

Cedar Hill Oaks
4701 Cedar Hill Rd.
Brenham, TX 77833

\$2,250,000
28± Acres
Washington County



Cedar Hill Oaks
Brenham, TX / Washington County

SUMMARY

Address

4701 Cedar Hill Rd.

City, State Zip

Brenham, TX 77833

County

Washington County

Type

Residential Property, Recreational Land, Horse Property

Latitude / Longitude

30.235967 / -96.424674

Dwelling Square Feet

4524

Bedrooms / Bathrooms

3 / 3.5

Acreage

28

Price

\$2,250,000

Property Website

<https://ranchrealestate.com/property/cedar-hill-oaks-washington-texas/67147/>



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PROPERTY DESCRIPTION

Situated in central Washington county, Cedar Hill Oaks features a beautiful, custom 2 story home, relaxing pool area, large barn and so much more! The beautiful native landscape offers nice Live Oaks, open pastures, a pond and semi-wooded area attracting native wildlife. The property is conveniently accessed by paved county road only 10 minutes from town. The native and improved grasses have been managed for optimum growth to provide forage for hay production and wildlife. Don't miss the opportunity to experience relaxing country living amongst the picturesque landscape this ranch offers.

IMPROVEMENTS

A custom 3 Bed, 3 1/2 Bath, 4,524sqft(perWCAD) two-story home with the primary bedroom located on the first floor. The home features a nice entertainment area upstairs complete with a home theatre room, lounge room and a pool table and game area. The outdoor entertainment area offers a large, covered patio featuring an outdoor kitchen area, heated pool and hot tub.

The barn is 80x54 and fully insulated. Attached to the barn is a man-cave with bathroom, another large, enclosed storage area and multiple lean-tos off the barn adding additional cover.

WATER

Water is supplied to the home and barn via co-op water line. There is 1 pond on the property.

POWER

All power is run underground and provided by Bluebonnet Electric.

RECREATION and WILDLIFE

White-tailed deer are abundant on the property as well as doves, and occasional ducks on the pond.

The ranch is under AG Valuation and is surface sale only.

LOCATION

6 miles to Brenham

37 miles to College Station

80 miles to Houston

93 miles to Austin

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;

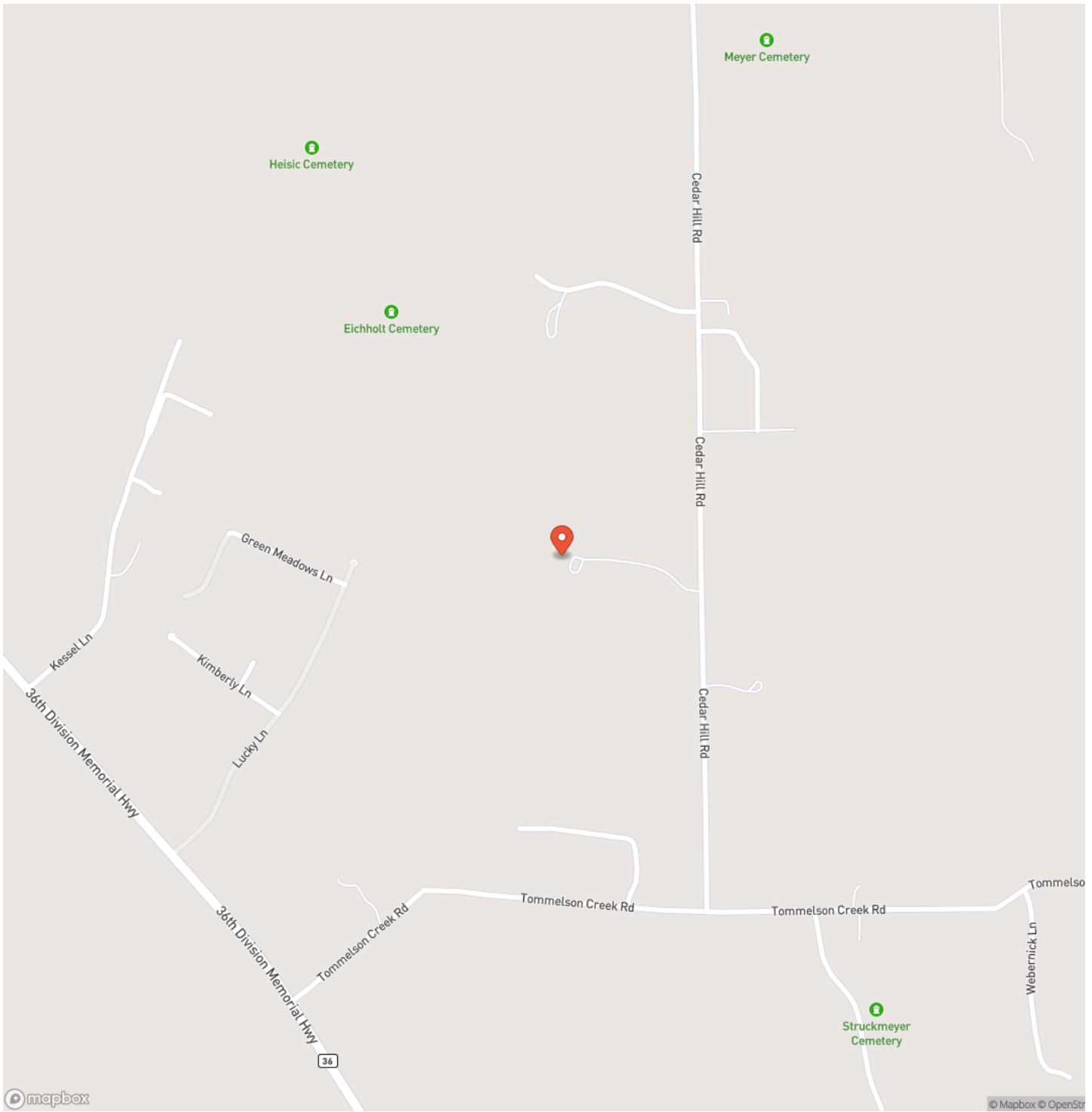
including, but not limited to weather-related events, environmental issues, disease (e.g. Oak Wilt, Chronic Wasting Disease, or Anthrax), invasive species, illegal trespassing, previous owner actions, actions by neighbors, and/or government actions. Buyers should investigate any concerns to their satisfaction.

