

HODDE

REAL ESTATE CO.

HREC #381

112 West Main St.

Office 979-836-8532

Brenham, TX 77833

Toll 888-882-1321

Fax 979-836-1224

**COUNTRY HOME
APPROX. 11.8 AC.**



17755 Bosse Road

WASHINGTON COUNTY, TEXAS

WWW.HODDERE.COM

17755 Bosse Road

Washington, TX 77880



This charming 3/2 farmhouse sets on 11.8+/- acres with scattered trees and great views. The home features a formal living room, formal dining, large county kitchen, den with beautiful wood paneling, laminate hardwood floors, fresh paint and more. There is also a bonus room upstairs that has a walk-in closet and could be used as a fourth bedroom. The property has several barns and outbuildings, a two-car carport with storage and a plumbed slab that was to be a one room living quarters (original blueprints available upon request).

ASKING PRICE: ~~\$335,000~~ \$239,000



★ NICE VIEWS



★ BACK PASTURE

★ WASHINGTON COUNTY

★ MINERALS: NONE WILL CONVEY

★ SQFT (PER WCAD): 2305

★ WATER: COMMUNITY

★ BRENHAM ISD

★ EST. TAXES: \$3,708.17 (PER WCAD)

★ APPROX. YEAR BUILT: 1935

★ SEWER: SEPTIC SYSTEM

★ RESTRICTIONS: NONE

★ EASEMENTS: AS OF RECORD

★ EXCLUSIONS: NONE

★ FOUNDATION: PEIR AND BEAM

The information contained herein has been obtained from sources that Hodde Real Estate deem reliable; however, cannot guarantee its accuracy. Property is subject to prior sale or withdrawal from the market.



★ LIVING ROOM



★ KITCHEN



★ DEN



★ FORMAL DINING ROOM



★ BONUS ROOM



★ UTILITY ROOM



WOOD STOVES IN LIVING ROOM AND DEN WILL CONVEY WITH THE SALE. STOVE PIPES ARE IN THE STORAGE SHED.



THE ADJOINING 30+/- ACRE TRACT IS ALSO FOR SALE. IT IS A DIFFERENT OWNER AND WOULD BE A SEPARATE TRANSACTION. A DETAILED BROCHURE IS AVAILABLE UPON REQUEST.

Directions:

From Brenham: Take Hwy 105 to FM 2193 and turn right. Continue 5.2 miles and turn left onto Krueger Rd. Travel to the end of Krueger Road, it will "T" into Bosse Rd. Turn left onto Bosse Road and the property will be on the right. Look for a Hodde Real Estate sign.

From Houston: Take Hwy 290 West toward Brenham. At stop light in Chappell Hill, travel north on FM 1155 until it comes to a "T". Turn right (this is still FM 1155) and travel 2.5 miles and turn left on Krueger Road. Continue to the end of Krueger Road, it will "T" into Bosse Rd. Turn left onto Bosse Road and the property will be on the right. Look for a Hodde Real Estate sign.



ASHLEY JAHNKE
REALTOR

HODDE



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Note:
The information contained herein are estimates. This is not a professional survey plat. Use for graphical orientation only. Acreage and measurements are subject to change.



CROSS-FENCING

BOSSE ROAD

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BRENHAM, TEXAS 77833
(979) 836 - 8532
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LISTING # 381
±11.846 ACRES