

**5M Luxury Estate**  
2601 FM 1155 S.  
Chappell Hill, TX 77426

**\$3,995,000**  
12.870± Acres  
Washington County



**5M Luxury Estate**  
**Chappell Hill, TX / Washington County**

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**SUMMARY**

**Address**

2601 FM 1155 S.

**City, State Zip**

Chappell Hill, TX 77426

**County**

Washington County

**Type**

Residential Property, Recreational Land, Horse Property, Ranches

**Latitude / Longitude**

30.178581 / -96.254777

**Dwelling Square Feet**

6110

**Bedrooms / Bathrooms**

5 / 4.5

**Acreage**

12.870

**Price**

\$3,995,000

**Property Website**

<https://ranchrealestate.com/property/5m-luxury-estate-washington-texas/84693/>



## **5M Luxury Estate**

### **Chappell Hill, TX / Washington County**

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#### **PROPERTY DESCRIPTION**

**Welcome to 5M Luxury Estate** — a premier ±13-acre sanctuary where sophisticated design, natural elegance, and resort-style amenities converge to create an unparalleled living experience. Nestled in the rolling hills of Washington County and just 3 miles from the charm of historic downtown Chappell Hill, this gated estate offers both refined full-time living and an exceptional weekend escape.

At the heart of the property stands a breathtaking custom-built residence, meticulously crafted with the highest attention to detail. The home features five expansive bedrooms, four and a half spa-inspired bathrooms, and exquisitely designed living and dining areas that blend timeless elegance with modern functionality. Seamless indoor-outdoor living is achieved through La Cantina telescoping glass doors, which open to a resort-style outdoor oasis.

The expansive entertainment area is truly showstopping—featuring a stunning infinity-edge pool and elevated spa, a state-of-the-art outdoor kitchen, and multiple lounging and dining spaces designed for unforgettable gatherings or tranquil retreats. Overlooking a picturesque private pond, the outdoor area offers both visual serenity and effortless luxury. Just beyond, a beautifully appointed guest cabin provides an additional layer of comfort and privacy—perfect for hosting overnight visitors in refined style. Every inch of this estate invites relaxation, indulgence, and a lifestyle without compromise.

#### **RESIDENCES & IMPROVEMENTS**

##### **Main Home:**

An architecturally stunning, custom-built modern estate encompassing 6,110 sq. ft. of refined luxury. This 5-bedroom, 4.5-bath masterpiece is thoughtfully curated with grand living and formal dining areas, soaring ceilings, and designer finishes throughout. At the heart of the home lies a state-of-the-art, commercial-grade chef's kitchen, outfitted with premium appliances and bespoke cabinetry — perfect for both everyday living and elegant entertaining. Additional highlights include a fully equipped private home gym, offering a convenient and stylish space for wellness and fitness.

##### **Guest Cabin:**

A beautifully appointed luxury cabin offers a spacious lounge area, a lofted sleeping retreat, and high-end modern amenities, it serves as an idyllic haven for family and guests to unwind in complete privacy and style.

#### **POWER**

Electricity is delivered to the property via underground service, with discreet underground lines extending to both the Main Home and Guest Cabin — preserving the estate's pristine aesthetics and unobstructed natural views. For enhanced reliability, the property features a powerful 52 kW Generac generator, fueled by a buried 1,000-gallon propane tank, providing seamless backup power and uninterrupted comfort.

#### **WATER**

The home and all improvements are serviced by a newly drilled private water well, providing a reliable and self-sustaining water source. Enhancing the property's serene ambiance is a peaceful pond, which can be supplemented by the well — offering a picturesque spot for leisurely fishing or simply taking in the natural beauty of the landscape.

#### **WILDLIFE**

The property is home to many native wildlife, including white-tailed deer, doves, and wild hogs, offering abundant opportunities for nature watching and hunting.

#### **RECREATION**

Experience the epitome of year-round outdoor living and recreation with a luxurious infinity-edge pool and spa — complete with heating and chilling capabilities for ultimate comfort in any season. Adjacent to the pool, a fully equipped outdoor grill and entertaining area set the stage for unforgettable gatherings. Beyond the patio, enjoy fishing in the tranquil pond, hunting native game, exploring wooded trails, and observing the abundant wildlife — creating endless opportunities for relaxation and adventure with family and friends.