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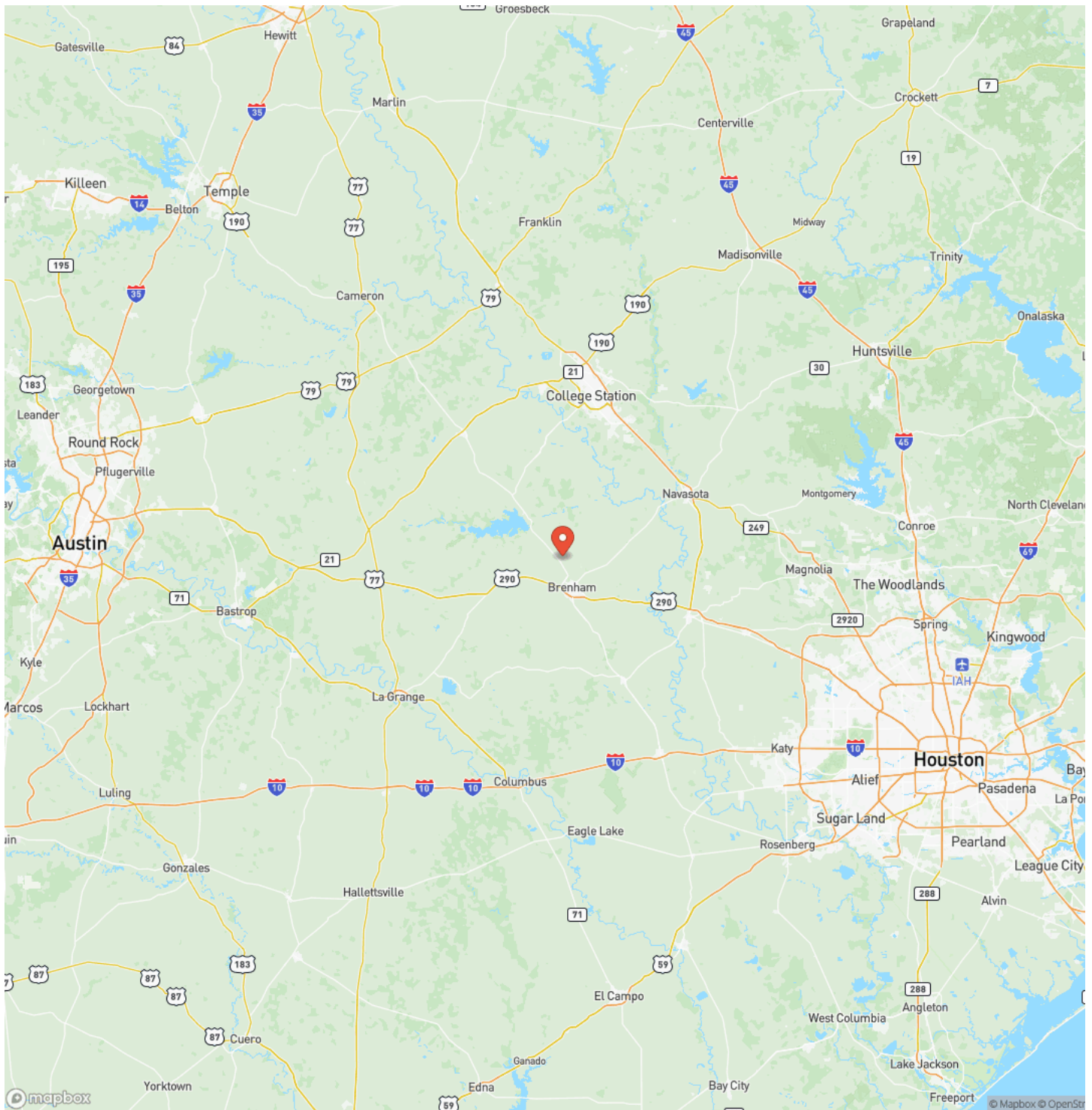
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Locator Map



Locator Map



Satellite Map



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