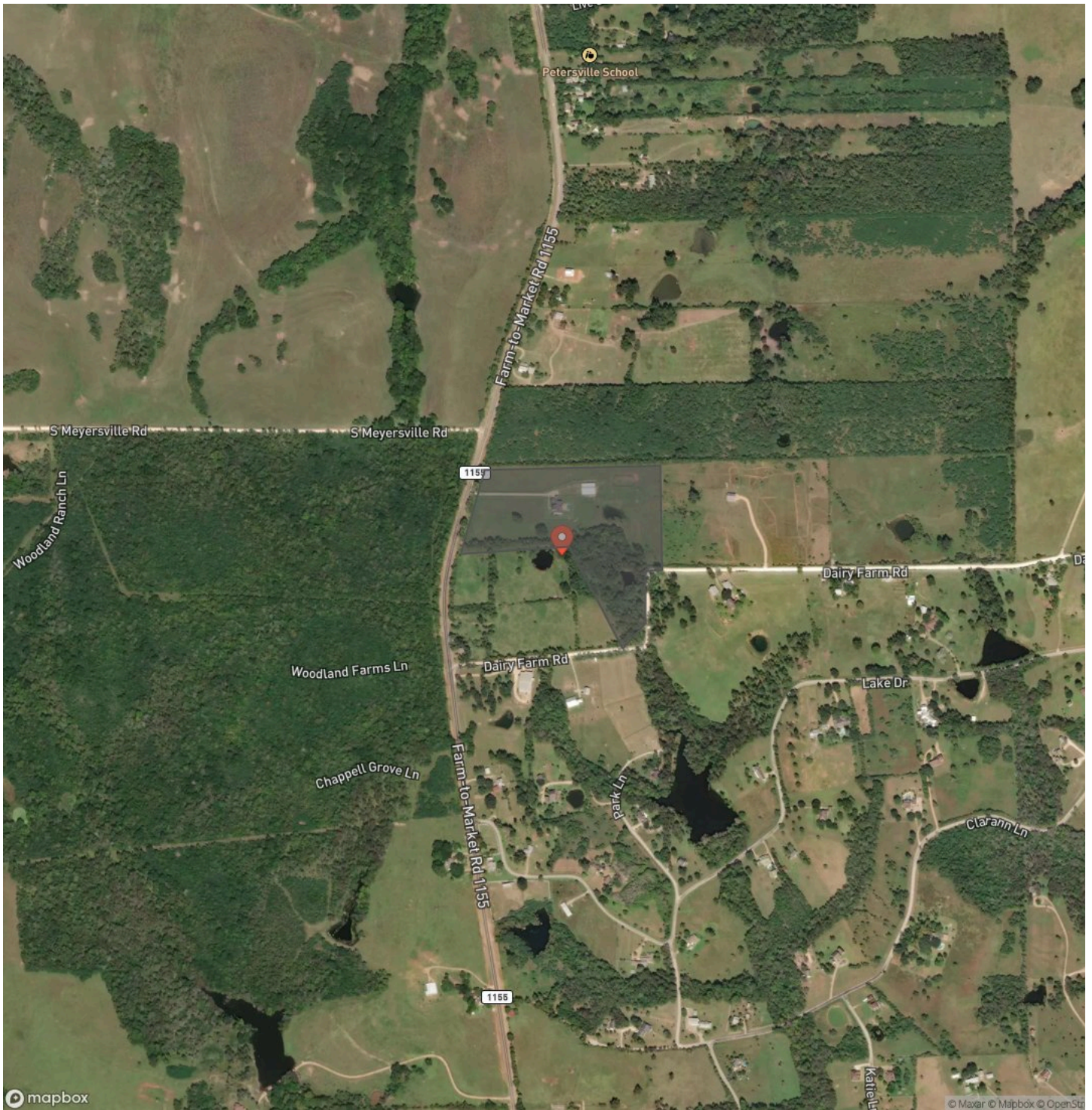
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Zach Murski

Mobile

(979) 203-0343

Email

Zach@CapitolRanch.com

Address

City / State / Zip

NOTES

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DISCLAIMERS

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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
(979) 530-8866
www.RanchRealEstate.com