The 5M Luxury Estate is under Wildlife Valuation.

#### **Location**

35 miles to Round Top

40 miles to College Station

60 miles to Houston

100 miles to Austin

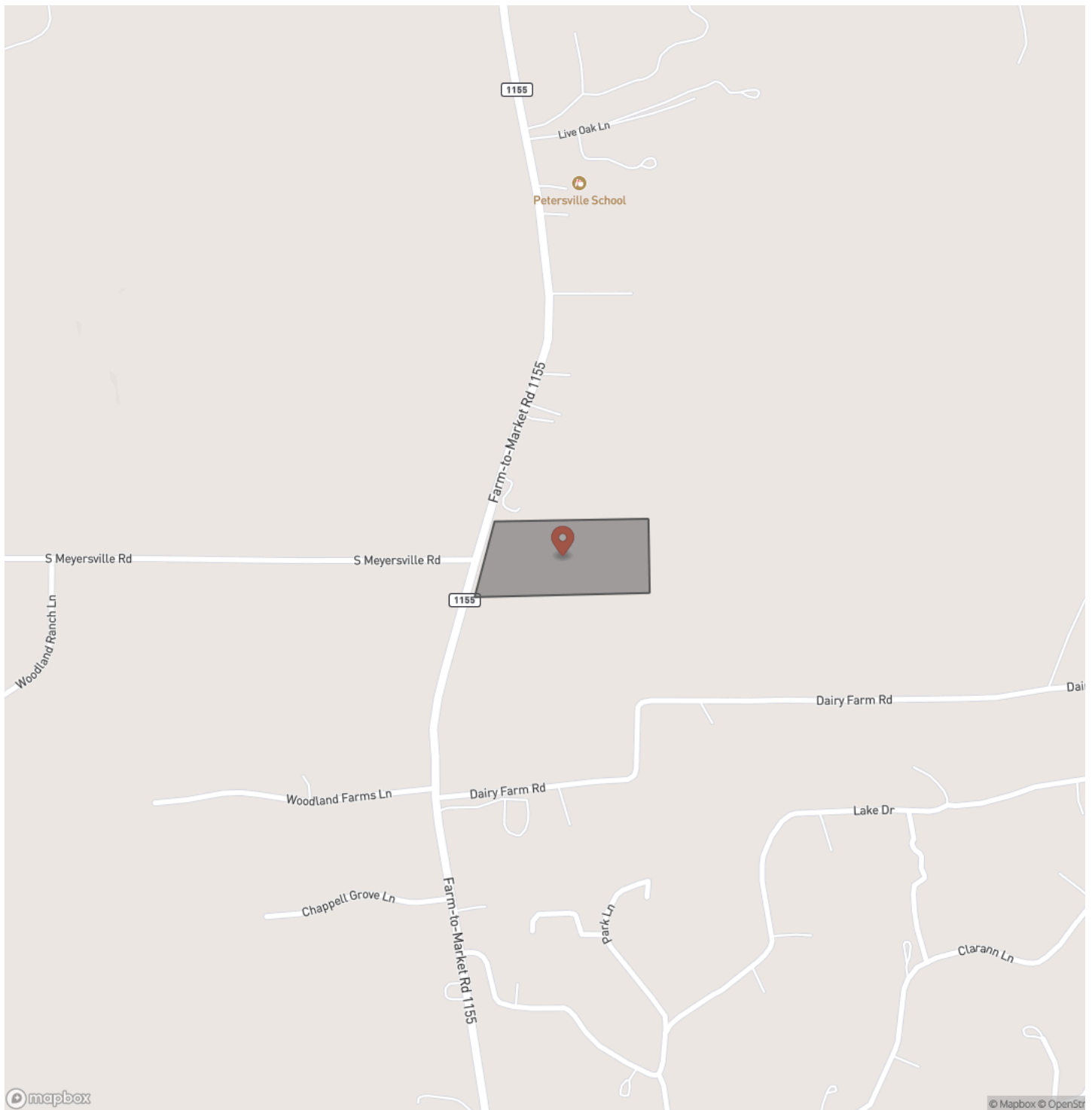


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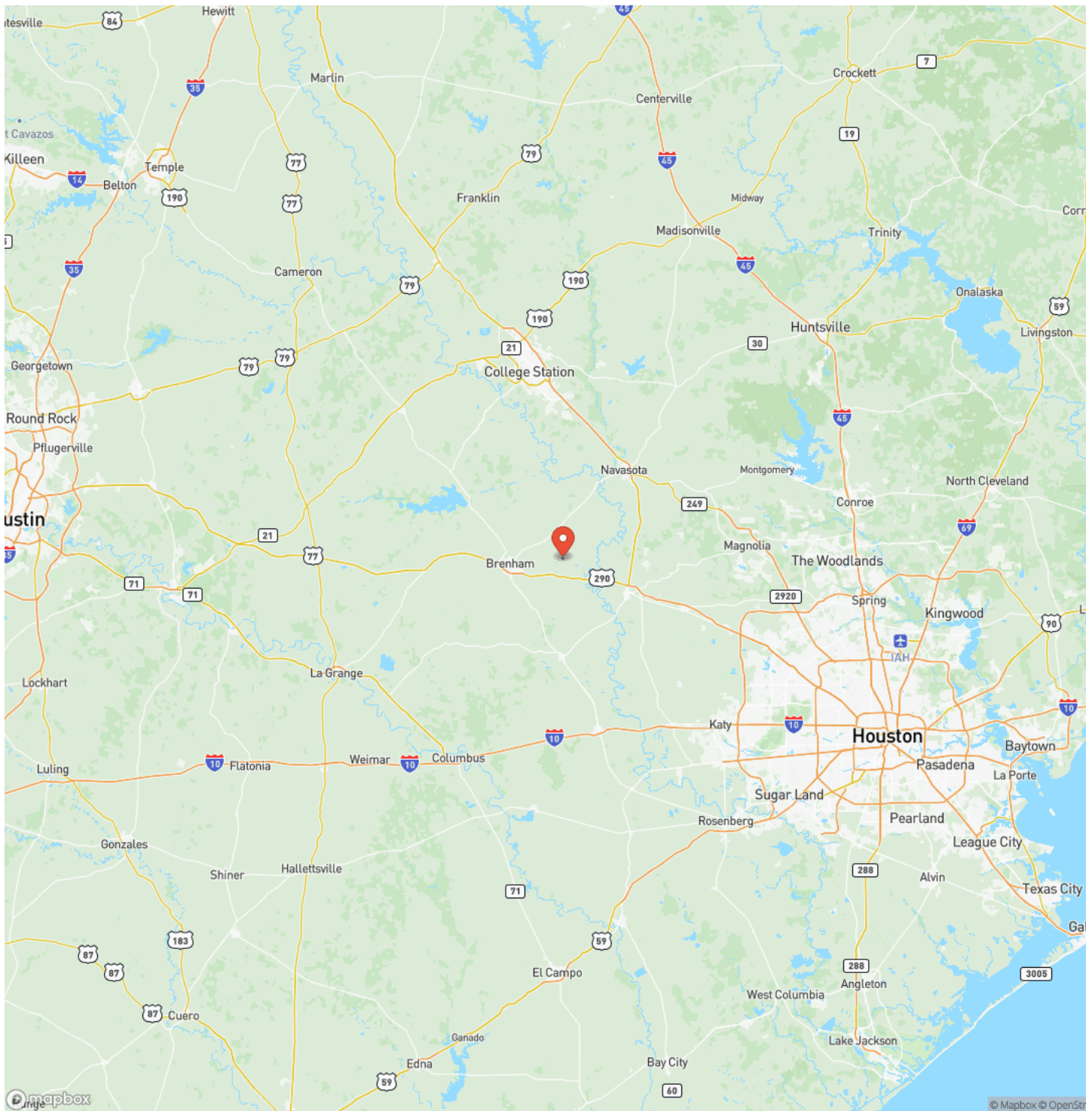
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## Locator Map

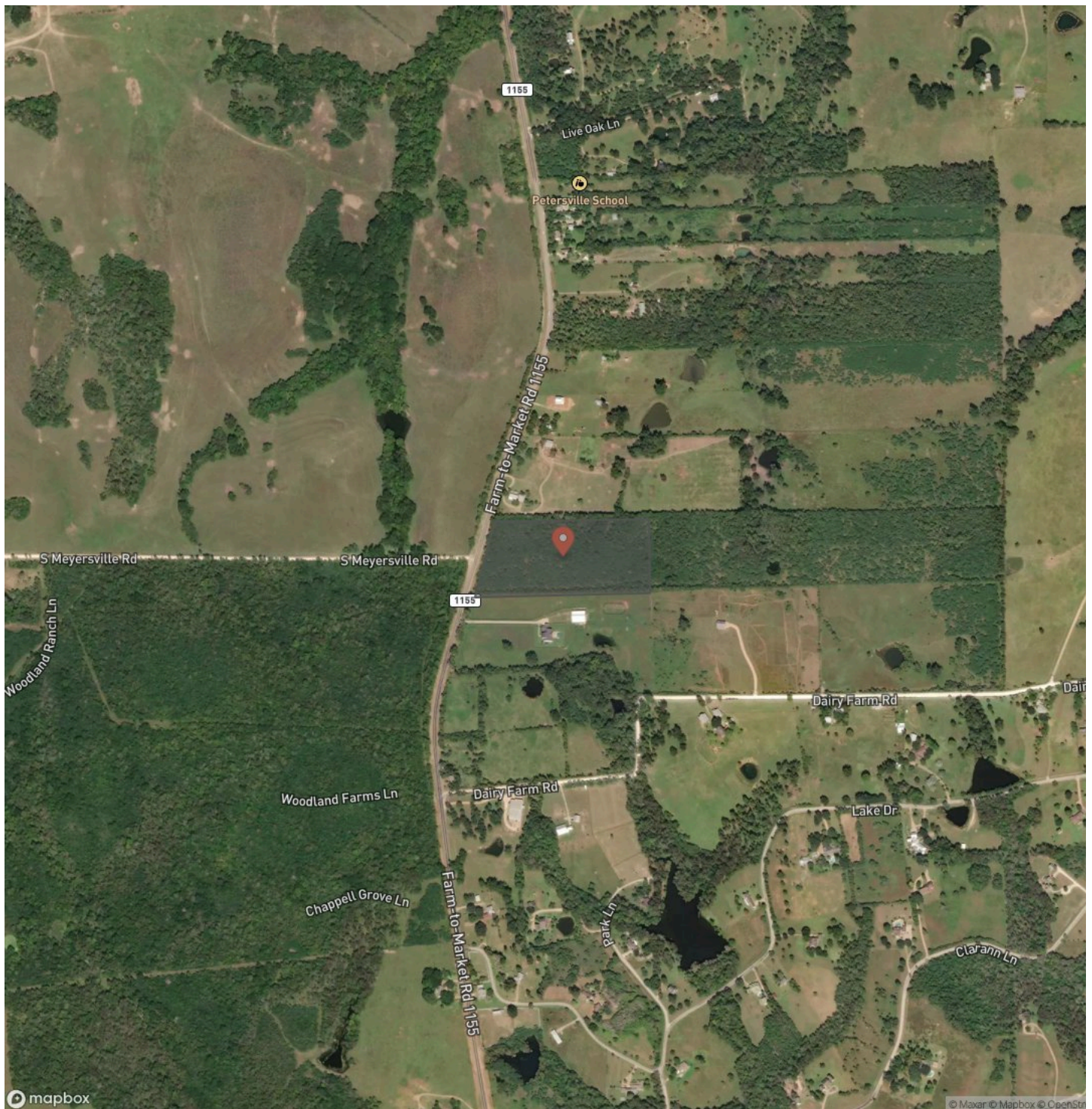


## Locator Map





## Satellite Map





## 5M Luxury Estate

### Chappell Hill, TX / Washington County

**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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